

CONSTRUCTION MONITORING SUMMARY

Producer Statement 4 (PS4)

Project	47 Cam Road, Kaiapoi
Project Number	J26004
Building Consent	BC260376
Client	Proper Job Properties Ltd
Contractor	Zayne Puata, RZ Builders (LBP 141298)
Structural Engineer	W. Phillips CPEng, CEng MStructE, IntPE(NZ), CMEngNZ (design by J. Cornish)
Firm	Structural Design Studio Ltd (trading as Moment)
Date	31 July 2026

1. SCOPE OF MONITORING

This statement summarises the structural construction monitoring carried out by Moment for the foundation replacement and re-levelling of the residential dwelling at 47 Cam Road, Kaiapoi. The scope of monitoring covered the structural elements identified in the building consent documentation (BC260376), specifically:

- New specifically engineered Type A timber pile foundation: pile excavations and founding depth (ultimate ground bearing capacity of 200 kPa at 900 mm below ground level, per the Subterra geotechnical report)
- Pile-to-bearer connections (6 kN) and new perimeter bearers and blocking (2/140×45 SG8 H3.2)
- Subfloor framing, bracing and fixings (H3.2 / stainless steel fixings to the structural details)
- Re-levelling of the dwelling to within 20 mm overall, with local floor slopes remediated to less than 1:200
- New 2/200×90 hySPAN beam installed beneath the existing (original) living-area beam as a repair. The existing beam was retained as structurally sound but exhibited visual sag; the new beam stiffens and relieves it.

2. SITE VISITS

Two structural site visits were carried out by Wayne Phillips of Moment, supplemented by contractor photographic records.

Site Visit 1: 20 May 2026

Inspection type: Pile excavations, pre-pour. Key observations:

- Bearing at the pile foundations was confirmed satisfactory and consistent with the 200 kPa design assumption per the Subterra geotechnical report.
- Approval to pour granted.

Site Visit 2: 22 May 2026

Inspection type: Subfloor structure. Key observations:

- The subfloor structure (new timber anchor piles, 6 kN pile-to-bearer connections, and new perimeter bearers and blocking) was confirmed installed in accordance with the Moment structural details.
- Approval to proceed granted.

Photographic confirmation

The subfloor bracing and the new living-area beam were confirmed by contractor photographic records, received 24 July 2026, showing the completed work installed in accordance with the structural details.

The completed re-level was confirmed by relative floor level survey (Appendix B), recording approximately 4 mm total variation against approximately 72 mm prior to works, within the 20 mm design tolerance.

3. WAIMAKARIRI DISTRICT COUNCIL INSPECTIONS

The following Council inspections relevant to the structural work were carried out and passed.

Inspection Type	Date	Outcome	Inspector
Subfloor (Framing & Fixings)	24 July 2026	PASS	Mike Rowe, WDC
Final	24 July 2026	PASS	Mike Rowe, WDC

The subfloor inspection confirmed the new sub-floor insulation, sub-floor ventilation (baseboards) and DPM moisture barrier were satisfactorily installed. The final inspection was passed.

4. PRODUCER STATEMENT

I, Wayne Phillips, Director of Structural Design Studio Ltd (trading as Moment), being the nominated structural consultant for this project under Building Consent BC260376, hereby state:

- Two structural site inspections were carried out at key stages of construction, supplemented by contractor photographic records, as documented in this summary.
- The structural building work observed (the new timber pile foundation, 6 kN pile-to-bearer connections, perimeter bearers and subfloor framing, subfloor bracing, the re-leveling of the dwelling, and the new 2/200×90 hySPAN repair beam to the living area) was constructed in general accordance with the structural design intent and the consent documents prepared by Moment (J26004).
- Where site conditions differed from the assumptions in the consented drawings, the design was reviewed on site and appropriate directions were issued to the contractor.
- The Waimakariri District Council subfloor and final inspections confirmed satisfactory structural work independently of Moment's monitoring.

On the basis of the site inspections undertaken, the contractor photographic records, and the Council inspection records appended, I am satisfied, on reasonable grounds, that the structural aspects of the building work covered by this statement have been carried out in accordance with the building consent.

Signature 	Wayne Phillips Director, Structural Design Studio Ltd (Moment) CPEng 239990 CEng MStructE CMEngNZ Date: 31 July 2026
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APPENDICES

This statement is accompanied by the following appendices:

- Appendix A: Photographic record (site visit and contractor-provided)
- Appendix B: Floor level survey (27 May 2026)

APPENDIX A: PHOTOGRAPHIC RECORD

Photographs taken at the site visit (W. Phillips) and provided by the contractor (received 24 July 2026), recording the pile foundation, subfloor structure, bracing and living-area beam.



Photograph 1 – view inside house with lifting complete



Photograph 2 – location of proposed new beams



Photograph 3 – view of strengthened floor



Photograph 4 – view inside dwelling



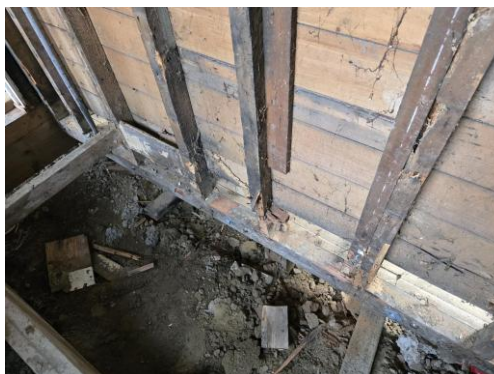
Photograph 5 – perimeter timber framing



Photograph 6 – joists on new bearers and piles



Photograph 7 – internal subfloor framing



Photograph 8 – original rotted timber to be removed



Photograph 9 – new timber subfloor



Photograph 10 – view towards front of house

Contractor records – living-area beam, wardrobe lintel and TV bracing wall

Further contractor photographic records (received 24 July 2026) covering the new living-area repair beam and its bracket connections, the wardrobe lintel, and the internal TV bracing wall. The location mark-ups at Photograph 19 identify the TV bracing wall (shown in red) and the wardrobe lintel (shown in yellow).



Photograph 11 – New living-area beam: LVL grade stamp confirming H1.2-treated structural laminated veneer lumber to AS/NZS 4357.0 (Mill No. 818)



Photograph 12 – New living-area beam: LVL product stamp (A-bond structural laminated veneer lumber)



Photograph 13 – New living-area beam: installed directly below the retained original living-area beam (Beam 1 of 2)



Photograph 14 – New 2/200x90 hySPAN living-area beam installed and wrapped (approx. 180 mm overall width)

PRODUCER STATEMENT – PS4

CONSTRUCTION REVIEW



association of
consulting and
engineering



Building Code Clause(s):	B1,	Job number: J26004
ISSUED BY: (Construction Monitoring Firm)	Structural Design Studio Ltd t/a Moment	
TO: (Client)	Proper Job Properties Ltd	
TO BE SUPPLIED TO: (Building Consent Authority)	Waimakariri District Council	
IN RESPECT OF: (Description of building work))	Alterations to an existing structure through foundation replacement. Introduction of one new lintel, and one new beam as a repair	
AT: (Address))	47 Cam Rd, Kaiapoi, Kaiapoi 7630	
LEGAL DESCRIPTION	Part Lot 23 DP 576	

We have been engaged by Proper Job Properties Ltd to provide CM3 level of construction monitoring relating to the Clause(s) named above of the Building Code for the building work which is covered by PS1(s)

- issued by Structural Design Studio Ltd t/a Moment and
- which is described in the documents relating to the Building Consent No. BC260376 and
- those relating to Building Consent Amendment(s) No. N/A

issued during the course of the works.

We have sighted these Building Consents and the conditions attached to them.

Authorised instructions/variation(s) detailed/listed in the attached Schedule have been issued during the course of the works.

On the basis of these review(s) and information supplied by the contractor during the course of the works and on behalf of Structural Design Studio Ltd t/a Moment, I believe on reasonable grounds that the building works covered by the above mentioned PS1(s) have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above or in the attached Schedule, with respect to Clause(s) B1, of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competence to do so.

I, Wayne Robert Phillips am:

- CPEng number 239990
- and hold the following qualifications: B.E. (Hons)

Structural Design Studio Ltd t/a Moment holds a current policy of Professional Indemnity Insurance no less than \$200,000.

Structural Design Studio Ltd t/a Moment is not a member of ACE New Zealand.

SIGNED BY: Wayne Robert Phillips

(Signature):

WRPhillips

Date: 31/07/2026 11:46:34 am

Job Number: J26004

Job Address: 47 Cam Rd, Kaiapoi, Kaiapoi 7630

Compilation Date and Time: 31 July 2026 at 11:41 am

ON BEHALF OF: Structural Design Studio Ltd t/a Moment

Note: This statement has been prepared solely for Waimakariri District Council above and shall not be relied upon by any other person or entity. Any liability in relation to this statement accrues to Structural Design Studio Ltd t/a Moment only. As a condition of reliance on this statement, Waimakariri District Council accepts that the total maximum amount of liability of any kind arising from this statement and all other statements provided to Waimakariri District Council in relation to this building work, whether in tort or otherwise, is limited to the sum of \$200,000.

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

SCHEDULE TO PS 4

Please include an itemised list of all referenced documents, drawings, or other supporting materials in relation to this producer statement below:

- J26021 construction stage summary document
- Builder's PS3 and ROW
- Final floor level survey

Limited Scope of Engagement

The engagement is in respect of the following parts of the building work:

SED Foundations replacement design

Relining of walls (existing linings partially removed during the levelling works

One new beam underneath an existing sagging beam

One new internal lintel

GUIDANCE ON USE OF PRODUCER STATEMENTS

Information on the use of Producer Statements and Construction Monitoring Guidelines can be found on either the [ACE New Zealand](#) or [Engineering New Zealand](#) websites.

Producer statements were first introduced with the Building Act 1991. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects (NZIA), Institution of Professional Engineers New Zealand (now Engineering New Zealand), Association of Consulting and Engineering New Zealand (ACE NZ) in consultation with the Building Officials Institute of New Zealand (BOINZ). The original suite of producer statements has been revised at the date of this form to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with part of the reasonable grounds necessary for the issue of a Building Consent or a Code Compliance Certificate, without necessarily having to duplicate review of design or construction monitoring undertaken by others.

PS1 DESIGN: Intended for use by a suitably qualified independent engineering design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;

PS2 DESIGN REVIEW: Intended for use by a suitably qualified independent engineering design review professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;

PS3 CONSTRUCTION: Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013 or Schedules E1/E2 of NZIA's SCC 20112

PS4 CONSTRUCTION REVIEW: Intended for use by a suitably qualified independent engineering construction monitoring professional who either undertakes or supervises construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.

This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACE New Zealand and Engineering New Zealand to interpret the Producer Statement.

Competence of Engineering Professional

This statement is made by an engineering firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its personnel.

The person signing the Producer Statement on behalf of the engineering firm will have a professional qualification and proven current competence through registration on a national competence-based register such as a Chartered Professional Engineer (CPEng).

Membership of a professional body, such as Engineering New Zealand provides additional assurance of the designer's standing within the profession. If the engineering firm is a member of ACE New Zealand, this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent engineering professional".

Professional Indemnity Insurance

As part of membership requirements, ACE New Zealand requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI Insurance minimum stated on the front of this form reflects standard practice for the relationship between the BCA and the engineering firm.

Professional Services during Construction Phase

There are several levels of service that an engineering firm may provide during the construction phase of a project (CM1-CM5 for engineers3).

The BCA is encouraged to require that the service to be provided by the engineering firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

BCAs should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued. No design professional should be expected to provide a producer statement unless such a requirement forms part of the Engineering Design Firm's engagement.

Refer Also:

- 1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013
- 2 NZIA Standard Conditions of Contract SCC 2011
- 3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACE New Zealand/Engineering New Zealand 2004)
- 4 PN01 Guidelines on Producer Statements

www.acenz.org.nz

www.engineeringnz.org



Photograph 15 – Proprietary angle bracket (handibacket) fixing at the beam support in wardrobe area



Photograph 16 – Angle-bracket connection at post base



Photograph 17 – Angle-bracket connection to bearer (subfloor)



Photograph 18 – Angle-bracket base connection (subfloor) typical throughout



Photograph 19 – Contractor location mark-ups: TV bracing wall (BL1, shown red) and wardrobe lintel (2/190×45 SG8, shown yellow)

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:

Zayne Puata

Author company:

RZ Builders Ltd

Site address:

47 Cam Rd

Description of building work:

Replacement of subfloor and Internal framing and lining of walls

Owners Details:

Sarah Marwick

Scope of work covered by statement:

Sub floor and Internal framing

System/Product used (if applicable):

I (constructor): Zayne Puata have been engaged by Sarah Marwick (applicant, designer, main contractor etc) ☒ part ☐ all to construct:

As specified in the attached particulars of Building Consent Number: Text 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: ☒ B1 ☒ B2 ☐ C1 ☐ C2 ☐ C3 ☐ C4 ☐ C5 ☐ C6 ☐ D1 ☐ D2 ☐ E1 ☒ E2 ☐ H1
[select as applicable] ☐ E3 ☐ F1 ☐ F2 ☐ F3 ☐ F4 ☐ F5 ☐ F6 ☐ F7 ☐ F8 ☐ G1 ☐ G2 ☐ G3
☐ G4 ☐ G5 ☐ G6 ☐ G7 ☐ G8 ☐ G9 ☐ G10 ☐ G11 ☐ G12 ☐ G13 ☐ G14 ☐ G15

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: 141298 Or ☐ N/A

Qualifications/Experience:

Carpentry Level 4, Licensed Building Practitioner, 13 Years Building experience



**LICENSED
BUILDING
PRACTITIONERS**
Building confidence

MEMORANDUM FROM LICENSED BUILDING PRACTITIONER: RECORD OF BUILDING WORK

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: 47 Cam Road

Suburb:

Town/city: Kaiapoi

Postcode: 7630

THE PROJECT

*Building consent number: BC260376 *or*

*Project information memorandum record number for non-consented small standalone dwelling:

*Select one

THE OWNERS

Name(s): Sarah Marwick

Mailing address: 8 The rise

Suburb: Mt Pleasant

PO Box/Private Bag:

Town/City: Christchurch

Postcode: 8081

Phone: 021351290

Email address: sarah@properjob.co.nz



**MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT**
HĀKINA WHAKATUTUKI

Te Kāwanatanga o Aotearoa
New Zealand Government

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE:

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick	If necessary, describe the restricted building work	Tick whether you carried out the restricted building work or supervised someone else carrying out the restricted building work
☒ Foundations and subfloor framing	New piles and sub floor framing to existing dwelling	☒ Carried out ☐ Supervised
☒ Walls	Framing new internal walls	☒ Carried out ☐ Supervised
☐ Roof		☐ Carried out ☐ Supervised
☒ Columns and beams	Installation of timber beam to support existing ceiling beam	☒ Carried out ☐ Supervised
☒ Bracing	Additional B11 added	☒ Carried out ☐ Supervised
☐ Other		☐ Carried out ☐ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS:

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick	If necessary, describe the restricted building work	Tick whether you carried out the restricted building work or supervised someone else carrying out the restricted building work
☐ Damp proofing		☐ Carried out ☐ Supervised
☐ Roof cladding or roof cladding system		☐ Carried out ☐ Supervised
☐ Ventilation system (for example, subfloor or cavity)		☐ Carried out ☐ Supervised
☐ Wall cladding or wall cladding system		☐ Carried out ☐ Supervised
☐ Waterproofing		☐ Carried out ☐ Supervised
☐ Other		☐ Carried out ☐ Supervised

ISSUED BY

I am providing my contact details as a licensed building practitioner who is licensed to carry out or supervise work that is restricted building work.

Name: **Zayne Puata**

LBP or Registration number: **141298**

Class(es) licensed in: **Carpentry**

Plumbers, Gasfitters and Drainlayers registration number (if applicable):

Mailing address (if different from below):

Street address/Registered office: **86 Effingham Street**

Suburb: **North New Brighton**

Town/City: **Christchurch**

PO Box/Private Bag:

Postcode: **8083**

Phone:

Mobile: **021 215 9374**

After hours:

Fax:

Email address: **zaynepuata@rzbuilders.com**

Website: **rzbuilders.com**

DECLARATION

I, **Zayne Puata**, carried out or supervised the restricted building work recorded on this form.

Applicant's signature 

Date:

27	07	2026
DAY	MONTH	YEAR

Address:

Postcode:

86 Effingham Street, North New Brighton, Christchurch

8083

Phone:

Fax:

Mobile:

Email:

021 215 9374

zaynepuata@rzbuilders.com

Signature:

Date:



27/07/26



RESIDENTIAL PROPERTY INSPECTION



The site was visited to undertake a floor level inspection for the purposes of apprising the present owner of the condition of the property and to allow them to decide which, if any, repairs they might make.

Customer Name: Proper Job Properties Limited

Inspection Address: 47 Cam Road, Kaiapoi

Inspection Date: Wednesday, 27 May 2026

Weather Conditions: Fine

Inspector Name: Robert Brook

Company Contact Phone: 021 460 422

Version Control Version 2

BuildQual NZ Ltd

P 03-421 6757 - E enquiries@buildqual.co.nz - www.buildqual.co.nz

MISSION STATEMENT

To provide an outstanding customer-focused service in a professional manner.

ABOUT THIS REPORT

This inspection is a point in time one which has been conducted to determine the variations in the floor levels.

While the inspector may comment from time-to-time about elements of the property where no issues exist, mainly the report highlights any defects found during the inspection. Where an issue is highlighted, it remains the client's responsibility as to what further action is taken, whether any is recommended or not. Consider visiting the address again with the report and satisfying your own mind about any issues.

The report closely follows the requirements of NZS 4306:2005 (the New Zealand Standard for property inspections) and complies with that standard. There are minimum requirements for access to confined spaces in NZS 4306:2005, however, if in the inspector's view a space is too confined, and it presents a risk to their safety under the Health & Safety at Work Act 2015, the inspector's safety is considered foremost.

DETAILS OF BUILDING

The property at 47 Cam Road, Kaiapoi is a two-bedroom, single-storey dwelling constructed of PVC weatherboard siding resting on a concrete ring foundation, with a pressed steel tile roof. The interior walls are plasterboard over timber frames. The floors are timber with carpet, and wood-grained vinyl flooring in the wet areas and the kitchen.

The property has a street frontage at the address. There is a double detached garage.

The property was built circa 1900 and all fittings appear to be in worn condition.

Building Use:	Residential
Technical Category (CERA):	Technical Category 2
Estimated Ground Profile:	flat
Number of Storeys:	single
Foundation Construction:	concrete ring
External Wall Construction:	PVC weatherboard siding
Internal Wall Construction:	plasterboard
Mid-floor Construction	-
Roof:	pressed steel tile
Floor Type:	timber
Year Built:	circa 1900



LAND AND ZONING

The property is zoned Technical Category 2, under the former Canterbury Earthquake Regional Authority guidelines.

 47 Cam Road Kaiapoi, , Waimakariri District



 **Property Information** 

PROPERTY DETAILS 

LAND ZONING 

Foundation Technical Category 1 

Technical Category 2 (TC2)

Land that was classified Technical Category 2 (TC2) was suitable for homes to be repaired or rebuilt after the 2010/11 Canterbury earthquakes.

TC2 land may have experienced liquefaction-related land damage and settlement during the 2010/11 Canterbury earthquakes. Land damage from liquefaction is possible on TC2 land in future significant earthquakes. While TC2 land is considered suitable for residential construction, stronger foundations are required for house repairs and rebuilds. This may include standard timber piled foundations for houses with lightweight cladding and roofing and suspended timber floors or enhanced concrete foundations.

In 2019 Christchurch City Council completed a liquefaction hazard study , encompassing the Christchurch urban area, which uses the extensive information about ground conditions gathered since the 2010/11 Canterbury earthquakes and follows the most recent national liquefaction guidance. This includes an updated liquefaction vulnerability map, and an online tool which helps to visualise an area's vulnerability to liquefaction under different conditions. For details visit the [CCC Liquefaction information website](#).

Detailed information about foundation requirements is available on the [Ministry of Business, Innovation and Employment \(MBIE\) website](#).





47 Cam Road, Kaiapoi

Page 3



FLOOR LEVELS

The floor levels of the house were surveyed using the state-of-the-art Zip Technidea 2000 Pro floor-level device – the margin of tolerance of this machine is +/- 2mm. This machine was calibrated immediately prior to the inspection.

The process for checking the floor levels is as follows:

Firstly, a datum point is selected. This is where the Pro Zip level device is placed, and the measuring head is zeroed. This ensures that any measurements taken are compared back to a standard location – thus illustrating the variations in level against that point.

Once the machine has been zeroed, the measuring head is placed in varying locations around the house. This is usually, as close to the walls as possible and as close to a two-metre grid as is possible, mainly because of furnishings in place or cabinetry – such as in a kitchen. In larger rooms, sometimes a measurement is taken in the centre of the room if it is clear to do so. It should be noted that measurements are taken where clear floor space is available – nothing is moved.

Notes are taken, and the measurements are later plotted on a diagram of the house.

The current benchmark for floor levels is contained in the MBIE guidelines. These were produced after the Canterbury earthquakes and give guidance for when floor re-levelling as a result of earthquake damage would be required.

I have reproduced parts of the MBIE guidelines below for your information and highlighted the parts relevant to the property at 47 Cam Road, Kaiapoi.

The full document can be viewed at <https://www.building.govt.nz/assets/Uploads/building-code-compliance/canterbury-rebuild/repairing-and-rebuilding-houses/canterbury-guidance-part-a.pdf>

CONCLUSION

The datum was placed in the lounge adjacent the second bedroom door. The point measured as highest above the Datum was in the primary bedroom, along its southern wall, and in the northwestern corner of the second bedroom – at **plus 4mm**.

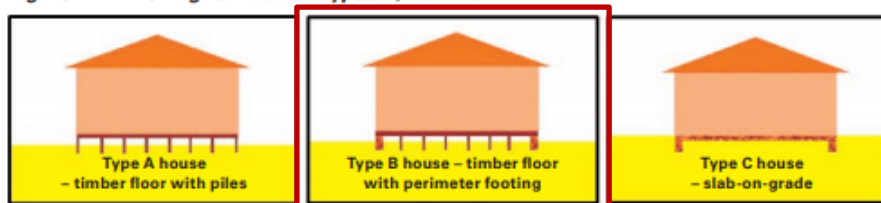
The lowest point measured against the Datum was the Datum and almost all of the other measurements – **0mm**. The total variation is **4mm**.

This indicates that a **No Foundation re-level is considered necessary.**

2.1 Typical dwelling foundation types

Three broad groups of dwellings have been used in the subsequent sections of this document to describe dwellings on the flat, as represented in Figure 2.1.

Figure 2.1: Dwelling foundation Types A, B and C



The Type B and C house foundations have been further subdivided into those supporting light- and medium-weight claddings (B1 and C1) and those supporting heavy claddings such as brick veneer (B2 and C2) (see Table 2.1).

Table 2.1: House foundation and floor types on the flat

Type A	Timber-framed suspended timber floor structures supported only on piles. Stucco, weatherboard or light texture-clad house.
Type B1	Timber-framed suspended timber floor structures with perimeter concrete foundation. Stucco, weatherboard or light texture-clad house.
Type B2	Timber-framed suspended timber floor structures with perimeter concrete foundation. Brick or concrete masonry exterior cladding (veneer).
Type C1	Timber-framed dwelling on concrete floor (slab-on-grade). Stucco, weatherboard or light texture-clad house.
Type C2	Timber-framed dwelling on concrete floor (slab-on-grade). Brick or concrete masonry exterior cladding (veneer).

Table 2.3: Indicator criteria for floor/foundation releve or rebuild (see also Figure 2.2)

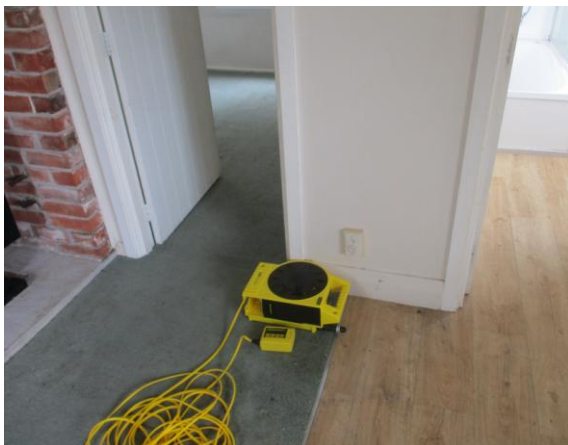
Column 1	Column 2	Column 3	Column 4	Column 5
Floor type	NO foundation releve considered necessary	Foundation releve indicated	Foundation rebuild indicated (Partial or full)	House rebuild may be indicated
Type B Timber-framed suspended timber floor structures with perimeter concrete foundation	The slope of the floor between any two points >2 m apart is <0.5% (1 in 200) [Note a] and The variation in level over the floor plan is <50 mm	The variation in floor level is >50 mm and <100 mm [Note b]	The variation in floor level is >100 mm [Note c] over the floor plan or The floor has stretched >20 mm [Note e]	The house has fully or partially collapsed off the piles and repair may be uneconomic This will relate to the degree of superstructure damage [Note f]



Street frontage



SUPPORTING PHOTOS



Datum



Lounge



Lounge



Front bedroom



Second bedroom



Second bedroom



Kitchen to bathroom



Bathroom



Bathroom



Bathroom to lounge



LIMITATIONS

The purpose of the report is to summarise the inspection of the building for the above-mentioned client only. The inspection is limited to a visual inspection only and is to give you a better understanding of the buildings condition as noted at the time of inspection. There are, therefore, a few limitations to the inspection, which you need to be aware of. These include the following:

- a) The report is of a visual only, non-invasive inspection of the areas of the building which were readily visible at the point in time of the inspection. The inspection does not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation, or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil.) Any appliances are commented on only and no warranty as to fitness for purpose is offered or implied. BuildQual has no mandate to move, cause any damage to or change anything in the property.
- b) The inspection does not draw conclusions about the weather tightness of the building. It does, however, assess internal moisture readings directed by the inspector's expertise using a state-of-the-art tester, from which a recommendation may be made for further investigation. The testing is indicative only and makes no representation about the structure meeting the requirements of the building code as it relates to leaks, water penetration, weatherproofing, moisture or any effective water exit or control systems; this extends to any resultant mould, fungi, mildew, rot, decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure. Invasive investigation is usually the only way to conclusively determine such issues.
- c) As the purpose of the inspection is to assess the general condition of the building based on the limited visual inspection described in (a), the report may not identify all past, present or future defects. Descriptions in the report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in the report as having been inspected was excluded from the scope of the inspection. The report will not back-date today's code requirements onto works undertaken at an unknown time prior.
- d) Without limiting the general nature of that statement, we mean that the report does not extend to areas behind walls, below the ground, behind other fixtures or obstructions such as signage, cladding, under floor coverings or in areas which pose health or safety hazards, or which are too small and difficult to reach. Also excluded are areas, which would require specialised equipment to reach e.g. cranes or cherry pickers. BuildQual inspects houses as they are presented, and if subfloor or roof access spaces don't exist or are obstructed, the report will reflect that. Returning to complete that part of an inspection will incur a fee.
- e) The assessment does not extend to any facilities servicing the premises such as electrical systems, plumbing, ventilation plant, lifts or other mechanical systems. Any photographs taken during the inspection were to support the inspector's report and remain the property of the inspector.
- f) Although property inspections can provide independent advice, they do not cover everything. For example, the inspector normally would not check the adequacy of the following: footings; concealed damp-proof membranes; concealed drainage; swimming pools, saunas and associated equipment; the operation of fireplaces and chimneys; intercom systems; floor coverings; appliances including but not limited to dishwashers, waste disposal units, ovens, ducted vacuum systems; Structural stability (other than pipe instability); hazards; and hot water cylinders. Whether or not services have been used for some time before an inspection being carried out may affect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily that the enclosure will not leak. **This is reproduced from NZS 4306:2005.**
- g) The report closely follows the requirements of NZS 4306:2005 (the New Zealand Standard for property inspections) and as such complies with that standard. There are minimum requirements for access to confined spaces in NZS 4306:2005, however, if in the inspector's view a space is too confined or the atmosphere inside that space is not safe, and it presents a risk to their safety under the Health & Safety at Work Act 2015, the inspector's safety is considered foremost. Similarly, if in the inspector's view an element of the property presents an unacceptable risk to inspect (height, proximity to safe ground, animal hazards etc.), the report will reflect that this element has not been inspected and the reason why.
- h) While EQC documentation may be checked against a property during an inspection, the general nature, the volume of that documentation and the elapsed time since the Canterbury Earthquakes makes it difficult to say with any certainty that damage listed is the same as evident during the inspection; similarly, it is difficult to ascribe some damage to an earthquake with any certainty.
- i) Damage and defects identified in the report may alter upon further work being carried out either to the building or any adjacent buildings, which may also be undergoing remedial or demolition work. Subsequent land movement or earthquakes may also alter the building.
- j) The report is not a substitute for any structural engineering or geotechnical assessment report which you are strongly recommended to obtain and therefore the report is not to be relied upon as a statement that the building is fit for use either in part or in whole.
- k) The persons carrying out the inspection to compile the report are limited by this agreement and cannot be expected to find or discover all defects in the building and you accept that we did not build or perform work on the building and are not responsible for or liable for anything other than the completion of the report and our opinion on the aspects reviewed.
- l) Any third-party report or externally sourced information annexed to this report is the responsibility of that third party and is attached for information only and we make no warranty regarding the same nor accept any responsibility for incorrect information contained therein.
- m) While we will use best endeavours to use all reasonable care and skill in carrying out the assessment consistent with that applied by reputable consultants practising in the property assessment field at this time, we provide no warranty (expressed or implied) as to the information presented in this report, except and only to the extent that the laws of New Zealand impose a warranty or guarantee such as under the Consumer Guarantees Act 1993.

OTHER SERVICES WE OFFER



Floor Level Survey

While an assessment is usually made using a laser level device during our inspections, we can further survey the floor levels of the building using a Zip level Pro device for greater detail. The results are then plotted on a floor plan, which is detailed within the report along with supporting information that demystifies the requirements – the MBIE guidelines.



Meth Testing

BuildQual NZ Ltd can arrange a contractor to do Meth Testing. Testing is conducted at various points of the house with results available two days later allowing for lab analysis. More in-depth testing can be done after a positive indication which will detail the levels of contamination to help inform your next steps.



New Build Pre-Handover Inspections

BuildQual NZ Ltd will inspect your newly built house and prepare a report before the pre-handover meeting with your builder, allowing you to ensure that the standard of work you expected is evident and to confidently request any defects be remedied before you move in.



Damage Assessment

BuildQual NZ Ltd conducts damage assessments on houses where repairs have not yet been completed and on houses where the repairs have been completed but a determination of the standard of work is required. We compare the works against the scopes of works and collect the producer statements to provide a level of comfort around the condition of the property.



BuildQual can arrange tradesmen – if required

BuildQual can arrange or recommend tradesmen plumbers, electricians, roof repairers and heat pump maintenance for your consideration when required. Tried and trusted otherwise we wouldn't recommend them. Let us help take the stress away from finding a tradesman.

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For clarity, only the client and professionals working with the client to either buy or sell the subject property at 47 Cam Road, Kaiapoi may have access to the report.

If the report is on-sold to a purchaser, they need to be aware that the consumer protections do not pass with that transaction. In accordance with the Contract and Commercial Law Act 2017; the purchaser was not a party to the contract which initiated the inspection, was not intended to be a party, and cannot join that contract retrospectively.