

PROPERTY DOCUMENTS

Earthquake repair documentation

here

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MIKE WILTON CONSULTING
CIVIL & STRUCTURAL ENGINEER

soil testing + foundation design
residential + commercial buildings
retaining walls
roads, driveways + carparks
subdivision design

16311

30th March, 2017

Simon Hunter,
[redacted]
Email: [redacted]
Ph: [redacted]

Dear Simon,

RE: Final Structural Inspection of House @ 90 Waratah St, Christchurch:

A Final Structural Inspection of the above property was carried out on the 27th March 2017. The purpose of the inspection was to check the structural integrity of the house and ensure the repairs had been carried out correctly from our first inspection on the 7th December 2016 .

House Description

The house is two storey approximately 25 years old. It has brick veneer cladding on the ground floor over timber framing. It also has a concrete floor with concrete perimeter foundation and concrete tiled roof. Refer Photos 1 to 2.

The first floor has a hardies cement cladding over timber framing walls.

The house is in the TC3, Blue Zone, with minor liquefaction that has occurred within the property.

Inspection Details

The inspection included a walk around inside and outside of the house identifying any visible damage that has occurred particularly cracks and settlement which may draw structural attention.

These Recent Repairs & Improvements include:

(1) Install new asphalt driveway
(2) Repainting exterior cladding to the first floor
(3) Remortar & Repoint brick veneer to the ground floor
(4) Rake Plaster & Paint interior walls & Ceilings
(5) Re-tile front porch area to house
(6) Grind & Epoxy repair cracks to garage

Final Floor Levels:

- Final Zip levels have been recorded for the house at our time of inspection, and all the levels are within the MBIE guidelines.

Inspection Summary & Recommendations

The outside grounds, exterior and interior of the house as a result of the recent repairs had No Structural concerns. Refer Photos 1 to 4.

Therefore we recommend that this property is suitable for bank loans and insurance purposes.

Please contact me if you have any queries.

Yours faithfully,



Mike Wilton
B.E. Civil MIPENZ 058341
Civil & Structural Engineer



Photo 1 : Exterior House in good Condition



Photo 2 : Exterior House in good Condition



Photo 3 : House Interior repainted



Photo 4 – House Interior repainted

SITE INSTRUCTION and INSPECTION

Mike Wilton Consulting
34 Yaldhurst Road
P.O.Box 6160
Christchurch
Ph 343 1220

To	**Simon Hunter**		
Job	**90 Waratah St**	**Job 16311**	
	Final Site Inspection		
cc		**Fax:**	

Item	Instruction	
A	All final as built levels in the house & garage	
	are found to be re-levelled to MBIE guidelines	
1	New asphalt driveway poured correctly	
2	Repainted exterior cladding to first floor	
3	Re-mortar, Repoint brick veneer to ground floor	
4	Rake, Plaster, Paint interior walls & ceilings	
5	Re-tile front porch area to house	
6	Grind & epoxy repair cracks to garage	
	ALL WORK COMPLETED SATISFACTORILY - SEE PS4 ATTACHED	

Engineer	Adrian Collis	
Signature		
Received		Date:
By		29/3/17

Mike Wilton Consulting **Ph (03) 343 1220**
34 Yaldhurst Rd, **Fx (03) 343 1225**
P.O.Box 6160 Chch

BUILDING CONSENT N0:

PRODUCER STATEMENT - PS4 - CONSTRUCTION REVIEW

ISSUED BY: MIKE WILTON CONSULTING LTD *(Suitably Qualified Design Professional)*

TO: MR SIMON HUNTER *(Owner)*

TO BE SUPPLIED TO: CHRISTCHURCH CITY COUNCIL *(Territorial Authority)*

IN RESPECT OF: HOUSE FLOOR LEVELS & REPAIRS TO HOUSE CLADDING INCLUDING BRICKWORK

(*Description of Building Work)*

AT: 90 WARATAH ST, CHRISTCHURCH *(Address)*

MIKE WILTON CONSULTING has been engaged by MR MR SIMON HUNTER
(Design Firm) (Owner/Developer/Contractor)

to provide DESIGN & SUPERVISION services in respect of Clauses B1 & B2 of the Building Regulations 1992 for the building work described in attached Site Inspection & house plan
. Appropriate inspections have been carried out during the course of the works copies of which have been retained on file and issued to the Contractor.

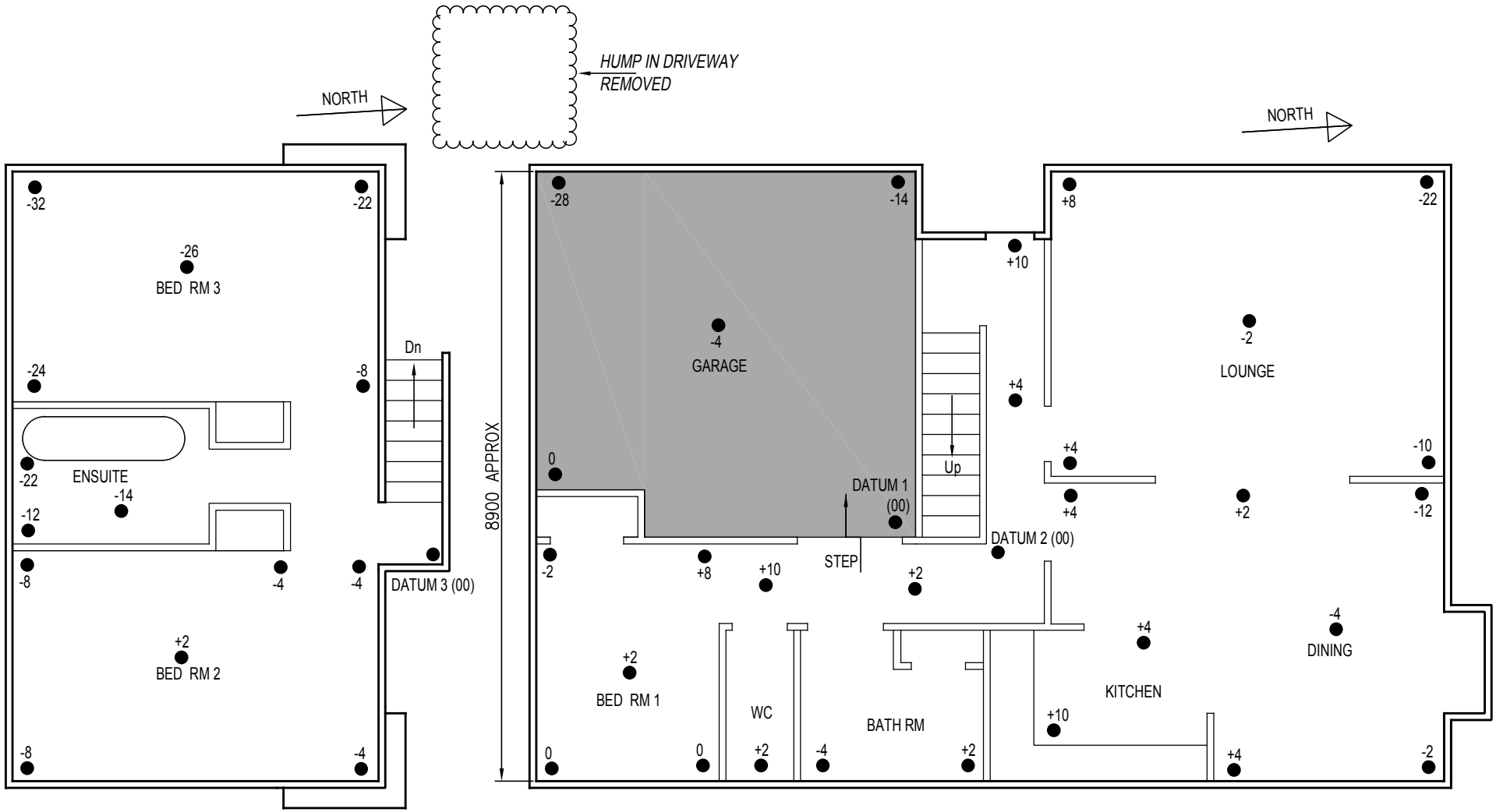
As a design professional, who is covered by a current policy of Professional Indemnity Insurance to a minimum value of $200,000.00, I have carried out periodic reviews of the work appropriate to the engagement and based upon these reviews and information supplied by the contractor during the course of the works I BELIEVE ON REASONABLE GROUNDS that [X] All [ ] Part only as specified in the attached particulars of the building work under the above building consent with respect to Clauses B1 & B2 of the Building Regulations 1992 has been completed to the extent required by that building consent.

..... Murray White..... Date 30 March ,17
(Signature suitable qualified Design Professional)

BE (Civil) CPENG 201746
(Professional Qualifications)

Member: [ ] ACENZ

APPROXIMATE HOUSE SHAPE SHOWN - FOR FLOOR LEVELS PURPOSES ONLY



FIRST FLOOR FINAL LEVELS PLAN

● FINAL LEVELS RECORDED 30/3/17

GROUND FLOOR FINAL LEVELS PLAN

● FINAL LEVELS RECORDED 30/3/17

Postal Address: PO.Box 6160, Christchurch 8442, Phone: (03) 3431220

MIKE WILTON CONSULTING	PROJECT TITLE 90 WARATAH ST, CHCH	DRAWING TITLE FINAL LEVELS PLAN	JOB NO. 16311	DATE 30/3/17
			SCALE @ A4 NTS	DRAWN AC
		CLIENTS NAME SIMON HUNTER	REV NO. 1	SHEET NO. S01

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: SIMON HUNTER

Address: 90 WARATAH ST.

Contact Phone: [redacted]

BUILDING DETAILS

Timber Frame ✓ BRICKVENEER. Steel Frame Re-inforced Masonry Earthquake Strengthened

Floor Type: CONCRETE

Use: Private residence Rental home ✓ Commercial Other

Year Built: 1990'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	✓				NEW ASPHALT DRIVEWAY HAS BEEN INSTALLED CORRECTLY
Stairs	✓				
Steps/Paths/Driveway	✓				
Swimming pool/Tennis court	✓				
Patio/Decking	✓				
Fencing	✓				
Ground movement/cracking	✓				

Earthquake Damage / PROPERTY INFORMATION FORM

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.
SUBFLOOR SPACE					
Foundation system	✓				HOUSE DID NOT NEED RELEVELLING AS FINAL LEVELS WITHIN MBIE GUIDELINES
Pile/Subfloor connections, ties, bracing	✓				
Ground Condition	✓				
Floor	✓				
Plumbing – materials, leakage, supports	✓				
Electrical – wiring & support	✓				
EXTERIOR					
Framing	✓				BRICK VENEER CORRECTLY REPOINTED & REMORTARED
Cladding	✓				
Chimney	✓				
ROOF					& FIRST FLOOR EXTERIOR WALLS OF HOUSE REPAINTED
Roof System	✓				
Gutters/Spouting	✓				
Downpipes	✓				
Eaves, fascia, soffits					
ROOF SPACE					
Roof frame & connections	✓				
Roof cladding	✓				
Roof underlay	✓				
Party walls & fire proofing	✓				
Roof frame & support	✓				
Ceiling	✓				
Plumbing – material, leakage & support	✓				
Electrical – wiring & support	✓				
Tile fixings	✓				
INTERIOR					
Ceilings	✓				INTERIOR WALLS & CEILINGS HAVE BEEN SATISFACTORILY RAKE PLASTERED & REPAINTED.
Walls	✓				
Trims	✓				
Floors	✓				
Internal doors & frames	✓				
External doors & windows	✓				
Electrical connections	✓				
Kitchen	✓				
Bathrooms	✓				
Toilets	✓				
Laundry	✓				
Stairs	✓				

Earthquake Damage / PROPERTY INFORMATION FORM

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	✓				
Heating systems	✓				
Ventilation	✓				
Security system	✓				
Electrical services, meter board & switchboard	✓				
Gas services	✓				
Water services	✓				
Hot water	✓				
Wastewater/Sewerage	✓				
Solar panels	✓				

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

(1) CONTRACTOR HAS SATISFACTORILY RE-TILED TILE PORCH TO THE FRONT OF HOUSE

(2) CONTRACTOR HAS GRIND & EPOXY CRACKS TO GARAGE

NATURAL HAZARDS

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

N/A.

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: MICHAEL SELWYN WILTON.

Address: 34 YALDHURST RD, CHRISTCHURCH.

Contact Phone: 03-3431220 Date: 30/3/2017.

Trade Qualifications & Years of Experience: 40 YEARS AS STRUCTURAL ENGINEER

Licence/Registration No.: 7972 MIPENZ 058341.

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.

MIKE WILTON CONSULTING
CIVIL & STRUCTURAL ENGINEER

soil testing + foundation design
residential + commercial buildings
retaining walls
roads, driveways + carparks
subdivision design

16311

9th December, 2016

Simon Hunter,
[redacted]
Email: [redacted]
Ph: [redacted]

Dear Simon,

RE: Structural & Foundation House Inspection @ 90 Waratah St, CHCH

A Structural & Foundation House Inspection of the above property was carried out on the 7th December 2016. The purpose of the inspection was to check the structural integrity of the four units and identify any areas that had been structurally damaged particularly as a result of the recent Earthquakes since 4th September, 2010 as well as subsequent aftershocks.

House Description

The house is two storey approximately 25 years old. It has brick veneer cladding on the ground floor over timber framing. It also has a concrete floor with concrete perimeter foundation and concrete tiled roof. Refer Photos 1 to 2.

The first floor has a hardies cement cladding over timber framing walls.

The house is in the TC3, Blue Zone, with minor liquefaction that has occurred within the property.

Inspection Details

The inspection included a walk around inside and outside of the house identifying any visible damage that has occurred particularly cracks and settlement which may draw structural attention.

Outside Grounds, Driveway and Footpath

- The outside grounds were in good condition and surrounding fences looked ok.
- The asphalt driveway is in fair condition, with a large hump near the South/West corner by the garage that should be removed. There were also cracks at the rear of the driveway that should be removed, near the location of the hump. Refer Photos 3 to 4.
- The concrete footpaths are also in fair condition with the only exception on the East side of the house that has 3 sections of the footpath which have tilted that need to be adjusted.

House Exterior

- The exterior brick veneer cladding was in reasonable condition with no structural concerns.
- There was staircase cracking to the windows on the East & South side of the house.
- There were loose bricks at the top the garage/first floor wall junction, that need to be re-mortared.
- Refer Photos 5 to 8

House Interior

- The interior of the house was in fair condition that had a wide range of re-entrant cracks above the doors on the ground floor therefore we have No Structural Concerns. Refer Photos 9 to 10.

House Zip Levels

- Zip levels were plotted for all the house and most rooms are inside the MBIE guidelines. Refer Dwg S01.
- 30 mm of floor level variation has occurred throughout the concrete floor of the ground floor of the house that is inside the MBIE guidelines of 50mm.
- 32 mm of floor level variation has occurred throughout the timber floor of the first floor of the house that is inside the MBIE guidelines of 50mm.

Perimeter Foundation & Front porch

- The perimeter foundation could only be partially viewed, however was in good condition with No cracks.
- Some of the floor tiles in the front porch were loose that require to be re-fixed. Refer Photos 11.

Roof

- There was a low ceiling so the roof structure could not be viewed, however the first floor ceiling was in good condition therefore have No structural concerns.
- The outside visual appearance of the roof was in good condition.

Attached Downstairs Garage

- Zip levels were plotted for the garage and were inside the MBIE guidelines
- 28mm of floor variation has occurred throughout the garage and there is minor evidence of concrete floor settlement, that is within the MBIE guidelines of 50mm. Refer Dwg S01
- There were hairline cracks to the garage floor that required to be ground out and epoxy repaired. Refer Photos 12
- The Garage walls were in reasonable condition, that had minor re-entrant cracking above the entry door to the house, therefore No structural concerns.

Geotech Summary & Comments

A Geotech summary has been provided by Cook & Costello,
The Ultimate Bearing Capacity is 200 kPa at 300mm Below Ground Level,

- The Ultimate Bearing Capacity is > 300 kPa from 1400mm Below Ground Level,
- The soils consist of a mix of sands & silts to 3.0m. (Depth Bored)

Conclusion

The house is Structurally Sound. I therefore can recommend this property as suitable for Insurance and/or Bank Loans as required.

Note the following repairs are recommended to restore the house back to good condition within 6 months of the issue date of this report:

(1) Contractor to remove section of driveway where hump and cracks and relay with new asphalt. Refer Photos 3 to 4.
(2) Contractor shall correct the 3 tilted sections of footpath on the East side of the house,
(3) Contractor to re-mortar exterior staircase cracks to the brick veneer on the East & South sides of the house. Refer Photos 5 to 7
(4) Contractor to re-mortar loose bricks at top of garage. Refer Photo 8
(5) Contractor to rake & plaster re-entrant cracks in the interior of the house,
Refer Photos 9 to 10
(5) Contractor to re-fix loose pavers at front porch near entrance to house.
Refer Photos 11.
(6) Contractor shall grind out & epoxy repair garage floor cracks. Refer Photo 12.

Please contact me if you have any queries.

Note: My Standard Conditions of Engagement apply to this work. A copy is attached for your information.

Yours faithfully,



Mike Wilton
B.E. Civil MIPENZ 058341
Civil & Structural Engineer



Photo 1 : Exterior of House in reasonable Conditon



Photo 2 : Exterior of House in reasonable Condition



Photo 3: Driveway Crack



Photo 4: Hump to be removed in driveway



Photo 5 : Exterior Staircase crack

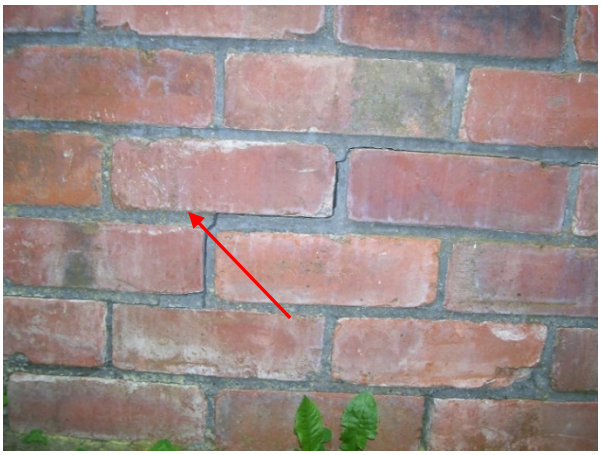


Photo 6 : Exterior Staircase crack



Photo 7 – Exterior staircase crack



Photo 8 – Loose bricks at garage



Photo 9 – Interior re-entrant crack



Photo 10- Interior re-entrant crack

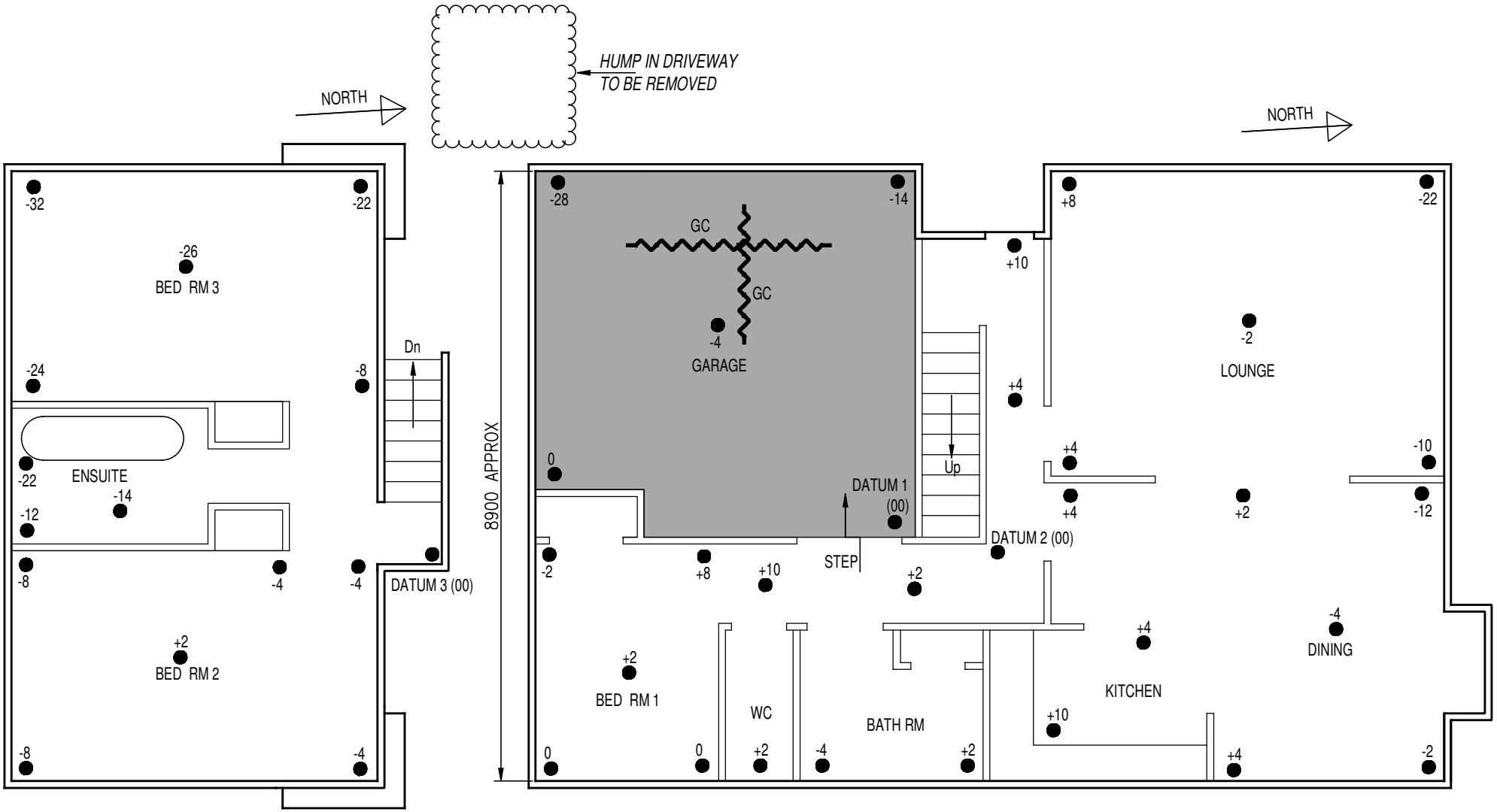


Photo 11 – Loose porch tiles at front door



Photo 12 – Hairline cracks garage floor

APPROXIMATE HOUSE SHAPE SHOWN - FOR FLOOR LEVELS PURPOSES ONLY



FIRST FLOOR LEVELS PLAN

GROUND FLOOR LEVELS PLAN

GC = GARAGE FLOOR CRACKS

Postal Address: PO.Box 6160, Christchurch 8442, Phone: (03) 3431220

MIKE WILTON CONSULTING	PROJECT TITLE 90 WARATAH ST, CHCH	DRAWING TITLE HOUSE LEVELS PLAN	JOB NO. 16311	DATE 7/12/16
			SCALE @ A4 NTS	DRAWN AC
		CLIENTS NAME SIMON HUNTER	REV NO. 1	SHEET NO. S01