

## Specific Safe and Sanitary / Third Party review at 19 Cascade Avenue, Waikatarua

**Date of inspection:** ..... 3<sup>rd</sup> February 21

**Weather conditions:** ..... Dry

**Previous Weather conditions:** ..... Very dry

**This report is based on a visual inspection only, no invasive testing was performed.**

**STATEMENT OF PASSING OVER INFORMATION:**

This information has been supplied to us by a third party. Accordingly the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its salespersons or employees accept any responsibility for the accuracy of the materials, intending purchasers are advised to conduct their own investigation.

3<sup>rd</sup> February 21  
Kelly & Jay Creagan  
19 Cascade Avenue,  
Waiaatarua  
E-Mail: thruppence19@gmail.com

Dear Kelly & Jay,

Thank you for choosing **Cornerstone Property Inspection Services Ltd.** We are glad to be involved in the inspections of alterations and additions at:

**19 Cascade Avenue, Waiaatarua**

As an independent company, we have been contracted by you and will be available to respond to any questions or concerns in relation to this inspection.

It should be noted that this report is based on findings detected during a visual inspection only (as stated in our Terms and Conditions). Although the specific aspects of the premise under scrutiny have been approached with a view to inspect their overall condition, some areas may not have been reasonably accessible on the day of inspection and basic assumptions may have been made. Any such scenarios will be outlined within the report.

Kind regards,



Philip Tuttle  
Director.  
**Cornerstone Property Inspection Services Ltd**

**Inspected and assessed outstanding works reviewed:***Decking addition above 1.5m in height.*

Foundation system and design compatibility associated with the pre-1992 building regulations and structure construction.

**The construction:**

This pre 1992 decking addition has been undertaken to extend the main original decking.

The overall area of expansion is approximately 5.3m x 2.5m with a finished surface height of approximately 2m.

Piles are 3 x SED 200mm H5 type at 1.1m centres.

**Note:** *No verification of pile depth could be established on the day of the inspection. Although no movement is visible, future monitoring should be undertaken.*

The joist support consists of dual 240 x 45mm H3.2 MSG pine timber bearers and 240 x 45mm H3.2 MSG pine timber joists set at 450mm centres with a span of >2m with a cantilever of 600mm.

Connections and fastenings are galvanised steel joist hanger type and M12 galvanised engineering bolts and 50mm washer plates.

Decking slats are nail fastened 90 x 38mm H3.2 pine.

Handrailing is 45 x 45mm H3.2 vertical nail fastened balusters with a 200 x 45mm coping at 1m in height.

Handrail support posts are galvanised bolt fastened using M12 engineering bolts and 50mm washer plates. Although some movement is noted, no issues were sighted.

**Conclusion:**

These areas are subject to scrutiny in accordance with the building act 2004, section 121 and section 123 'Safe and Sanitary'.

*'Safe and Sanitary' inspections on the pre 92' alterations concluded that there are **no concerns** that would deny the reports submission to the council.*

Kind regards,



Philip Tuttle  
Director.  
Cornerstone Property Inspection Services Ltd

## Building act 2004 – 'Safe and Sanitary'

### 121 Meaning of dangerous building

1. A building is **dangerous** for the purposes of this Act if, -
  - (a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause –
    - (i) injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or
    - (ii) damage to other property; or
  - (b) in the event of fire, injury or death to any persons in the building or to persons on other property is likely because of fire hazard or the occupancy of the building.
2. For the purpose of determining whether a building is dangerous in terms of subsection (1)(b), a territorial authority -
  - (a) may seek advice from members of the New Zealand Fire Service who have been notified to the territorial authority by the Fire Service National Commander as being competent to give advice; and
  - (b) if the advice is sought, must have due regard to the advice.

### 123 Meaning of insanitary building

A building is **insanitary** for the purposes of this Act if the Building –

- (a) is offensive or likely to be injurious to health because –
  - (i) of how it is situated or constructed; or
  - (ii) it is in a state of disrepair; or
- (b) has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or
- (c) does not have a supply of potable water that is adequate for its intended use; or
- (d) does not have sanitary facilities that are adequate for its intended use.

## Final sign off fact sheet

### Certificate Of Acceptance (COA)

This applies only to works that have never received any building consent and that have been carried out post 1992.

**Process:** COA application must be submitted along with all necessary supporting documentation (refer to application checklist from local authorities). Inspections will be carried out by **Council** and once satisfied work meets current building regulation standards a COA will be issued.

**Note:** A 'Safe and Sanitary' report **not** required for a COA.

### Unauthorised Works

This applies only to works that have been carried out prior to 1992 and does **not** have a **permit**.

**Process:** An unauthorised works application must be submitted accompanied by a Safe and Sanitary report compiled by a Council approved contractor / IQP and plans showing to scale (metric) details of existing work. If Council is satisfied that work meets current standards a letter will be issued acknowledging the findings of the report.

### Safe and Sanitary reports

This applies only to works **with permit** that have been carried out prior to 1992 and does **not** have a final sign off.

**Process:** A Safe and sanitary report is compiled by a Council approved contractor / IQP and is submitted to council (submitted at their discretion) with a second copy provided to the current vendor for their files.

### Letter of Acceptance

This applies to all works carried out post 1992 that **does** have a consent issued but **no CCC** and is greater than 5 years old.

**Process:** Final inspection needs to be called for and can be done through the Inspection scheduling team. Once Council is satisfied the work meets current standards a Letter of Acceptance will be issued.

### Code of Compliance (CCC)

A CCC will be issued for all works that do have Building consent, have been fully inspected and signed off, where all fees have been paid and is less than 5 years off.

**Process:** Once final inspections have been completed, file will be passed to on to be vetted and then onto the admin team for issuing.

## Terms and agreement

**'Safe and Sanitary' / 'Third Party' Inspection:** The areas detailed in this report are based on a visual inspection of the services and components relating to the 'safe and Sanitary' requirements of the local council, focussing on defects visible on the day of the inspection. This report is deemed valid for the purpose of viewing on council files and does constitute a 'Final sign off', 'CCC' OR 'COA'.

**Cornerstone Property Inspection Services Ltd** cannot be held accountable for any damage caused by severe weather conditions or acts of god after the inspection date. Rain after a prolonged period of dry weather can cause moisture ingress problems previously not available for detection by the inspector. **Cornerstone Property Inspection Services Ltd** will comment on the weather conditions on the day of the inspection and warn of this possible scenario within the report.

The report will cover areas relating to the 'Safe and Sanitary' requirements specified by the vendor / client. This will include (where applicable) house exterior cladding, structural integrity, interior and exterior foundations including sub-floor void (where reasonable access allows viewing), roofing areas, ceiling void, plumbing, electrical and heating summaries.

The assessment of insulation usage within wall and ceiling voids will be based on visual sightings (where reasonable viewing allows)

Garages and carports will be assessed as to their condition, maintenance requirements and compliance with regulations of the construction era.

This report shall reflect conditions as sighted on the day of the inspection. If qualified tradesmen are required to provide additional information on any aspect of defects sighted to the structure, plumbing, electrical, gas fitting / appliances, home heating, etc referrals will be made within the report. It should be noted that we are not obliged to name individuals who can perform these tasks.

**Limitations to inspection:** Areas that are concealed (either fully or partly), contained or generally inaccessible, cannot be sighted due to walls, wall linings, ceilings linings, flooring, pathways, gardens, debris, insulation, vegetation or dense foliage, furniture, stored items, vehicles, or any other object which obscures good, clear viewing of the subject matter, cannot be inspected with any degree of defined accuracy or included in full within the report.

The client shall assume all risk, for any condition or problems that may be concealed during the inspection process. No dismantling of any components, moving of any unreasonable items of furniture, stored possessions or vehicles shall take place. No dislodging portions of the structure, cladding, roofing or joinery shall take place during the inspection, and there will be no destructive or invasive inspections performed, unless otherwise requested and agreed upon in writing by the vendor.

**Items not included within this Residential Property Inspection:** Specialist appliances and unique items may be commented on (if relevant to the 'Safe and Sanitary' requirements) as being present but shall not be tested, this includes and is not limited to central heating systems, air conditioning units and related controls, internal vacuum systems, specialised electronic controls and components of any kind, swimming pools, spa pools and spa baths, low voltage transformer systems, interior fire protection sprinkler systems, outdoor irrigation systems, solar heating systems, well orientated water or private sewage systems, any item that is subject to a special purpose property inspection report as per NZS 4306:2005.

Commenting on or assessing the presence of lead paint, products that possibly contain asbestos, asbestos, mould, fungi, concealed or covered dry rot, plumbing pipes and electrical wiring, conduit or any component or fitting installed beyond the wall/ceiling linings. No assessment toward life expectancy of any item, systems, or outcome of possible events shall be made. The Inspector is not at liberty to discuss estimated costs of repairs. This written report is not a compliance inspection or certification for past or present codes or regulations. This inspection and report is not a warranty, guarantee or insurance policy, and shall not be used as a substitute for a final walk through inspection by the client.

**Reasonable or safe access:** Areas where safe and unobstructed access is provided and that minimum clearance is available; or where those clearances are not available, areas within the inspector's unobstructed line of sight.

Area Covered	Access in mm	Crawl space mm	Height Limitations
Roof interior	450 x 400	600 x 600	Access from a 3.6 m ladder
Sub floor	500 x 400	Timber floor - 400 Concrete floor - 500	NOTE: Timber floor 400 mm from the underside of bearer.
Roof exterior	Access from a 3.6 m ladder NOTE: Roof pitch, roofing material and weather conditions may limit or prevent access.		

**Disputes and Limitation on Liability:** The client agrees and understands to notify the inspector of any dispute in writing, within one seven day week of detection. The client further agrees that with the exception of emergency conditions, client, or clients agents, employees or independent contractors will make no alteration, modification, or repairs to the claimed discrepancy prior to a re-inspection by the inspector. Client understands and agrees that any failure to notify the inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

**Cornerstone Property Inspection Services Ltd** does not expect any other parties to use this report for pre purchase negotiations.

**Payment:** Receiving payment prior to releasing the report will be required on every occasion, unless other prior arrangements have been made. If it is at any stage determined that the client has misinformed **Cornerstone Property Inspection Services Ltd** as to the size of the property and not disclosed the presence of any additional dwellings, separate accommodation (detached or attached), multiple living areas or extra bedrooms at the time of the price quotation. We reserve the right to increase the final bill to suit the properties actual size. Interest will be added at the rate of 10% per month on overdue accounts. Any costs incurred during debt collection will be added to the overall bill.