

Approved Building Certifiers Ltd

23/10/2001

Safe & Sanitary Report

1.0 Introduction.

- Party requesting report : Mrs Barnes.
- Site : 183 Laingholm Dr Laingholm.
- Date of visit : 23/10/2001.
- Inspector, persons present : Stephen King, Mrs Barnes.
- Weather conditions : Fine.
- Council Area : Waitakere.

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2.0 Reason for Report.

- To offer a visual inspection and report on the condition of the unconsented store, carport and retaining walls.
- No destructive investigation has been requested.

3.0 Building History.

- The work was undertaken in 1996.

4.0 Construction.

- The construction of the storeroom is timber walls on a concrete slab under the existing house. The storeroom has an adjacent toilet and handbasin.
- The retaining walls are timber and are retaining the storeroom and car park. The height is approximately 1.2m.
- The carport is a light roof on a timber frame supported on timber posts.

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5.0 Site Investigation.

- In undertaking this report the following equipment was used: Nil

5.1 Interior.

- The interior is in good condition.
- Plumbing appears to be functioning as intended see G12 & G13.
- The rooms do have adequate natural light and ventilation see G4 & G7.
- There is no sign of moisture ingress see E2.
- The storeroom is insulated see H1.

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5.2 Exterior.

- The storeroom exterior is in reasonable condition.
- Ground clearance to the storeroom is adequate see E2.
- The storeroom foundation is adequate for the building see B1.
- The storeroom windows do have adequate flashing see E2.

7.0 Summary.

- The storeroom exterior cladding is in reasonable condition see E2.
- Drainage appears to be functioning as intended.
- The carport is adequately braced.
- The retaining walls are adequately supported.

5.3 Roofing.

- The roofing to the carport is in good condition see E2.

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- Stormwater control from the carport is not to an approved outfall see E1. Stormwater from the carport is to ground.

6.0 Conclusion & Recommendations.

6.1 Interior.

- The storeroom interior is in good condition.

6.2 Exterior.

- The storeroom exterior is in good condition.
- The retaining wall is in good condition.
- The stormwater from the carport is not causing a nuisance. There is no sign of ground scouring.

6.3 Roofing.

- The roofing to the carport is in good condition.

7.0 Summary.

- Detailed plans and specification may be required by Council for the works mentioned in this report. These will need to be forwarded at the time this report is tendered to Council. A fee may also be required by Council.
- The structure in our opinion would not be considered **Dangerous and Insanitary** under **Section 64 of the New Zealand Building Act 1991.**
- The storeroom is not suitable for habitation.

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