



28 September 2020

Barfoot & Thompson  
Attn: Andre Volkov  
37 Chivalry Rd, Glenfield, Auckland  
a.volkov@barfoot.co.nz

Andre,

Inspection notes regarding conservatory extension to existing house:

Home cladding timber - vertical weatherboards. (Original cladding).

Soffit cladding - fibre cement sheeting.

Conservatory - single glazed glass with aluminium frame.

Upon inspection, the conservatory is built on top of the existing concrete patio and below the original house soffit. There is minimal chance that the conservatory will effect the existing weatherboards. However, it will require regular maintenance to keep it weathertight.

Note: Galvanised posts holding counter levered soffit don't have hold down fixings to concrete deck. This is compulsory and needs to be done.

As far as I can see, there have not been any structural changes to the original house. However, I do not have access to the site plans and can not be completely sure.

In my professional opinion, the conservatory is in good condition but will require regular maintenance and work done to post bolts to keep it sound. If removed, it will require a new handrail leading to the front deck to meet the Building Code.

Kind regards,

Michael Thompson  
Sail City Construction Ltd