



Guardian Housing Services Ltd

Building Performance, Safety & Compliance Specialists

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Job Ref: 4811

27th January 2023

Mr. P. Courtenay
8 Hamilton Place
Glenfield
AUCKLAND.

Dear Sir

RE: SAFE AND SANITARY REPORT, ALTERATIONS WITHIN THE BASEMENT AREA OF THE DWELLING AT 8 HAMILTON PLACE, GLENFIELD



1. INTRODUCTION

- 1.1 This report has been prepared at the request of Mr. Courtenay in order to advise of works undertaken without the necessary approvals or permissions.
- 1.2 Guardian Housing Services Ltd have been engaged to inspect the property and provide opinion as reasonably as practically possible as to whether the alterations within the basement area of the dwelling can be considered as being Safe and Sanitary in terms of Section 121 and 123 of the New Zealand Building Act 2004.

2. INSPECTION

- 2.1 A visual inspection only was undertaken on the 26th January 2023 in fine weather conditions. This inspection was undertaken by Bill Cartwright who is an employee of Guardian Housing Services Ltd.
- 2.2 Guardian Housing Services Ltd was provided with extracts from the council's property file consisting of the original building permit documents.
- 2.3 This report is not intended to address compliance with the current building code requirements, nor does it address any matters associated with any other Acts or By-Laws that could be impacted by the works being the subject of this report, in particular the Resource Management Act and District Plan requirements. The reader of this report should make their own enquiries relating to any matters outside the scope of this report.
- 2.4 The exact timelines as to when this work was undertaken are unknown. The property has been in the Courtenay family ownership since about 1988, the works being the subject of this report were in place at that time. The dwelling was initially constructed under building permit approvals dated 1971.

I am suitably experienced to provide my opinions on this matter on behalf of Guardian Housing Services Ltd; my experience and qualifications are as follows.

I have a trade Certificate in Carpentry and many years of practical experience as a builder, a building inspector, and for the last 16 years as a Building Consultant.

My work experience in summary is as follows:

1970 – 1975:	Apprenticeship in carpentry;
1975 – 1984:	Labour only and contract building;
1984 – 1996:	Building inspector for Council;
1996 – 2002:	Team manager building inspections, Auckland City Council;
2002 – 2009:	Company director of Citywide Building Consultants.
2004 to 2009:	Company director of Sure Build Ltd
2009-2011:	Company director of Eden Pacific Building Consultants Ltd
2011 to Present:	Company director Guardian Housing Services Ltd

I am currently a Licensed Building Practitioner under the current scheme and a member of the Building Officials Institute of NZ. My views expressed in this report are my own independent opinions on behalf of Guardian Housing Services Ltd.

3. HISTORY AND SCOPE OF WORKS

- 3.1 The dwelling is a two-level home constructed on a sloping site. Due to these ground contours the dwelling was constructed on a full concrete block basement, it is within this area that the works being the subject of this assessment are located.
- 3.2 The approved building permit plans show the area within the basement as being “unlined area, no concrete floor”. Due to the inclusions of windows within the concrete block basement walls it was obviously intended to further develop this area at some point in time.
- 3.3 At some point in time (prior to 1988) the concrete floor has been poured and the concrete block exterior walls have been strapped and lined. Nonstructural timber frame wall(s) have been constructed within this area to form a bathroom.
- 3.4 The basement area was provided with joinery (windows with opening sashes) at the time of the initial construction. These provide the required amount of natural light and ventilation. As of recent the original windows have been removed and replaced with aluminum double glazed units within the same openings within the concrete block work.
- 3.5 Currently the basement area consists of a rumpus area (second lounge), bedroom and bathroom, in addition to the approved laundry, internal stairs and garage areas.
- 3.6 The rumpus and bedroom areas satisfy all the requirements considered as being necessary as habitable space. As a precautionary/maintenance measure a waterproofing application has been applied to the concrete floor area and this has been returned back up the concrete block walls

(strip of plaster board wall lining was removed around the perimeter) a floor leveling compound was also applied at the same time.



- 3.7 The bathroom consists of a shower unit (older style), vanity basin and a WC. There is a window within this area along with a mechanical extraction fan for ventilation. All surfaces are finished with impervious materials to resist moisture.

- 3.8 The plumbing installation was fully functional at the time of this assessment and there were no visual signs of system failure or leakage. The wastewater discharges to the preexisting gulley dish.





4. CONCLUSION

- 4.1 These works appear to have been constructed in an acceptable manner with no visible signs of weakness or problems, which would have an adverse impact on the structural integrity of the property.
- 4.2 Sufficient ventilation is provided to control internal moisture and we could detect no evidence of any mould or other associated internal moisture problems.
- 4.3 The plumbing installation is fully functional and there were no indications of leakage or failure.
- 4.4 It is now a requirement to install smoke detectors (if not installed) within 3 meters of all sleeping rooms, please insure these are tested regularly and maintained.
- 4.5 A building is deemed to be dangerous, if, in the normal course of events (excluding earthquakes) the building is likely to cause injury or death (whether by collapse or otherwise) to any persons in it, or any persons on other property, or damage to other property. In the event of fire, injury or death to any persons in the building or to person on other property is likely due to fire hazard or the occupancy of the building.

A building is deemed to be insanitary if:-

- 1) *Is offensive or likely to be injurious to health because (a) of how it is situated or constructed: or (b) it is in a state of disrepair; or***
- 2) *Has insufficient or defective provisions against moisture penetration as to cause dampness in the building or in any adjoining building; or***
- 3) *Does not have a supply of potable water that is adequate for its intended use; or***
- 4) *Does not have sanitary facilities that are adequate for its intended use***

We are of the opinion that the works in question cannot be deemed either “dangerous” or “insanitary” in terms of the above criteria and therefore we would confirm that in our opinion it can be considered safe and sanitary in terms of Section 121 and 123 of The New Zealand Building Act 2004 for its current intended use.

This opinion is based on a visual inspection of those parts of the building reasonably accessible, no invasive or destructive inspection methods were used in this assessment; therefore no opinion can be given in respect of such concealed work.

We hope this report provides the necessary information you require to proceed with this matter, however, should you require any further assistance please do not hesitate to contact the author directly on 021 500 269 or the office on 849 5511

The following two paragraphs (a and b) have been included at the request of Guardian Housing Services Ltd insurance company. (a) This property report is a visual one only of the building elements which could be seen easily, and does not include any item that is closed in or concealed including flooring, walls, ceiling, framing, plumbing and drainage, heating and ventilation and wiring etc. Therefore we are unable to report that any such part of the structure is free from defect. (b) This property report does not include the structural, electrical, plumbing or gas piping and fitting, home heating state of the premises, as our consultants are not qualified for this but can arrange for these areas to be inspected by those people whose qualifications enable them to do so."

This report and all consulting services provided by Guardian Housing Services Ltd or the Consultants employed by the firm are provided solely for the use for the client who gave the instructions. Guardian Housing Services Ltd does not now and will not hereafter assume any responsibility to any person other than the client for any reason whatsoever including breach on contract, negligence (including negligent mis-statement) or wilful act or default of the Company or others by reason of or arising out of the provision of this report or consultancy services. Any person, other than the client, who uses or relies upon this report or the matters contained in it, does so at the risk of that person.

This report has been completed with the specific purpose stated in this report. No responsibility is accepted to any person including the client in the event that the report is used for any other purpose.

This report relates to the situation at the date of the preparation of the report and is relevant to circumstances which prevail at the time.

Guardian Housing Services Ltd does not, as a matter of policy, contract out of the provisions of The Consumer Guarantees Act 1993. Therefore if there is any conflict between any statement contained in this report and any provision contained in The Consumer Guarantees Act 1993 then the provisions of The Consumer Guarantees Act 1993 shall prevail.

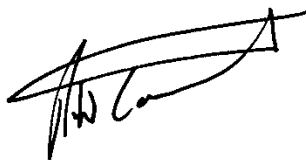
The whole or any part of this report may not be included in any published document or circular or statement except with the prior written approval of Guardian Housing Services Ltd as to the form and context in which it may appear.

Substances such as asbestos, other chemicals, toxic waste or other potentially hazardous materials have not been detected except to the extent that the same are reported upon and this report comments on the presence of such hazardous materials only to the extent that it has been possible to determine their presence by a superficial examination of the premises which cannot reveal hidden substances. If the client is concerned about the presence of asbestos, other chemicals, and toxic wastes or other potentially hazardous materials then a more thorough examination of the premises may be required including permission to remove certain building materials in order to examine what lies underneath. While due care has been taken to note the presence of such asbestos, other chemicals, toxic wastes or other potentially hazardous materials such as mould, mildew and moisture as are visible upon a superficial examination of the premises. This report does not constitute an environmental audit and the same cannot be undertaken without additional work and research being carried out with the consent of the client and with additional cost to the client.

Any freestanding fire appliance or inbuilt fireplace is outside the scope of this report. Should this property contain either of these and you wish the condition to be assessed we recommend an approved installer be contacted.

Signed for and on Behalf of Guardian Housing Services Ltd.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Bill Cartwright', with a long horizontal stroke extending to the right.

BILL CARTWRIGHT
GUARDIAN HOUSING SERVICES LTD