

## Building Pre-inspection report for Relocation

New location address: \_\_\_\_\_

For:



**WHANGANUI  
DISTRICT COUNCIL**  
Te Kaunihera a Rohe o Whanganui

Date of report: \_\_\_\_\_





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### **Advice for applicants**

The agent/owner are responsible for filling out sections 1.1 (Introduction), 1.2 (Applicant's contact details) and section 7 (owner's certificate and declaration).

The agent/owner's Licenced Building Practitioner (LBP) are responsible for filling out sections 1.3 (Building details), 1.4 (Areas accessed), sections 2-6 and appendix A.

## 1.0 GENERAL INFORMATION

### 1.1 Introduction

This building Pre-inspection report accurately records the external condition of the  to be relocated and to establish all reinstatement works required to the exterior of the building after relocation to a workmanlike standard and to achieve a tidy appearance to meet requirements of the District Plan.

Limited inspection of the interior has been undertaken for the purpose of the Report.

The Report confirms whether the building is considered Safe and Sanitary.

The Report also identifies site-specific requirements including but not limited to the requirement for; the construction of the new foundations, new retaining walls, service connections, water and sewerage treatment (if applicable).

The Report must be read in conjunction with the condition table and photographs provided, which assist in provided a representation of the condition of the premises prior to the commencement of the relocation.

The Report has been prepared by  of  as per our instruction/agreement dated  on behalf of the people below.

### 1.2 Applicants Contact Details

Applicant:	
Contact address:	
Telephone:	
Email:	
Any additional information:	

Agent:	
Contact address:	
Telephone:	
Email:	
Any additional information:	

### 1.3 Building details

Type of building:	
Approximate age of building:	
Brief description:	
Proposed site address:	
Site address where the building was inspected:	
Proposed use of building:	
Previous use of the building:	
Inspection dates and weather:	
Inspection by:	
Other persons present:	
Building Consent status:	

### 1.4 Areas accessed by LBP

Describe how the building was inspected. Example:

*The external envelope of the subject building viewed from ground floor level and where safely accessed by ladder from ground level.*

*Internally, our inspection was limited to those parts of the buildings that could be safely accessed and a head and shoulders inspection of the roof space.*

*Access was gained into the subfloor space...*


### 1.5 Reporting conditions

This report has been prepared under the following conditions of engagement:

- The survey is based on a visual inspection only; therefore it is not possible to guarantee that all concealed areas containing defects will be accessible (floor voids, roof voids, etc). No intrusive investigation will therefore be undertaken.
- Signs of water ingress will be searched for during the completion of the survey, however the report cannot warrant that the building is free from water penetration, from defective roofing, cladding, rainwater goods, rising damp or the like unless evident at the time of our visual survey.
- Only areas where safe access is possible have been inspected.
- The report is provided for the use of the client identified in section 1.1 and the Council and may not be used by others without written permission. The writer of this report accepts no liability to third parties who act on the report.
- The report must be read in conjunction with photograph and condition tables provided.
- This report is for the purposes of the District Plan. The report also requires a safe and sanitary declaration for the purposes of the Building Act 2004.

### 1.6 Exclusions

This report **does not** include comment about the following:

- a. The structure of the building unless otherwise commented upon;
- b. The surrounding neighbourhood;
- c. The value of the property;
- d. Illegal works;
- e. Internal condition of the building unless otherwise commented upon.

Additionally no search has been made of:

- f. Local authority rates;
- g. Government valuation; or
- h. LIM or PIM reports.

### 1.7 Definitions

The following defines the condition comments of the elements surveyed:

- Good:** Items that have suffered minimal weathering, wear or decay and are free from any visual defects.
- Reasonable:** Items that have worn through 'normal' use and weathering, and is in commensurate condition to the building age and use.
- Poor:** Items that are worn, decayed or weathered either due to the age, abnormal use or lack of maintenance.

## 2.0 CONDITIONS TABLE

### RMA 1991—Mandatory External Reinstatement

Item	Construction Element	Description	Condition	Required Upgrades and Comments	Photograph
<i>Example:</i>		Corrugation iron, wood, brick, tile	Reasonable	Repaint, re-roof, none	Insert multiple photographs if/as required under any of the below sub-headings
1	ROOF				
2	SPOUTING AND DOWNPIPES				
3	FOUNDATION CLADDING				

## 2.0 CONDITIONS TABLE

### RMA 1991 — Mandatory External Reinstatement

Item	Construction Element	Description	Condition	Required Upgrades and Comments	Photograph
<i>Example:</i>		Corrugation iron, wood, brick, tile	Reasonable	Repaint, re-roof, none	<i>Insert multiple photographs if/as required under any of the below sub-headings</i>
4	WALL CLADDING				
5	WINDOW AND DOOR JOINERY				
6	OTHER AREAS OF INTEREST				

### 3.0 BUILDING ACT REQUIREMENTS

This report is for purposes required by the District Plan. It is not a report to address matters required by the Building Act.

A building consent is required for the relocation of this building and all subsequent works as a consequence. The building work must be designed and undertaken by a Licensed Building Practitioner with the appropriate category of licence (certain homeowner exemptions may apply). This Pre-inspection report must be submitted to Council with an application for Building Consent.

The Building Consent documents must be provided to Council along with the appropriate fees and proof of ownership (Certificate of Title less than 3 months old or sale and purchase agreement for the proposed site).

### 4.0 SAFE AND SANITARY

#### 4.1 Safe and Sanitary

Comment is required.

The LBP undertaking the survey of the building MUST give a declaration regarding whether the building is/isn't safe and sanitary.


#### 4.2 Health and Safety

Set out below a description of any health and safety concerns identified. Example: Asbestos




## 5.0 ESTIMATE OF COSTS OF EXTERNAL REINSTATEMENT WORKS

The estimate of costs of external reinstatement works is the sum of

*Note:*

*Allow a contingency sum for any damage in transit.*

*“Reinstatement Works” means the extent of the work required to the exterior of the Relocated Building as specified in the Building Pre-Inspection report for the purposes of the District Plan. The exterior reinstatement works will not include matters regulated by the building legislation or connection to foundations; but may include matters required by the District Plan for work to be undertaken and completed to the exterior of the building to a workmanlike standard and to achieve a tidy appearance, including, without limitation:*

- a. Repair of broke windows and window frames;*
- b. Repair of rotten weatherboards or other damaged wall cladding;*
- c. Necessary replacement or repair of roof materials;*
- d. Cleaning and/or painting of the exterior where necessary e.g. roof, walls, window frames etc;*
- e. Repair of transit damage; and/or*
- f. Replacement and painting of baseboards or other foundation cladding.*

## 6.0 LICENCED BUILDING PRATICITIONERS SIGNATURE

I, certify that the information provided is true and correct and that the building described above appears to have applied with the relevant Building Regulations at the time of its construction, and (if a dwelling) the building has been previously designed, built and used as a dwelling (Except previously used garage and ancillary buildings).

Author:	
Signed:	
Peer Reviewer (if undertaken):	
Qualifications (LBP—carpentry, design site):	
For and On Behalf of: (Company name)	
Address:	
Telephone:	
Email:	

## 7.0 OWNER CERTIFICATE AND DECLARATION

As a requirement of the Whanganui District Plan, I/we

--

CERTIFY that I/we will ensure that within **9 months** from the building being delivered to site the buildings external reinstatement, insulation, heating, infrastructure, closing in, ventilation of foundation, and connections to services (mains or private) will be completed.

I/we will inform the planning department of Council of the proposed relocation **at least 48 hours** before relocation occurs.

I/we acknowledge that failure to complete any mandatory work identified in 2.0 "Mandatory Condition Table" relating to the reinstatement of the building may lead to Council taking enforcement action under the Building Act 2004, or Resource Management Act 1991, including by way of a notice to fix, infringement notice, abatement notice, enforcement order or prosecution.

Signed: ..... Print Name: .....

Owner

Signed: ..... Print Name: .....

Owner

Signed: ..... Print Name: .....

Owner

### 7.1 Additional Comments and notes


## APPENDIX A— PHOTOGRAPHS

	Elevation description:		Elevation description:
	Elevation description:		Elevation description:
Elevation description e.g <i>Front elevation</i>			Elevation description: