

### **Pre-Purchase & Pre-Sale Building Surveys**

If you are going to buy or sell a property we can provide an inspection report that will identify the general condition of a property and any major defects.

The report inspection is comprehensive, confidential and aims at protecting your investment/purchase. A pre-sale report can also enhance the saleability of a property.

The inspection is undertaken in accordance with NZS 4306: 2005. (This summarises the features inspected)

### **Safe and Sanitary Reports (S&S) - Condition Assessment Report (CAR)**

If you have a property, where either the building was constructed without a building permit prior to July 1<sup>st</sup> 1992 (Prior to the introduction of the Building Act 1991) or, the Council have lost the records of existing buildings on the site (built prior to July 1<sup>st</sup> 1992) then a S&S/CAR report can be submitted to Council for their assessment/acceptance.

Council place the report on their property files along with confirmation and this is generally provided with any LIM applied for by a future owner. It can also be submitted to finance/insurance companies to confirm building suitability.

### **Weathertight & General Reports (W&G)**

If a moisture management issue has been identified within a building a non-invasive W&G report can initially comment on the existing condition of the exterior cladding systems, compliance of original installation, likely cause of issue and likely on going durability and maintenance issues.

If as a result of the initial assessment, it is found that there is a need to fully assess the extent of the moisture management issue then an invasive investigation can then be undertaken. The report provided in association with the invasive investigation may provide adequate information to identify the need to either undertake full or targeted remediation. It will also provide guidance on whether a new Building Consent is required before undertaking any remediation work.

### **Leaky Homes – Annual Monolithic Cladding Inspection**

Independent assessment reports can be provided on issues that relate to insurance claims, site investigation, specialist reports, cladding durability.

Annual condition assessments on monolithic clad buildings provide guidance on any present or future maintenance issue that will impact on the durability of a building.

### **Construction Progress Inspections - Project Management**

Are you worried whether your dream home is being built to the highest standard?

We can provide a quality control report and inspection service that enables reasonable surety and peace of mind.

### **Property Maintenance/ Rental Property Inspection/Relocate House Report**

We can inspect, report and schedule property maintenance requirements. Whether you own a house or a shopping complex we can provide a comprehensive maintenance inspection service. Relocate House provided on request.

We can also provide reliable qualified tradesmen to undertake any urgent or scheduled maintenance as and when required.

### **Building Consent Applications – Plan Design Service**

Need help with a Building consent application or require need a plan design service?

We have extensive knowledge of the Building Act, the Building Codes and regulations and can provide a design plans and specification for submission for a Building Consent

## Certificate of Acceptance (COA) – Unauthorised Building Work

Built something without having first uplifted a Building Consent? Worried that you maybe held liable by any future owner?

This could result in the loss of a property sale however, the Building Act allows you to apply for a Certificate of Acceptance (COA) which purchasers lawyers usually require before they confirm a settlement on a property transaction.

We can provide the necessary independent reports, design plans and organise professional consultants as required for a COA application with Council.

For an opinion and assistance on how to best proceed, reduce liability and obtain compliance contact us.

## About Us

Over 38 years experience in the building industry, 13+ years as a builder, 15 as a Council Building Officer, 10+ years as a Consultant/Designer. Member of Certified Builders, Licensed Building Practitioner (Carpentry/ Site 2/Design1) Acknowledged building industry professional (Provided over 1000 Building Reports), professional indemnity insured, Residential Building Developer etc.

## Fee Schedule

Residential Pre-Purchase/Pre-Sale/Safe & Sanitary, Condition Assessment Reports

Reports: **\$460** House - **\$400** Apartment/Unit  
Commercial buildings **quoted based** on complexity  
(Plus GST & Travel)

General Building Consultancy - Weathertight & General – Construction Progress Inspections

**\$85/hr.** (Plus GST & Travel)

Maintenance & Unauthorised Building - Annual Monolithic Inspection Reports

**\$85/hr.** (Usually 4 to 5 hrs. + GST & Travel)

Rental Property Inspection & Relocate Report

**\$85/hr.** (Usually 2 to 4 hrs. with report + GST & Travel)

Project Management Service

**Quote provided** (Cost relates to extent of engagement + GST & Travel)

Plan Design Service

**Quote provided based on work building complexity**  
(Quote provided depending on complexity of project/travel etc + GST)

**Travel** (85cents/km plus ferry tickets)

# Christiansen Building Services Ltd

[www.christiansenbuilding.com/services.co.nz](http://www.christiansenbuilding.com/services.co.nz)

## Building Consultant/Designer

Mark Christiansen  
Licensed Building Practitioner  
(Site 2/Carpentry/Design)

Ph./Fax 09 4078060 Mobile  
021407806  
Email  
teatrecottage@xtra.co.nz