

Before an Independent Hearings Panel
Appointed by Christchurch City Council

under: the Resource Management Act 1991

in the matter of: proposed Plan Change 14 to the Christchurch District
Plan

and: **Carter Group Limited**
(Submitter 824)

Statement of evidence of Kyle Brookland (building condition
assessment) on behalf of Carter Group Limited

Dated: 20 September 2023

Reference: Jo Appleyard (jo.appleyard@chapmantripp.com)
Annabel Hawkins (Annabel.hawkinsr@chapmantripp.com)

chapmantripp.com
T +64 3 353 4130
F +64 4 472 7111

PO Box 2510
Christchurch 8140
New Zealand

Auckland
Wellington
Christchurch



**STATEMENT OF EVIDENCE OF KYLE BROOKLAND ON BEHALF OF
CARTER GROUP LIMITED**

INTRODUCTION

- 1 My full name is Kyle Jason Brookland.
- 2 I am the owner and director of Informed Property Inspections Limited, which I founded in May 2018. Prior to Informed Property Inspections I was undertaking residential inspections from 2013 onwards for Peace of Mind Inspection Services. Prior to inspections I was a builder and site foreman for a commercial construction company.
- 3 My qualifications include National Trade Qualified Carpenter, National Advanced Trade Carpenter, Licensed Building Practitioner – Carpentry and Site 2 (Registration Number 111358) and Member of the Master Inspector Association of New Zealand as a Registered Master Inspector (RMI® Reg.2324310545CH).
- 4 I have been assessing properties in Canterbury for more than 10 years. I produce in-depth property inspection reports which exceed the national standard, to ensure clients can make informed financial decisions.
- 5 I have a particular commitment to technology to ensure the accuracy of my reports. This includes using:
 - 5.1 A robot to enable full inspection of the sub-floor;
 - 5.2 An elevated pole camera to provide access to restricted roof designs;
 - 5.3 A thermal camera; and various electrical testing equipment.
 - 5.4 Invasive and non-invasive moisture meters to detect moisture through walls.

CODE OF CONDUCT

- 6 While this is not an Environment Court hearing, I note that in preparing my evidence I have reviewed the Code of Conduct for Expert Witnesses contained in Part 9 of the Environment Court Practice Note 2023. I have complied with it in preparing my evidence. I confirm that the issues addressed in this statement of evidence are within my area of expertise, except where I state that I am relying on the opinion or evidence of other witnesses. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

PROPERTY INSPECTION REPORT

- 7 I was asked by Mr Philip Carter to undertake an inspection of the Blue Cottage at 325 Montreal Street (on the corner of Gloucester and Montreal Street, noting the address is sometimes described as 32 Armagh Street, which is the rear entrance to the wider site).
- 8 I undertook an inspection on 25 August 2023. I carried out the inspection in accordance with NZS 4306:2005 Residential property inspection. I undertook a subsequent inspection for lead paint on 16 September 2023.
- 9 I produced a Building Inspection Report which is attached as **Appendix 1** to my evidence.

Kyle Brookland

20 September 2023

APPENDIX 1

INFORMED PROPERTY INSPECTIONS

Inspector

Name: Kyle Brookland
Phone: 021 298 7395
Email: kyletheinspector@gmail.com
Date: 25 August 2023.
16 September 2023. Lead Paint Testing.
Time: 9:00 am.
Weather Conditions: Fine.
Site Address: 325 Montreal Street - (Corner of Gloucester & Montreal).
Client: Shane Olivia Limited.



Summary

For the purpose of this property inspection report, the main entry into the property is via the doors facing towards the Gloucester street boundary. The foundation system is a stone perimeter ring foundation with the subfloor timbers supported by a combination of concrete, brick and stone foundation piles. The exterior cladding consists of painted timber weatherboards directly fixed to the timber framing. The roof cladding consists of corrugated iron which is located over the pitched timber framing. The interior linings are a combination of lath and plaster with sections of painted timbers also present. The door and window joinery is timbe single glazed to all sections of the property. The property is in very poor overall condition with large sections of water ingress damage to the roof framing, internal structural walls with deterioration also present to the exterior wall cladding.

**PLEASE NOTE: THIS REPORT MUST BE READ IN FULL COLOUR ONLY.
THIS REPORT IS SOLELY FOR THE NAMED PERSON LISTED AS CLIENT.
CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005**

CLIENT: Shane Olivia Limited.

SITE ADDRESS: 325 Montreal Street - (Corner of Gloucester & Montreal).

INSPECTOR - NAME: Kyle Brookland - 021 298 7395.

COMPANY: Informed Property Inspections Ltd.

QUALIFICATION: National Trade Qualified Carpenter
National Advanced Trade Carpenter
Licensed Building Practitioner - Carpentry and Site 2.
Registration Number 111358.
Member of the Master Inspector Association of New Zealand.
Registered Master Inspector (RMI® Reg.2324310545CH)

DATE AND TIME OF INSPECTION: 25/08/2023 9:00 am.

The following areas of the property have been inspected:

SITE: yes
SUBFLOOR: yes – restricted entry.
FLOOR LEVELS: yes
EXTERIOR: yes
ROOF EXTERIOR: yes
ROOF SPACE: yes – restricted entry.
INTERIOR: yes
SERVICES: yes
PROPERTY STATUS: vacant
ACCESSORY UNITS, ANCILLARY SPACES AND BUILDINGS: n/a

Any limitations to the coverage of the inspection are detailed in the written report.

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential property inspection, and I am competent to undertake this inspection.

Signature:

Kyle Brookland

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with requirements of any Act, Regulation, or bylaw, nor is this report a warranty against any problems developing after the date of the property inspection. Refer to NZS 4306:2005 for full details.

Informed Property Inspection Services does not provide any warranty or guarantee for Leaky Building Syndrome and recommends additional testing if elevated moisture readings or risk factors are noted.

At no time should this report be considered a full weather-tightness inspection report.



Kyle Brookland 021 298 7395
kyletheinspector@gmail.com
Bank Account
ANZ: 06-0817-0685374-00
GST Number 105-063-687
Valid until 31/12/2023 Subject to change.

2023 Quotable Prices New Build Inspections
All prices listed below exclude GST.

Single bedroom with concrete slab	\$475.00
Two bedrooms with concrete slab	\$525.00
Three bedrooms with concrete slab	\$550.00
Four bedrooms with concrete slab	\$575.00
Five bedrooms with concrete slab	\$640.00

Travel charges apply. \$40 – Rolleston – Lincoln – West Melton – Prebbleton – Kaiapoi.
\$50 – Tai Tapu – Springston – Rangiora.

Additional charges apply for invasive or complete moisture levels to all areas (quoted separately). Thermal imaging is recommended for any monolithic cladding property.

All invoices are to be paid in full within seven days from the date of invoice. Late payments may incur a 5% interest charge per month if payment is not received in full. Travel is not charged for the local Christchurch area.

Reports are usually delivered within 24 hours and, if major issues are found, a meeting can be arranged to discuss the approximate costs involved. This has proven to be very successful in allowing the sale to proceed as the purchaser or vendor is well informed of the required repairs and costs involved.

All inspections include non-invasive moisture meter testing with a Trotec T660 to the areas of concern. These areas include the laundry and bathrooms as standard at no additional cost.

Basic floor levels are checked with a Zip Level Pro at no additional cost (typically, between 4 and 6 locations).

All properties are inspected to New Zealand Standard 4306:2005 For Residential Property Inspections.

Limitations apply for Leaky Building Syndrome Properties.

This is not a weather-tightness report.

- Roof cladding including spouting
- Exterior windows and doors
- Exterior cladding
- Foundation •Subsidence
- Interior of property – detailed room check • Electrical function of most power points and interior lights
- Non-invasive moisture testing (bathroom, toilet, and laundry)
- Ventilation
- Ceiling Space
- Insulation
- Sub floor space
- Vermin infestation
- Fences •Paths and driveways

Limitations apply for Leaky Building Syndrome properties, and any inspection undertaken on a property with monolithic cladding is a basic builder's inspection only and is not undertaken to NZS 4306:2005. Thermal imaging is recommended as well as invasive inspections to determine the condition of the framing. This service is not provided by Informed Property Inspection Ltd.

The Report

Limitations of this Report

Disclaimer

- (a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily accessible at the time of inspection. Inspection did not include any areas or components which were concealed or closed-in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation, or wiring), or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris, or soil).
- (b) The inspection did not assess compliance with the New Zealand Building Code, including the Code's weather-tightness requirements or structural aspects. On request, specialist inspections can be arranged for weather-tightness or structure or any systems including electrical, plumbing, gas, or heating.
- (c) The purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described on this report, and may not identify all past, present, or future defects. Descriptions in this report of systems or appliances relate to their existence only, and not their adequacy or life expectancy. Any area or component of the building, or any item or system, not specifically identified in this report as having been inspected, was excluded from the scope of the inspection.
- (d) This report has been prepared based on visual inspection of the building works using normal, readily available access, and without testing of components for the assessment of the overall structural condition of it and associated items, and without recourse to construction drawings.
- (e) The report is based on experience and reasonable opinion; however, it is not a guarantee against moisture ingress at the time of inspection or in the future. The inspection was visual and non-invasive. Testing with meters was also undertaken as noted. The report is a guide only (as per New Zealand Standards), and not a guarantee against moisture ingress or structural failure and is to be accepted as such by the owner.
- (f) It is confirmed that no detailed geotechnical investigation has been included in this report. Any investigation of the condition and location of underground drainage and services, and of electrical, gas, and plumbing (except as otherwise described in this report) is not included in this report.
- (g) No warranty can be given as to other defects not apparent to visual inspection at the time, inclusive of underground services, waterproofing, soil stability, or moisture content in partitions or exterior cladding systems/timber framing.
- (h) Weather conditions can affect moisture found, e.g. long dry spells, driving rain in certain directions which can cause localised leaks and may only incur under certain weather conditions. This stresses the importance of flashings, ground levels, et cetera, which may be highlighted in this report.
- (i) This report does not include any positioning of buildings, or improvements in relation to site boundaries, or provide any guarantee whatsoever that those items surveyed will not fail at some later date. Any information here pertains strictly to the observation on the day of inspection, and accessibility only.
- (j) If the property is controlled by a body corporate or similar, it is recommended that, prior to purchase, a copy of the minutes be obtained from the Corporate Secretary to establish the history of the inspected property or other properties under such body corporate. This inspection has been undertaken on the sole dwelling and does not extend to the remainder of the complex or common areas. Inspection is confirmed to the above property only and does not cover structural integrity of the entire complex.
- (k) Note: the EQC or insurance repair scopes have not been reviewed unless attached to this report.

Summary:

All properties have cosmetic imperfections.

Informed Property Inspection reports are to NZS4306:2005 standards.

Under NZS4306:2005 guidelines, our inspection and reporting are for:

- **Significant Defects**
- **Significant Maintenance**
- **Gradual Deterioration**
- **Particular Attributes**

Overall:

The property has been constructed with low exterior maintenance requirements present.

Weather-tightness Risk Assessment:

The property currently has a **High Weather-tightness Risk** based on the property's deferred maintenance to the cladding with damage clearly visible.

Currently the cladding is in very poor condition with numerous gaps and sections of moisture damage present to the cladding and the framing due to deterioration and water ingress – there have also been multiple patch repairs to the framing undertaken during temporary repairs.

Moisture Detection:

There were numerous elevated readings recorded at the time of inspection – the full extent of the damage will only become apparent during works.

Vegetation:

All vegetation should be cut back to provide at least 200 mm of clearance, or removed from the exterior cladding, to allow for easy viewing of the surface and identification of any cracks in the cladding.

Ground Clearances:

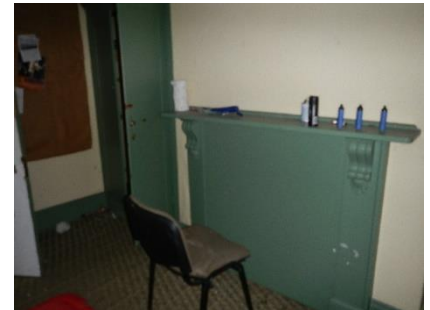
It is important that acceptable ground-to-cladding clearances are maintained, and that no fill, gardens, paths, or concrete are directly against the exterior cladding unless specifically designed with suitable water proofing membranes installed.

Restoration

Please note the extent of the works required to return this property to a safe operational standard involves an almost complete replacement of all of the build components and it would likely be more cost effective to replace the structure with a modern equivalent.

G1

Flooring:	Human excrement is present on the flooring and as a result all timbers will require removal – this may include sections of the subfloor as well.
Walls:	Lath and plaster, painted. Relining of the surfaces will be required due to the timber framing condition – sections of the exterior and interior framing will require replacement due to moisture damage.
Ceiling:	Lath and plaster, painted. Re-lining of the surfaces will be required due to mold present throughout the ceiling cavity.
Doors:	Due for replacement.
Windows:	Timber, single glazed. Due for replacement due to moisture damage.
Heating:	Old fireplace – bricks appear to be from the 1950's.



G2

Flooring:	Human excrement is present on the flooring and as a result all timbers will require removal – this may include sections of the subfloor as well.
Walls:	Lath and plaster, painted. Re-lining of the surfaces will be required due to the timber framing condition – sections of the exterior and interior framing will require replacement due to moisture damage.
Ceiling:	Lath and plaster, painted. Relining of the surfaces will be required due to mold present throughout the ceiling cavity.
Doors:	Due for replacement.
Windows:	Timber, single glazed. Due for replacement due to moisture damage.
Heating:	Old fireplace – bricks appear to be from the 1950's.



G3 – G8

Flooring:

Human excrement is present on the flooring and as a result all timbers will require removal – this may include sections of the subfloor as well. Section of moisture damage are present to the flooring and the subfloor timbers in this area – directly related to the condition of the roofing – the roof system is not draining correctly and is currently overflowing.

Walls:

Lath and plaster, painted.

Very high moisture readings were recorded in the walls due to the water ingress from the roofing structure.

Re-lining of the surfaces will be required due to the timber framing condition – large sections of moisture damage are present with structural walls requiring replacement.

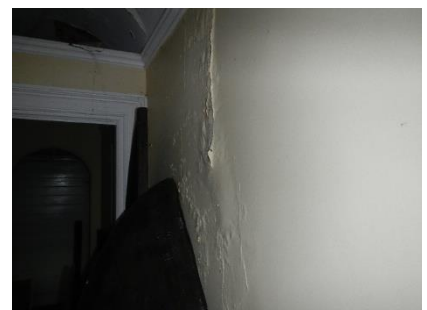
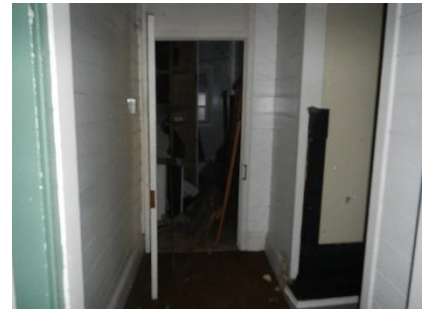
Ceiling:

Lath and plaster, painted.

Relining of the surfaces will be required due to extensive moisture damage.

Doors:

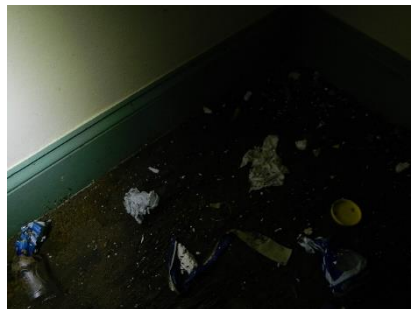
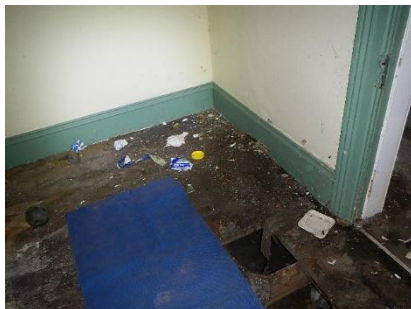
The main door leading to the exterior is due for replacement due to moisture damage.





G4

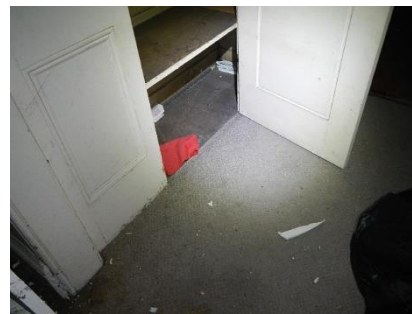
Flooring:	Human excrement is present on the flooring and as a result all timbers will require removal – this may include sections of the subfloor as well. Sections of moisture damage are present to the flooring and the subfloor timbers in this area – directly related to the condition of the roofing – the roof system is not draining correctly and is currently overflowing. Very high moisture readings were recorded in the flooring due to the water ingress from the roofing structure.
Walls:	Lath and plaster, painted. Re-lining of the surfaces will be required due to the timber framing condition – large sections of moisture damage are present with structural walls requiring replacement. Very high moisture readings were recorded in the walls due to the water ingress from the roofing structure.
Ceiling:	Lath and plaster, painted. Relining of the surfaces will be required due to extensive moisture damage.
Doors:	Due for replacement due to moisture damage.





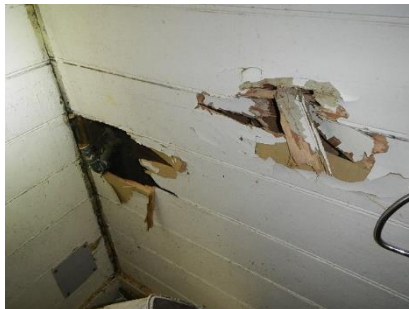
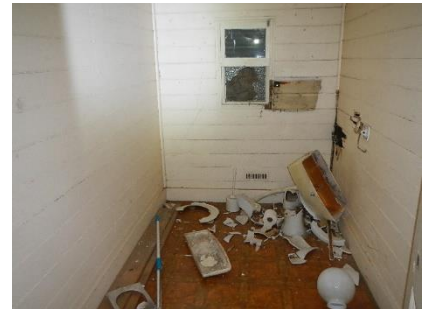
G5

Flooring:	Human excrement is present on the flooring and as a result all timbers will require removal – this may include sections of the subfloor as well. Sections of moisture damage are present to the flooring and the subfloor timbers in this area – directly related to the condition of the roofing.
Walls:	Lath and plaster, painted. Re-lining of the surfaces will be required due to the timber framing condition – large sections of moisture damage are present with structural walls requiring replacement.
Ceiling:	Lath and plaster, painted. Relining of the surfaces will be required due to extensive moisture damage.
Heating:	Old fireplace – bricks appear to be from the 1950's.



G6

Flooring:	Tiles over an assumed concrete substrate – this floor appears to have been installed in the 1950's.
Walls:	Painted timbers. Re-lining of the surfaces will be required due to the timber framing condition – large sections of moisture damage are present with structural walls requiring replacement.
Ceiling:	Painted timbers. Relining of the surfaces will be required due to extensive moisture damage.
Doors:	Due for replacement due to moisture damage.
Sewer:	The toilet is broken, and the line is currently open.



G7

This room requires a full re-fit and appears to have been installed in the 1950's and does not appear to be original to the property.



G9

This room requires a full re-fit and appears to have been installed in the 1950's and does not appear to be original to the property.



G10

Flooring:	Human excrement is present on the flooring and as a result all timbers will require removal – this may include sections of the subfloor as well.
Walls:	Lath and plaster, painted. Re-lining of the surfaces will be required due to the timber framing condition.
Ceiling:	Lath and plaster, painted. Relining of the surfaces will be required due to extensive moisture damage.
Heating:	Old fireplace – bricks appear to be from the 1950's.



G11

Flooring:	Sections of moisture damage are present on the surface.
Walls:	Lath and plaster, painted. Re-lining of the surfaces will be required due to the timber framing condition – large sections of moisture damage are present with structural walls requiring replacement.
Ceiling:	basic linings and lounge and grooved timbers, painted. Relining of the surfaces will be required due to extensive moisture damage.
Doors:	Due for replacement due to moisture damage.
Heating:	Old fireplace – bricks appear to be from the 1950's.



Foundation System

Construction Type:	Stone perimeter ring beam.
Condition:	There are sections of movement to the foundation with sections of re-levelling required.
Timber Flooring:	Numerous sections of the flooring will require removal and replacement due to moisture damage and contamination of the flooring.
Subfloor Timbers:	There are sections of borer damage present with sections of moisture damage also present around the center of the property due to water ingress.



Plumbing & Drainage

Complete replacement of all sections will be required.
No sections of the water or drainage system appear to be operational.

Ceiling Cavity

Construction Type:

Pitched timber framing supporting the corrugated iron roofing.

Condition:

The timber framing is covered in mold and testing is required prior to any
Due to the mold and border present it is likely to require complete
replacement of all timbers above the top plate of the timber framing.



Wall Cladding

Cladding Type:

Timber weatherboards directly fixed to the timber framing.

Condition:

The cladding is in very poor overall condition with full replacement of the cladding required to ensure that the property can be returned to a fully weathertight condition.

This would also provide the opportunity for new flashings around the new doors and windows.

Doors:

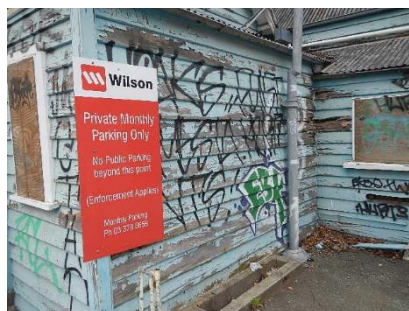
All of the doors to the exterior will require replacement due to extensive moisture and impact damage.

Windows:

The windows are due for full replacement – moisture damage is present.

Ground Clearance:

There is currently direct contact with the surrounding soils – this is likely to have caused damage to the cladding – framing and the subfloor timbers. ground clearance present.

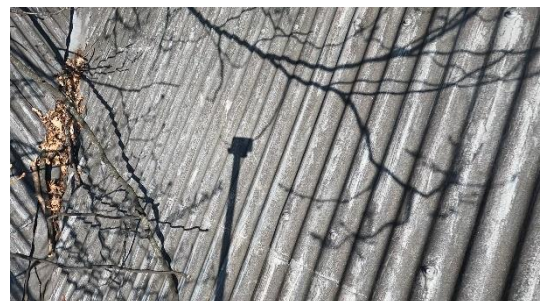
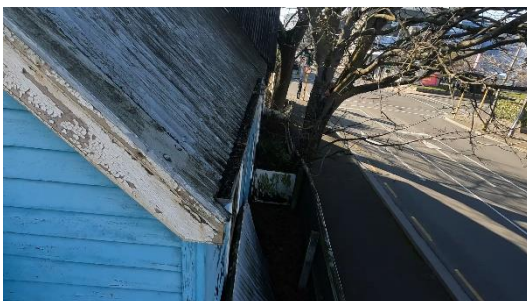


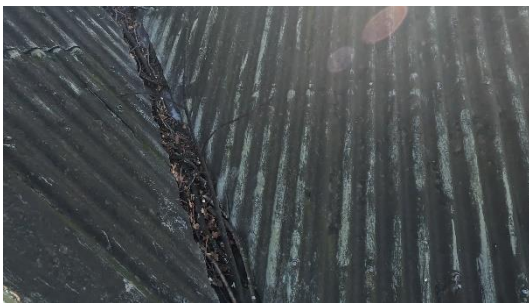




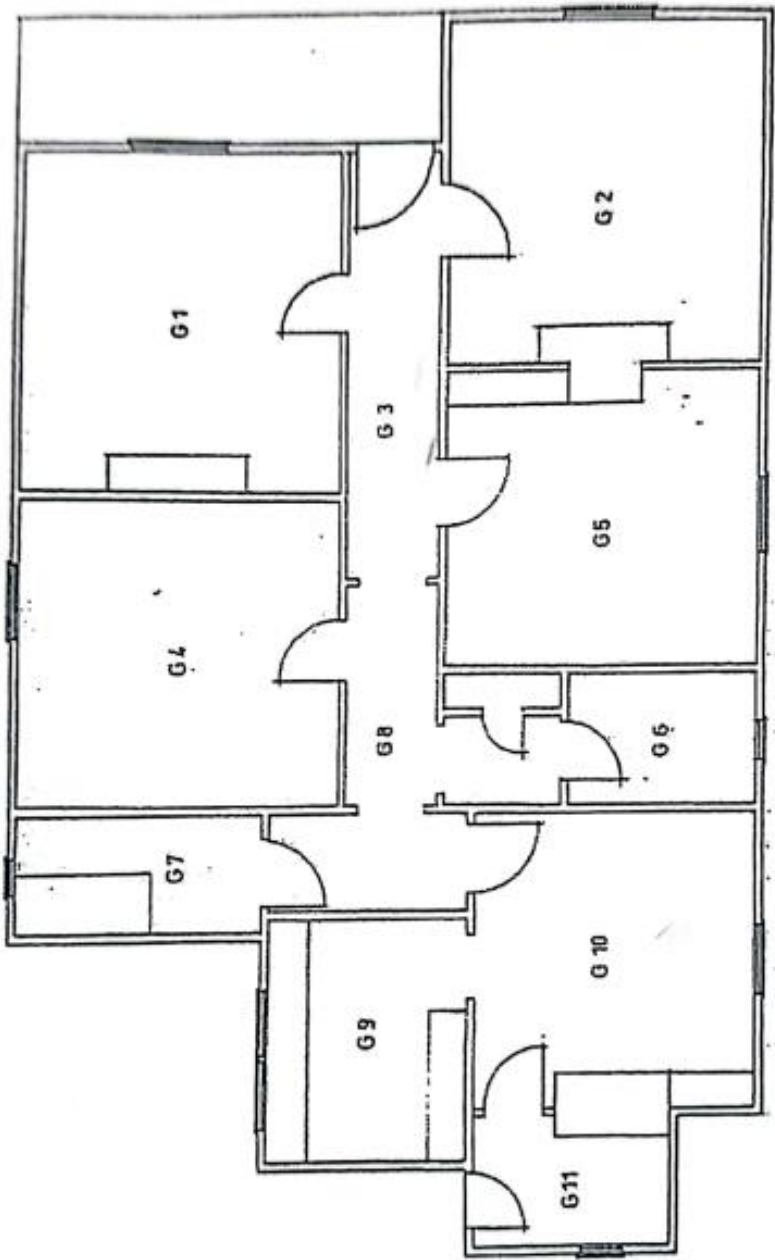
Roof Cladding

Construction Type:	Painted corrugated iron roofing located over pre-tensioned timber trusses.
Condition:	The roofing is due for complete replacement to all areas.
Ridge Capping:	The Ridge capping is due for replacement.
Gable Flashing:	The gable flashings are due for replacement.
Spouting:	Due for full replacement.
Fascia/Barge Boards:	Timber – due for replacement.





Floor Plan



FLOOR PLAN 1:50 (A2)
COTTAGE

Lead Paint Test Results

The test kit solution contains Sodium sulfide which is a colourless water-soluble salt with the formula (Na_2S) - which gives strongly alkaline solution.

When exposed to air, sodium sulfide emits hydrogen sulfide (H_2S) which reacts with any lead products to produce a black coloured surface reaction.

G1 G4 G7 Elevation.

Instant paint reaction confirming the presence of lead paint.



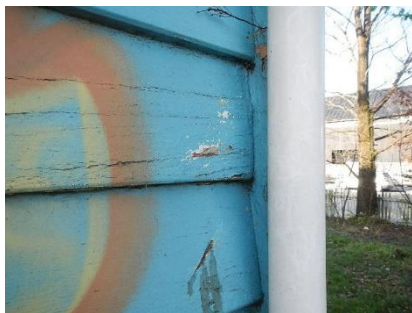
G1 G2 Elevation.

Instant paint reaction confirming the presence of lead paint.



G2 G5 G6 G10 G11 Elevation.

Instant paint reaction confirming the presence of lead paint.



G7 G9 G11 Elevation.

Instant paint reaction confirming the presence of lead paint.

