



Building Pre-Inspection Report

For: Manawatu District Council

1.0 GENERAL INFORMATION

1.1 Introduction

This Building Pre-Inspection Report has been prepared in accordance with the requirements of the Manawatu District Plan. It accurately records the external condition of the to be relocated and sets out all reinstatement works required to the exterior of the building after it has been relocated 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 building consent application which must be lodged with the Manawatu District Council at the same time as this Report is submitted to the Council.

The Condition Table set out in Section 2 of this Report and associated photographs assist in providing a representation of the condition of the building prior to the commencement of the relocation.

The Report also provides photographs of the surroundings of the destination site. These photos provide context for the standard to be achieved in reinstating the relocated building.

The Report has been prepared by _____ of _____
as per our instruction/agreement dated _____ on behalf of our clients _____
in accordance with the requirements of the Manawatu District Plan.

1.2 Applicants Contact Details

Applicant:	
Contact address:	
Telephone:	
Email:	
Any Additional information:	
Agent:	
Contact address:	
Telephone:	
Email:	
Any Additional information:	

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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 Buildings	<i>[Relocated building must have been previously designed, built and used as a dwelling (Except previously used garage and ancillary buildings)]</i>
Is the building being split for transportation	
Will the split affect wall cladding	
Will the split affect roof cladding	
Inspection Dates & Weather:	
Inspection by:	
Other persons present	
Building Consent Status	

1.4 Site Characteristics *(this section may be filled in by the owner of the destination site)*

Existing character of the site	
Topography of the surrounding environment	
Areas of Vegetation on and around the site	
Areas of any cultural or heritage value identified in the District Plan	

1.5 Areas assessed by Licensed Building Practitioner

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....]

1.6 Reporting Conditions

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

- The building inspection undertaken for the purpose of this Report 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 building inspection undertaken for the purpose of this Report, 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 applicant identified in section 1.1 of this Report and the Manawatu District Council and may not be used by others without written permission by those parties. The writer of this Report accepts no liability to third parties who may act on the report.
- This Report must be read in conjunction with photograph and condition tables provided.
- This Report is for the purposes of meeting the requirements of the Manawatu District Plan. It is not a Report to address matters required by the Building Act 2004. 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 Licensed Building Practitioners.

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1.7 Exclusions

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

- a) The structure of the building unless otherwise commented upon;
- b) The value of the property;
- c) Illegal Works; and
- d) Internal condition of the building unless otherwise commented upon.

Additionally, no search has been made of:

- e) Local Authority rates;
- f) Government Valuation; or
- g) LIM or PIM reports.

1.8 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 Condition Table

RMA 1991 – Mandatory External Reinstatement					
Item	Construction Element	Description	Condition	Required Upgrades & Comments	Photograph
1	Roof				
2	Spouting and Downpipes				
3	Wall Cladding				
4	Foundation cladding				
5	Window and Door Joinery				

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3.0 Safe And Sanitary

Licensed Building Practitioner must give a declaration regarding whether the building is /isn't safe and sanitary.

Note: If the building is not considered safe and sanitary then give reasons (Example: evidence of building defects such as rot, transport damage).

4.0 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 broken 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. roofs, walls, window frames etc
- (e) Repair of transit damage; and/or
- (f) Replacement and painting of baseboards or other foundation cladding.

5.0 Licensed Building Practitioner 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	Peer Reviewer
Signed:	<i>If undertaken/available</i>
Qualifications <i>LBP Category etc</i>	

For and On Behalf of Company Name	
Address	
Telephone	
Email	

6.0 Owner Certificate And Declaration

As a requirement of the Manawatu District Plan, I/we CERTIFY that I/we will ensure that within 12 months from the building being delivered to the destination site the reinstatement work required in the Condition Table in Section 2.0 of this Report will be completed.

I acknowledge that failure to complete any reinstatement work identified in the Condition Table in Section 2.0 may lead to the Manawatu District Council taking action under the Resource Management Act 1991, including by way of infringement notice, abatement notice, enforcement order, or prosecution. This report does not restrict the Council to undertake enforcement action under other legislation.

I acknowledge that where reinstatement work is not completed within 12 months of the building being delivered to the destination site that a resource consent application will be required for the relocated building. I understand that the Council may charge fees from time to time for activities relating to relocated buildings, as set out in its Annual Fees and Charges.

I certify that the description of the destination site and accompanying photos are true and correct.

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I will provide to the Council photos showing the exterior of the building 12 months after relocation to show reinstatement works required by Condition Table 2.0 of the Building Pre-Inspection Report have been achieved.

Signed _____ Name _____
(Owner)

Signed _____ Name _____
(Owner)

Signed _____ Name _____
(Owner)

Destination Site Photographs

Additional Comments and Notes