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To whom it may concern,

I am a qualified and licensed building inspector with over 20 years in construction. I've been a full time building inspector for over 8 years and I'm a member of the New Zealand institute of building inspectors.

I have visited and inspected the property at 134 Brougham Street, Mount Victoria, Wellington recently for the owners Jane and Turi Park. They asked me to provide advice on the current condition and state of the property, and whether it would be realistic to undertake and then maintain a heritage renovation.

It is important to convey three points as clearly as I can:

1. **The property is no longer in its original (heritage) state, and given the poor state it is in now, would be extremely expensive and take a lot of time to restore.** For example, on the exterior; many of the original windows have been replaced with (1960s?) aluminium joinery which are nearing the end of life and in my opinion to replace these would be costly due to the support framing and cladding around the windows containing significant bora damage. The roof is now in 'Decramastic' tiles (1970-1980s?), and may contain asbestos. Many external additions have been effectively 'tacked on cheaply' over the years, including mismatched windows and doors, and multiple 'lean-to' constructions of low quality (and likely untreated) materials. The garage is of poor construction and is also leaking and needing to be rebuilt. This will be expensive as the current cladding likely contains asbestos too. Inside the building it is immediately obvious that this has not been a functioning family home for what looks like 100 years. The piles and sub-floor have moved significantly, to the extent that rooms and even doorways are significantly (25-50mm+) off level.
2. **The rear of the property is a bedsit which hasn't been used for 6 years+ due to rot.** The floor and the joists have completely rotten away *and there are currently tree ferns growing inside!* In my opinion this rear part of the house is irreparable and needs to be demolished and rebuilt. This bedsit is also connected to the main house via a lean to and this area (currently bedroom 4 of flat 2) would also not be worth saving due to the damage caused by the rot in the bedsit connected to it by only a locked door. The moisture levels in the walls of this this room are very high. The tenant runs a dehumidifier constantly.
3. **Most significantly I sighted bora and further rot damage to the roof joists, exterior cladding, interior framing and in the sub-floor.** Any proper renovation undertaken at this property would mean that all of these structural components would all have to be assessed, and if damaged removed and replaced first. It would be cheaper and better to demolish and rebuild on this site.

It is my experience with properties like this one that when a builder starts working on a small fix – you are often opening up a can of worms. The work required at this property is serious and significant. In short, this work will be troublesome for the owners, and for any tradespeople involved.

The additional cost, time and stress required to complete a renovation of this home to a meaningful heritage quality will far exceed the costs of building a new home on the site. This investment would only ever achieve very old (200 years+)

building technology, without any of the design and material advantages of a modern build (eg passive heating, double glazing, etc.).



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