

Upper Selwyn Huts - Hut Condition Inspection

Property details

Valuation number		Legal Description	
Physical Address			
Ratepayer Names		Contact Number	

	Yes	No	N/A	Reasons for Decisions/Notes
Desktop Review Building				
Property file review completed prior to hut inspection to review property records held (if any) Note any relevant information on consents and related compliance information / outstanding CCCs, etc.				
Desktop Review Compliance				
Property file review completed prior to hut inspection to review property records held (if any) Note any relevant information on resource consents and related service requests, etc.				
Note any additional resources identified as being required to carry out site visit? (eg; Food and Health, etc)				
Communication– appointment / visit advised/agreed				
Date condition inspection carried out				
Lot Condition				
General (state of trees/vegetation)				
Vehicles present				
Hoarding / rubbish / etc present				
Hazardous substances present				
How to assess notional boundaries				
Photos of all elevations of hut and surroundings (allow for 6 photos max.)				
Building Condition – External				
Stormwater being collected and discharged appropriately				
adequate space and vents to timber floors to ensure proper ventilation and protect from damp and decay.				
Floor level in relation to ground level				
Foulwater drainage – all sanitary appliances connected to the sewage system, gully traps have grills, appear to be in working order, no signs of overflows, etc.				
External weathertightness – roof and walls – sound, durable, weatherproof, and maintained.				

Condition of ancillary structures (eg; tank stands, sheds, etc)				
Access decks / steps				
RMA / Bylaws / Health / Animal Compliance				
Hoarding				
Vehicles and parking / storage (incl. boats, trailers, etc)				
Storage of hazardous substances				
Animals present				
Business or commercial activity/use observed				
Signage / advertising				
Other				
Hut Condition Summary				
Further Actions Required				
Do any of the identified building non-compliances need rectification? (if yes, follow the NTF SOP)				
Do any of the identified non-compliances/issues trigger Councils dangerous, affected, or insanitary buildings policy (if yes, follow the DAI SOP)				
Do any of the identified RMA/bylaws/health/animal non-compliances need rectification? (if yes, create service request and follow legislative requirements)				

Notes:

For the purposes of conducting condition inspections the [Housing Improvement Regulations 1947](#) will be used as the baseline requirement given the age of the majority of buildings predate the NZ Building Code (1992). Where recent building consents have been granted the condition of the building will be assessed against the relevant consent.

The condition survey is not intended to assess the hut for the purposes of rental accommodation.