

Asset Condition Report

Project: Lake Ohia Hall

Location: 4906 SH 10, Lake Ohia 0483

Date: 20/07/2020



Comments

This Condition Report has been produced by Hoskin Civil Ltd with the intention of providing an objective opinion about the asset condition at the time of inspection.

Inclusions

This report provides for the following:

- general overall asset condition.
- non-destructive visual review of asset elements
- any defects that require immediate attention to preserve the asset.
- defects or issues which may be hazardous to safety.
- accessibility compliance to and in the building.

Exclusions

This report does not include for the following:

- intrusive or destructive investigations or testing of hidden asset elements or concealed services.
- entry to confined spaces (any visual inspection of roof space and subfloor are from access points only if available).
- Inspection of the following services is visual only. Detailed inspections and reporting, if required; must be conducted by a suitably qualified and registered technician.
 - Electrical / Data / Security
 - Fire Safety Systems (passive & active)
 - Heating
 - Plumbing & Drainage
- testing for Asbestos Containing Materials (ACMs), lead based paints and any other hazardous materials (see S2.3 Points to Note).
- advice on seismic performance.
- areas of the property that are not made available or readily accessible at time of inspection.

Notes

- Scope
 - This report is provided as a guide to the condition of the property it relates to. A scope of works be established prior to commissioning any services. This scope definition may require additional inspections and/or destructive testing.
- Costs
 - Any costings outlined in this report are provided as a guide only. Quotes for services must be obtained to confirm costs prior to commissioning physical works or other services.
- This report follows NZS 4306:2005 guidelines for non-invasive visual methodologies of inspection.

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2. Conditions Report for Lake Ohia Hall, 4906 SH 10, Lake Ohia 0483

2.1. Introduction

Far North District Council provides and supports a range of affordable community and civic buildings strategically located throughout the district. This portfolio of community assets includes 32 halls and other spaces purposed specifically for district, civic and community activities. Council is seeking an understanding of the condition of this asset portfolio district wide.

2.2. Purpose

The purpose of this report is to describe the existing condition of the asset to enable Council to make informed decisions on current and future management of the property, including any maintenance and renewal requirements. A key intent of this report is to highlight:

- Current asset condition sufficient to inform future asset planning
- Urgent remediation that may be required to preserve the life of the asset
- Accessibility deficiencies relating to the building
- General compliance deficits

2.3. Points of Note

This report is not an asbestos survey however, if Hoskin Civil Ltd suspects that asbestos containing materials (ACMs) are present, this will be communicated as part of this report. Any asbestos testing, reporting and management must comply with the statutory requirements of the Health and Safety at Work (Asbestos) Regulations 2016, and be conducted by a registered consultant. Asbestos was used prolifically in New Zealand buildings between the late 1930s through to the mid-1980s. Hoskins Civil Ltd does not accept any liability relating to the identification, testing or management of ACMs but can secure these services should they be required.

Hoskin Civil Ltd provides this report based on non-destructive observations of the asset at the date of inspection. It is advised that specialised professional consultants - i.e. structural or geotechnical engineer, plumber, electrician, gas fitter, fire engineer, heating and ventilation engineer – are engaged should further investigation be required in these areas of expertise.

3. Inspection Summary

3.1. Property Specifics

Name	Lake Ohia Hall		
Location	4906 State Highway 10, Lake Ohia 0483		
Legal description	Pt Section 36 Blk VIII Rangaunu SD		
Construction Date	1930/40 est.		
Capital Value	\$83,000	<i>NOTE: valuation data is from FNCD GIS – this may not necessarily reflect current market value.</i>	
Land Value	\$39,000		
Brief Description	The building is single level, consisting of one main hall with two toilets and a kitchen of to one side under a single roof. The building is an old schoolhouse moved on to the site at an undetermined date.		
BWOF	No Building Warrant of Fitness certificate was observed in the building.		

3.2. Site Overview



Figure 1 Lake Ohia Community Hall Site Overview

3.3. Traffic Light Observation Summary

The following is an executive overview of property condition.

Observation Legend

- 3** Defects requiring immediate attention (further investigation, repair, or replacement).
- 2** Serviceable - defects requiring maintenance, renewal, or remediation in the very near future.
- 1** Serviceable asset elements, requires no immediate attention outside of regular maintenance.
- NA** Not inspected (access unavailable, hidden, or buried assets) or not present.

Building Element		Image #
Building Exterior		
3 Foundations	Concrete piles footings are precast sitting on existing grade - timber piles are fixed with through wires – some perimeter pile footings have disintegrated	6/7
2 Subfloor or Slab	Subfloor framing is in good condition – pile fixings are only skew nails to timber piles with no specialist fixings – some exterior piles are rotten Base boards are damaged or missing	8/9 12/13
1 Walls	Through limited exposed framing, wall framing appears in reasonable condition - may be rotten behind damaged cladding	
3 Claddings	Mix of shadow clad ply, bevel back and rusticated timber weather boards - all showing signs of rot	14>17
2 Windows	Timber windows with evidence of severe rot in places	18
1 Doors	Timber painted - old but serviceable	19
Roofs		
1 Roof Cladding	Corrugate sheet roofing direct fixed to rafters without building paper in reasonable condition – needs washing & paint touch up	21/21
1 Roof Structure	Roof rafters are 2x4 stick framed in good condition	22
3 Gutters	Gutter and downspouts are uPVC in serviceable condition but require cleaning and reconnection – leaking badly in places	23
NA Insulation	No insulation is present in the building	
Building Interior		
1 Wall Structure	Through limited exposed framing, walls appear in good condition generally and of pine framing	
1 Floors	Flooring is a mix of varnished T&G rimu - old pipe holes afford rodent egress – see interior images 6/7/24	24
2 Ceilings	Ceilings are sheet low density painted fibreboard with some damage	25/26
1 Linings	Painted vertical timber shiplap, low density fibreboard and masonite all in original condition with some damage	27/28
2 Windows	Timber windows with evidence of rot- mechanical operators are seized – operators and windows are non-operational	29
1 Doors	Timber painted - old but serviceable	30
Kitchen, Toilets, and other Amenities		
Kitchen	Single sink, basic cabinets - minimal services	31
2 Appliances	Free standing electric stove/oven – no electrical certificate	32
2 Fixtures	Single cold water sink – drain not through to gulley trap	33
Toilets	Basic but functional – no accessibility	32
2 Generally	1 male, 1 female toilet with cold water sink – basic but serviceable	34/35
2 Fixtures	Serviceable	34/35
Electrical, Gas and other Services		
Electrical	It is recommended that all electrical reticulation, fixtures and fittings be reviewed by a certified electrician with the next schedule maintenance	
1 Main panel	Good condition	36
2 Subpanel	Original but functional – need electrician to verify integrity	37
2 Fixtures	Basic original fixtures with single hanging light – some gaps around outlets	38
Plumbing		
2 Water	Cold water reticulation is pressure pumped from a concrete water tank through buteline type pipe work	39

Building Element			Image #
3	Waste	<i>Sink waste is not connected to gulley trap</i>	40
NA	HWH	<i>No water heating</i>	
HVAC			
NA		<i>No heating or cooling in the building</i>	
Accessibility			
External			
3	Parking	<i>There is no designated accessible parking</i>	
3	Ramps	<i>There are no accessible ramps or platforms - there is one non-complying ramp to the side door</i>	41
2	Doors	<i>The main entry door could accommodate accessible access but requires a ramp and threshold modifications</i>	42
Internal			
3	Toilet	<i>There is no accessible toilet</i>	34/35
3	Doors	<i>Internal doors (kitchen/toilets) do not meet accessibility requirements</i>	
3	Thresholds	<i>Entrance door thresholds exceeded acceptable accessible parameters</i>	43
3	Circulation	<i>Access to and within some spaces of the hall do not comply – door widths & toilets</i>	
External Site - Grounds, Parking, Driveway and Services			
2	Driveway/Parking	<i>Parking areas are non-defined and overgrown but serviceable</i>	44
2	Vegetation	<i>The site is overgrown and required some grounds maintenance</i>	
NA	Fencing	<i>No site specific fencing is apparent however an old tennis court is fenced</i>	45
NA	Retaining		
1	Signage	<i>There is a clear sign on site</i>	46
Site Services			
NA	Site Drainage	<i>No specific ground drainage evident, sheet water flows to north of site</i>	
2	Water	<i>Roof water into a concrete tank, reticulation is by way of a pressure pump</i>	39
1	Stormwater	<i>Stormwater overflow is to ground soakage</i>	
3	Waste Water	<i>Gulley traps are overgrown and allow storm water ingress into system</i>	47/48
1	Effluent	<i>Effluent management is on site. Septic tank appears to be in road reserve</i>	49
2	Approach & Road Reserve	<i>There is no formed or designated approach from or to the state highway</i>	50/51
Hazards, ACMs and Safety Observations			
NA		<i>*No ACMs identified</i>	
Other			

*Indicates that no ACMs were observed – please read S.1.3.

4. Inspection Findings and Recommendations

4.1. Building Exterior & Structure

Foundations

The foundations are preformed concrete pile pads sitting on existing grade. There does not appear to be any key into ground however no subsidence is evident. Some areas of ground are damp under the building with no damp proof membrane (DPM) barrier present. Clearance for ground to joist meets current code. Some of the perimeter piles and pile foundations have deteriorated and require replacing.

Subfloor Framing

Subfloor framing is original native sawn timber joists over bearers on timber piles. Piles are wire fixed over DMP to precast pile pads. All subfloor framing is in a good dry condition and fixed with skew nails, no specific bracing elements or tie down fixings are used (i.e. wire dogs or timber connectors). This is fit for purpose and shows no signs of movement. Baseboards are damaged or missing and need repair.

Walls

The external walls are original timber framing. No moisture reading was taken however, due to cladding issues (read below), it is assumed that some local framing damage will be evident at further investigation. Exterior walls are not insulated.

Claddings

External claddings are a mix of painted mix of timber weather boards, rusticated weatherboards, and shadowclad plywood. All claddings, edge trims and joiners show signs of deterioration, distortion, and rot. The shadowclad ply has areas of delaminating paint and is deteriorating at the corners and lower edges of the building. These areas of rot and damaged claddings required cutting out, replacing, and repainting. It is public knowledge that shadowclad plywood has resulted in a class action lawsuit throughout New Zealand due to its weathertightness failings.

Windows

Windows are timber throughout and inoperable. Several windows, sills and surrounds show signs of rot and moisture ingress. Localised repairs should be affected to these damaged areas to arrest continued degradation. Where possible windows should be made operable. This will require easing and repainting of adjusted sashes and in some case new or reworked operators.

Doors

The two entry doors are original timber and in a serviceable condition.

4.1.1. Roof

Roof Cladding

Roof cladding is of an undeterminable age. This is a replacement of the original and appears to be at least twenty years old due to its unfinished underside and having been installed directly onto the existing rafters without any underlay. The roof is in a serviceable condition however, requires a pressure wash and paint touch up at the next programmed maintenance period. There is an unused flue pipe with no evidence of leakage which can remain in place.

Roof Structure

The roof structure is predominantly 2 x 4 timber framed in situ and although original, is in good serviceable condition. Soffits and barge boards are in good condition. Barge ends and associated

flashings to rear of the building at the water tank require cleaning and repainting in near future (fig 23). The roof space is not insulated.

Gutters/Downs Spouts

Gutters and downspouts are uPVC, are in good condition but need cleaning and re-joining in places (see fig 23).

4.2. Building Interior**Walls**

The interior walls are timber framed in serviceable condition

Floors

Floors appear to be a variety of varnished remu planking throughout in good condition. Some old plumbing holes require plugging (fig 24) to deter rodent ingress.

Ceilings

Ceilings are of low density sheet fibre board with battens. There are areas of minimal damage that will benefit from repair (see interior images and fig 25). Water damage is evident in the toilet ceiling but appears old (fig 26)

Linings

Interior linings are a mix of painted vertical timber shiplap, low density fibreboard and masonite, in a reasonable condition. There is some damage to masonite (fig 28) on the male toilet partition walls however this is just unsightly and not presenting a human or structural hazard.

Windows

The windows to the north side of the building are timber framed with mechanical operators. The windows do not open and the operators are coming away from the wall. It is recommended that both be serviced to an operable status to permit ventilation to the building.

Windows to the south of the building, including bathrooms and kitchen are timber pivot windows with some showing signs of rot. Rotten timber needs to be cut out and replaced with new primed and painted timber infills. Sashes are inoperable, and it is recommended that at least one window in each of the toilets and the kitchen are made operable to permit ventilation and eliminate moisture build-up.

Ensure that any exposed timber due to this process is suitably primed and painted and that any missing putty is replaced, and latches are secure and operable.

Doors

There are two entrance door and a mix of hollow core doors to the toilets. All are in a serviceable condition. There is a concrete upstand inside the north entry door that will have been an old entry porch slab. This now inside the building and will inhibit accessibility through this door due to it high above floor level.

4.2.1. Kitchen, Toilets, and other Amenities**Kitchen**

The kitchen provides basic amenities with a single sink supplied with cold water. There are basic cabinet and bench space with a free standing electric stove

Fixtures

The free standing electric stove operates. There is no evidence of an electrical certificate. It is recommended that a certified electrician review this and all other electrical reticulation, fixtures and fittings at the next programmed maintenance period.

Toilets**Generally**

There are two toilets with a single separate vanity fed with cold water.

Fixtures

Fixtures are basic and serviceable.

4.2.2. Electrical, Gas and other Services**Electrical****Main panel**

The main electrical panel and meter appear to be in near new condition

Subpanel

The sub panel is original (fig 37). It is recommended that the panel be reviewed and serviced by a certified electrician over the next programmed maintenance period.

Fixtures

Electrical fixtures throughout are basic and functional

Plumbing**Water reticulation**

Water reticulation is cold water only pressure pumped from a concrete water tank through buteline type pipe work.

Waste

Waste is uPVC to an onsite effluent management system. The kitchen sink waste required reconnection through to the exterior gulley trap.

HWH

There is no hot water supply.

HVAC

There is no form of heating or cooling

Fire

A single fire exit sign is in place by the north door - no specific fire evacuation scheme is required if the building is used for less than 100 people. There are no smoke detectors in the building. A fire extinguisher is located in the kitchen area. It is recommended that a suitably qualified fire specialist review the building for compliance at the next scheduled maintenance review.

4.3. Accessibility**4.3.1. Accessibility – external**

There are no accessibility provisions currently in place for this hall.

Parking

There is no designated accessible parking on site, however parking is readily available directly adjacent to the entry doors. It is recommended that should accessible upgrades be applied to this hall, a designated parking space be allocated and marked in accordance with NZS4121.

Ramps

There are no complying accessible ramps to the building entry or exit doors. It is recommended that should the hall continue in use, that a complying accessible ramp be installed to the main entrance door and the door threshold interior be made to compliant.

Doors

The external doors are wide enough for accessibility compliance however, thresholds will need to be modified to meet the requirements of NZS4121.

4.3.2. Accessibility - internal**Toilet**

There is no accessible toilet. It is recommended that if the hall is to remain in use, that one of the toilets be converted to a unisex accessible toilet.

Doors

Existing toilet doors do not comply with NZS4121. However, at this stage, this moot point as the toilets are not accessible compliant.

Thresholds

There are no internal thresholds.

Circulation

Circulation generally accommodates accessible manoeuvrability.

4.4. External Site - Grounds, Parking, Driveways and Services**Vegetation**

The site is marginally overgrown. It is recommended that any ground vegetation be clear back from the building and the site vegetation be cleared as part of any maintenance schedule.

Fencing

There is a mix ad hoc nonspecific fencing to some of the site. It is considered appropriate to leave this as is.

Retaining

There is no retaining or earth banking on site.

Drainage

No ground draining is evident, sheet water flows to the north of the site

Driveway & Parking

Parking is localised hardstand most of which is overgrown. It is recommended that the vegetation be cleared, and hard surfaces be water blasted as part of any maintenance schedule. Due to the limited use of the hall, there is no benefit to marking designated parking areas although an accessible parking sign should be installed to the front h of the building adjacent to the front door if any accessibility upgrades are implemented, like an access ramp.

Signage

There is a clear sign to the site.

Site Services

It is recommended that a suitably qualified plumber conduct a review of all plumbing services.

Water

Water supply is by way of roof capture into a single concrete tank. The water tank appears in reasonable condition. As it was raining at the time of inspection, leak detection was difficult to ascertain however, no leaks were readily observable.

Sanitary Sewer

Effluent management is onsite disposal. It was not possible to detect type or location of any drain field, Council records may reveal this. A vent pipe indicates the location of the effluent tank which appears to be located in the road reserve. Function of the effluent disposal system will need to be verified by a plumber.

Gully traps at the building permit stormwater ingress. This needs to be resolved as soon as possible as stormwater ingress overcharges the effluent management system and can cause system failure.

Stormwater

Roof water discharges into the concrete water collection tank with overflow to undetermined ground soakage.

Ground sheet water flows naturally to the north edge of the site.

4.5. Hazards, Safety, ACMs or Deleterious Materials**Hazards and Safety**

There are no observable hazards or risk to health and safety that require immediate attention.

ACMs or Deleterious Materials

No ACMs were observed.

5. Summary

Generally

The building is of an undetermined age but appears to be structurally sound and in a stable and serviceable condition. Many aspects of the construction and associated elements like the rear ramp do not comply with current codes however, in its present condition there is no obligation aside from the preceding recommendations and the addition of any preferred social benefit improvements, to implement any code compliant upgrades at this stage.

6. Budgetary Considerations

The following matrix outlines current allocated renewal budgets for Lake Ohia Hall over the next five years. A review of the property indicates that the year 2 budget of \$132,427 has not been spent on the asset at the time of inspection. It is possible that this budget will adequately fund the internal renewals noted in the preceding report plus provision of an accessible toilet, should this be the approved way forward. An external accessible ramp will require funding from the accessibility budget. Other external works like gulley trap repairs, remediation to rotten claddings and windows, and clearing of the parking areas can possibly funded through a maintenance or unallocated budget, or through bringing forward part of the year 5 budgets.

Lake Ohia Hall - Renewal Budgets (\$)			2018/19	2019/20	2020/21	2021/22	2022/23	
Asset ID	Description	Replacement	Y1	Y2	Y3	Y4	Y5	5 Yr. Totals
201040	Structure	217,559					217,559	217,559
201041	Services	62,903					62,903	62,903
201042	Internal Fit-out	32,427		132,427				132,427
201043	Driveway, Parking/Base	64,523						
201044	Carpark – Surf/Unsealed	8,586					8,586	8,586
201045	Fencing	3,545					3,545	3,545
201046	Roof	60,065					60,065	60,065
Total Renewal Budgets				132,427			352,658	485,085

The following is a high level estimate of recommended accessibility upgrade costs for the hall, should this be part of Council's preferred option.

Accessibility			
Asset ID	Accessibility Upgrades	Estimated	Year
TBD	Access Ramp	\$ 22,000	Undetermined
TBD	Bathroom upgrades	\$ 50,000	Undetermined
TBD	Sundry and signage	\$ 850	Undetermined
Total Estimated Cost		\$ 72,850	

7. Images

7.1. Exterior



Figure 2 South Elevation



Figure 3 West Elevation



Figure 4 East Elevation



Figure 5 North Elevation

7.2. Interior



Figure 6 Interior 1



Figure 7 Interior 2

7.3. Images other



Figure 8 Degraded perimeter pile footing



Figure 9 Rotten perimeter foundation pile



Figure 10 Pile footings & subfloor framing 1



Figure 11 Pile footings and subfloor framing 2



Figure 12 Damaged baseboards



Figure 13 Missing baseboards



Figure 14 Rotten weather boards



Figure 15 Rotten mouldings



Figure 16 Deformed shadowclad ply cladding

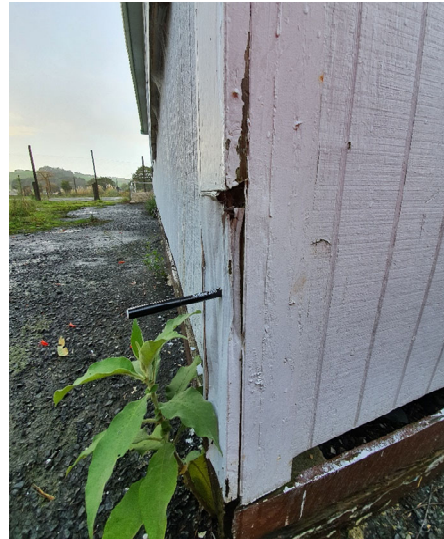


Figure 17 Rotten shadowclad at corner



Figure 18 Typical rotten window sill



Figure 19 Main entry door with steps



Figure 20 Roof showing disused flue



Figure 21 Roof showing algae build up



Figure 22 Roof structure



Figure 23 Gutter showing leak



Figure 24 Holes in floor



Figure 25 Ceilings



Figure 26 moisture on ceiling lining



Figure 27 Typical mix of internal linings



Figure 28 Damaged wall linings



Figure 29 Rotten interior windows



Figure 30 Interior of side door



Figure 31 Kitchen



Figure 32 Kitchen stove



Figure 33 Kitchen showing location of sink



Figure 34 Typical toilet 1



Figure 35 Typical toilet 2

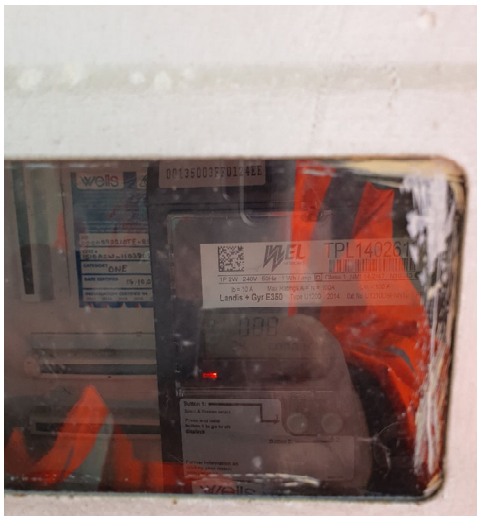


Figure 36 Electrical meter panel



Figure 37 Electrical subpanel



Figure 38 Typical electrical outlet



Figure 39 Concrete water tank



Figure 40 Sink waste not connected to outside



Figure 41 Non-complying ramp to building



Figure 42 Entry door showing steps



Figure 43 Entry door steps & threshold



Figure 44 Parking area



Figure 45 Old tennis court



Figure 46 Site sign



Figure 47 Toilet gully trap overgrown & damaged



Figure 48 Kitchen gully trap overgrown



Figure 49 Location of effluent tank



Figure 50 Eastern road approach



Figure 51 Western road approach