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O'Shea Building Ltd

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To Whom It May Concern,

To carry out a Building Inspection for the purpose to sell the property, directed by current owner.

Location: - 2 Hobbs Street, Hororata.
Legal Description: - SEC 1 SO 5031 BLK XII HORORATA SD-SUBJ T O EASEMENTS ON DP 62423

Site Description: - The property has a total area of 928m² (approximately) and is flat and level, rectangular in shape. Corner Section with road frontage on Hobbs Street and Hororata Road. Good customer parking. The main building which has a large. 26m² (approximately) covered in umbrella deck outdoor area is placed towards the front of the section and includes storage shed which has a power supply and toilet to the side, with an old shed (as is where is) on the back corner of the section, Property is fenced. Good outdoor seating space.

Water is connected to the council water scheme and sewage is septic

Building Details: -

The building comprises of a single storey dwelling, as main building was erected prior to 1965 there are no records of time of build we are estimating it to be built in the 1950's, originally built as a Post Office, Government built, it was converted to a dwelling in 1995 (approximately) then to a commercial café in 2004. Area of main building is 130m² (approximately).

Construction of building is as follows: -

Wooden floor set on piles, with a concrete ring foundation, timber framing, timber rafters, insulation in ceiling space, roof corrugated iron, metal spouting with metal & PVC down pipes. Exterior cladding is timber weatherboard, painted and in good order. Window joinery, wooden and aluminium. Water cylinder is placed in roof space, year of manufacture 1998.

Dining area is fitted with an older style Kent log fire.

The interior linings will consist of different materials due to alterations over the years.

In our opinion for age and style, this building is structurally sound and in tidy order.

Layout of building: -

Enter café to serving/food counter area, kitchen behind this area. To the left is a good-sized dining area, which leads to the bar area which has large bi-folding doors out to the outdoor area. Bathroom off the bar area.

Interior paint finish and wallpaper throughout house is in tidy condition,
Floor coverings are in good order, most of the floor area is sealed timber.

In our opinion the inside of the main building is of good order and presents well.

Issues for your attention; -

- Shed in back corner is as is where is.
- Some weather board rot to back wall on main building.
- Cover for wastewater drain needs to be fitted. **Vendor will attend to this**
- There is an issue with the roof where a nail has been driven into the unders of the iron, this has cause water to get in and run down rafters, this needs further investigation and repaired to prevent further water damage. **Vendor will attend to this**
- Flashing to be fitted to end of barge board **Vendor will attend to this**
- Storage shed with toilet attached needs attention to back side to preserve.
- Galley trap at back door is no in use and could be covered

Please note that this inspection is a visual inspection only.

This report has been undertaken for the addressees only and is not to be used by any other party without the express permission of the writer, we advise that this report is not to be used for any other purpose other than that stated at the beginning of this report.

We trust this information contained herein is sufficient for your requirements. Should you require any further information please contact us.

Yours faithfully

Shirley and Jim O'Shea

