

STATEMENT OF PASSING OVER INFORMATION:
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COPY

CODE COMPLIANCE CERTIFICATE NO: ABA 97001994

Section 43(3), Building Act 1991

ISSUED BY: WAITAKERE CITY COUNCIL

BUILDING CONSENT NO: ABA 97001994

(Insert a cross in each applicable box. Attach relevant documents).

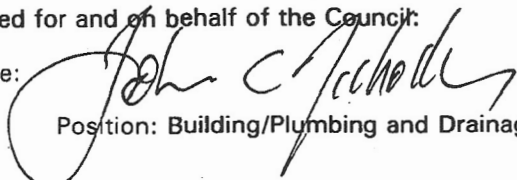
PROJECT	PROJECT LOCATION
<p>All <input checked="" type="checkbox"/></p> <p>Intended Use(s) in detail:</p> <p>Unknown</p> <p>Proposed Work:</p> <p>NEW DWELLING</p>	<p>Name: DAVIDSON, JONATHON BRUCE</p> <p>Street Address: 1 LANDING RD, TITIRANGI, WAITAKERE CITY 1007</p> <p>Mailing Address: 1 LANDING RD TITIRANGI WAITAKERE CITY 1007</p>
<p>Intended Life:</p> <p>Indefinite, but not less than 50 years</p>	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>Property Number: 50062</p> <p>Valuation Roll No: 33700 72308</p> <p>Legal Description: LOT 2 DP 140604</p>

This is:

- A final code compliance issued in respect of all of the building work under the above building consent.
- An interim code compliance certificate in respect of part only, as specified in the attached particulars of the building work under the above consent.
- This certificate is issued subject to the conditions specified in the attached ...page(s) headed "Scope and Conditions of Code Compliance Certificate No. ABA 97001994 (being this certificate)

Signed for and on behalf of the Council:

Name:



Position: Building/Plumbing and Drainage Surveyor

Date: 01/10/2004

AUCKLAND COUNCIL

COPY

WAITAKERE CITY COUNCIL

Page 2

CODE COMPLIANCE CERTIFICATE FOR ABA 97001994

Advise Note: This Code Compliance Certificate relates solely to compliance with the Building Act 1991 and the Building Code. It does not certify compliance with any other obligation of the owner under statute or law generally, or the Resource Management Act in particular.

BCO10080783 Residential final Inspection
Inspection checklist outcome statement 11-02-2020
1 Landing Road Titirangi



Important Note: The following inspection checklist must be read in conjunction with the Auckland Council Inspection Code of Practice where individual line items have been defined to support reasons for decisions. N/A means Not Applicable (not part of this inspection)
 * Indicates a photo has been taken in relation to a particular line item

Inspection Details	
Inspection Type Code	Residential final(IF1)
Date of inspection	11-02-2020
Building name	N/A
Floor/Units (Multi Unit only)	N/A
Lot	N/A
Start time	08:30:00
Scope	Full
Partial description mandatory	N/A
Does the checklist need to be completed?	N/A
Inspection to be completed under supervision	No
Supervision level	N/A
Site safety	Safe
Unsafe site	N/A
Comment - Site Safety (Near Miss)	N/A
Consent documents on site	Yes
Previous inspection history checked	Yes
Involves restricted building work	No
LBP information	N/A

Checklist Item	Result	Comment
Final inspection scope	Final	
Residential final scope	Bathrooms, Drainage, Exterior, Interior, Laundry	
Smoke alarms installed and tested	Pass	
Interior layout as per plan	Pass	
Interior: stairs / balustrades / handrails	N/A	
Interior: outdoor awareness from habitable rooms	Pass	
Interior: light/ventilation to habitable rooms	Pass	
Interior: F4 openings- restrictors or barriers	Pass	
Interior: window/door glazing permanent markings sighted	Pass	
Interior: window and door joinery labelled as per NZS 4211	Pass	
Bathrooms inspected and finishes complete/ impervious	Pass	
Bathrooms: All fixtures trapped / vented	Pass	
Bathrooms: floor waste installed as per plan	N/A	
Bathrooms: Shower enclosure compliant	Pass	
Bathrooms: Ventilation	Pass	
Laundry finishes complete and impervious	Pass	
Laundry: Floor waste gully	N/A	
Laundry: Waste traps vented	Pass	
Laundry: Ventilation	Pass	
Laundry: non-potable water signage	N/A	
Exterior wall cladding integrity and type as per plan (photos required)	Pass	
Exterior wall cladding integrity and type as per plan (photos required)	Horizontal timber weatherboard, Other	Hardietex
Exterior: Penetrations/ junctions sealed and weatherproof	Pass	
Exterior: Window/door joinery weathertight	Pass	
Exterior: Vertical & horizontal control joints finished as per detail	N/A	
Exterior: Fire walls complete as per plans	N/A	
Exterior: subfloor ventilation & access	N/A	
Exterior: Vermin proof	Pass	
Exterior: Finished ground level to floor level clearances (photos required)	Pass	
Exterior: Cladding to finished ground level clearances (photos required)	Pass	

Exterior: Flashings complete and weathertight	Pass	
Exterior: Entry stairs/landing / handrail and barriers compliant	N/A	
Exterior: Driveway/paths and finish ground levels	N/A	
Drainage- Cess pits location and half siphon	Pass	
Drainage: Secondary flow path. No uncontrolled concentrated surface water flows	Pass	
Drainage: ORG / gully trap installed correctly	Pass	
Drainage: Waste pipe/ downpipe support & terminal vent (TV)	Pass	
Drainage: Backflow prevention	N/A	
Drainage: non-potable water signage	N/A	
Drainage: Rain water tank type, location and installation as per design	N/A	

LBP Name (if applicable)	LBP Number	LBP Class
Not applicable to this inspection.		

Documents required	Comment
Not applicable to this inspection.	

Minor Variation Description (if applicable)	Outcome	Outcome reason / Comment
Not applicable to this inspection.		

Inspection Summary	
Fail Comments	Not applicable to this inspection.
	<p>Durability Inspection 2001 Consent to develop basement area A reclad consent has been carried out to replace cladding on the garage and renew the membrane and parapets over the garage. This consent mainly affects BCO10076542 - New deck, garage, retaining wall and drive but also affects an area of cladding around the single garage under this consent, namely the Hardietex cladding over the single garage block retaining wall and the cladding to the north elevation outside the Workshop and rump[us rooms. The remaining hardietex cladding on the basement level is protected by 1st floor overhang. I have sighted works completed generally in accordance with the consented plans</p>

<p>Additional Comments</p> <p>14/2 ✓ 14/2 ✓ 28/2 ✓ 14/2 ✓ 14/2 ✓</p>	<p>Final checklists relating to this consent have been completed. An office review of paperwork indicates all paperwork has been received except for an electrical certificate</p> <p>Some minor completion work to complete as follows</p> <ol style="list-style-type: none"> 1. Complete tile work over laundry tub 2. Provide a photo of cesspit for the novacoil subsurface drain <p>Paperwork as follows</p> <ol style="list-style-type: none"> 1. Electrical certificate for electrical work carried out under this consent (i.e basement development) 2. Complete application for modification relating to B2 durability using consent number BCO10080783 - Development of basement area 3. As built basement floor plan showing correct position of exterior walls where altered from consent drawings <p>Upon receipt of the above application for modification relating to B2 Durability will be approved and the file returned to the area office for CCC issue noting that this CCC should be issued after the reclad Consent BCO10277158 CCC is issued.</p>
Inspection Outcome	Pass
Work completed in accordance with plans	No
Work completed in accordance with plans	Other
Comment - other	As built requested, refer comments
Person on site (name)	Jonathan Davidson
Inspection outcome statement recipient email	geoffrey.brand@aucklandcouncil.govt.nz
Inspection outcome statement recipient email	jondavidson99@gmail.com
Inspection outcome statement recipient email	rduinspect@aucklandcouncil.govt.nz
Inspector's name	Geoffrey Brand
Inspector's email	GEOFFREY.BRAND@AUCKLANDCOUNCIL.GOV.T.NZ
Inspectors phone number	+64 27 498 9193
Inspection duration (minutes) Note- Time may be added for travel and additional processing (eg minor variations)	60
Supervisor's name	N/A
Supervisor's email	N/A
Supervision outcome	N/A
Next inspection required	Not applicable

Photos

Code compliance certificate

Section 95, Building Act 2004
(Form 7 - Building (Forms) Regulations 2004)

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Auckland Council
Te Kaunihera o Tāmaki Makaurau



THE BUILDING

Building consent number:	BCO10277158	Date building consent issued:	10 July 2019
Street address of building:	1 Landing Road Titirangi		
Legal description of land where building is located:	LOT 2 DP 345378		
Building name:	N/A		
Location of building within site / block number:	N/A	Level or unit number:	N/A
Currently, lawfully established use: <i>[include number of occupants per level and per use if more than 1]</i>	Housing		
Year First constructed:	1997		

THE OWNER

Name of owner:	Jonathon Bruce Davidson, Joanne Cain Davidson		
*Contact person:	N/A		
Mailing address:	J&J Davidson Family Trust, 1 Landing Road, Titirangi, Auckland 0604		
Street address / registered office:	1 Landing Road, Titirangi, Auckland 0604		
Phone Number: Landline:	+64 (817) 3839	Mobile:	+64 (21566651)
Daytime:	N/A	After hours:	N/A
Facsimile No:			
Email address:	jondavidson99@gmail.com		
Website:	N/A		

FIRST POINT OF CONTACT FOR COMMUNICATION *(Must be in New Zealand)*

Full name:	Jonathon Bruce Davidson		
Mailing address:	J&J Davidson Family Trust, 1 Landing Road, Titirangi, Auckland 0604		
Street address / registered office:	1 Landing Road, Titirangi, Auckland 0604		
Phone Number: Landline:	+64 (817) 3839	Mobile:	+64 (21566651)
Daytime:	N/A	After hours:	N/A
Facsimile No:			
Email address:	jondavidson99@gmail.com		

BUILDING WORK

Issued by:	Auckland Council	Building Consent Number:	BCO10277158
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RBW - RECLAD - Replace Harditex cladding on western end. New rusticated cedar weatherboards. Refurbish membrane deck above garage. Targeted repairs to critical junctions (new flashings). Construct basement deck platform.

CODE COMPLIANCE

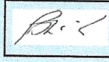
The building consent authority named below is satisfied, on reasonable grounds, that:

The building work complies with the building consent;

ATTACHMENTS

Compliance schedule

On behalf of Auckland
Council:



Date Issued:

19 February 2020

Print name:

Ian McCormick

Position:

Manager, Building Control

Auckland Council, Private Bag 92300, Auckland 1142



ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID NO.:

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under **Part 1** or **Part 2** of AS/NZS 3000 are safe to be connected to the **specified** system of electrical supply.

Location Details:

Contact Details:
(Name and address)

Name of Electrical worker:

Registration/Practising licence number:

Phone & email:

Name and registration number of person(s) supervised:

Certificate of Compliance

Type of work:

Additions

Alterations

New work

The prescribed electrical work is:

Low risk

General

High-risk (Specify):

Means of compliance:

Part 1 of AS/NZS 3000

Part 2 of AS/NZS 3000

Additional Standards were required: No Yes (specify):

Date or range of dates that prescribed electrical work undertaken:

Contains fittings that are safe to connect to a power supply?

Yes No

Specify type of supply system:

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

All Parts (specify)

The work relies on manufacturer's instructions:

Yes No

If yes - copy of manufacturer's instructions attached. (Or provide reference to readily accessible electronic format, eg Internet link.)

The work has been done in accordance with a certified design:

Yes No

If yes - copy of certified design attached. (Or provide reference to readily accessible electronic format, eg Internet link.)

The work relies on a Supplier Declaration of Conformity:

Yes No

If yes - copy of Supplier Declaration of Conformity attached. (Or provide reference to readily accessible electronic format, eg Internet link.)

Has an earthing system that is correctly rated (where applicable)

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010

Description of Work:

Test Results (provide values)

Polarity (Independent earth):	
Insulation resistance:	Ohms
Earth Continuity:	Ohms
Bonding:	Ohms
Fault Loop impedance	Ohms
Other (specify):	

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature:

Date:

Electrical Safety Certificate

By signing this document I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name:

Registration/Practising licence number:

Certifier's signature:

Certificate Issue Date:

Connection Date:

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.



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(Name and address)

Name of Electrical worker:

Registration/Practising licence number:

Phone & email:

Name and registration number of person(s) supervised:

Certificate of Compliance

Type of work:

Additions

Alterations

New work

The prescribed electrical work is:

Low risk

General

High-risk (Specify):

Means of compliance:

Part 1 of AS/NZS 3000

Part 2 of AS/NZS 3000

Additional Standards were required: No Yes (specify):

Date or range of dates that prescribed electrical work undertaken:

Contains fittings that are safe to connect to a power supply?

Yes

No

Specify type of supply system:

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

All Parts (specify)

The work relies on manufacturer's instructions:

Yes

No

If yes - copy of manufacturer's instructions attached. (Or provide reference to readily accessible electronic format, eg Internet link.)

The work has been done in accordance with a certified design:

Yes

No

If yes - copy of certified design attached. (Or provide reference to readily accessible electronic format, eg Internet link.)

The work relies on a Supplier Declaration of Conformity:

Yes

No

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Fault Loop impedance	Ohms
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Certifier's signature:

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Registration/Practising licence number:

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Connection Date:

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Applicator Workmanship Warranty

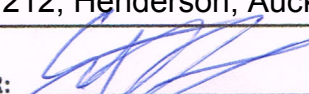
WARRANTY NO: SUP-2880 DATE OF INSTALLION: 16/08/2019
BUILDING OWNER: Jonathan & Joanne Davidson OWNER TELEPHONE: 021566651
SITE ADDRESS: 1 Landing Road, Titirangi, Auckland 0604
APPLICATOR: Superior Waterproofing 2000 Ltd APPLICATOR TELEPHONE: 09-813-5138
APPLICATOR ADDRESS: PO Box 121212, Henderson, Auckland 0650
AREA LAID (SQM): 49 sqm PRODUCT: Hitchins
PRODUCT TYPE & USE: Trafficgard - Roof

Subject to the conditions appearing below, the Applicator warrants its workmanship as follows:

- a) All membrane products (the "Materials") are laid and installed in compliance with the manufacturer's instructions; and
- b) For a period of 5 years, the Workmanship on the Materials by the Applicator shall maintain a waterproof barrier to the area treated.

This Warranty shall be subject to the conditions which follow:

- 1. This Warranty shall extend only to the workmanship undertaken by the applicator and shall in no way bind the manufacturer of the materials laid and installed by the Applicator.
- 2. The Applicator's obligations under this Warranty shall be limited to the Applicator making good at their expense any defect in the workmanship which permits the entry/escape of water. The Applicator shall have no further liability or responsibility for any direct, indirect or consequential injury, loss or damage whatsoever and howsoever arising.
- 3. This Warranty shall not apply to any alleged defective workmanship that is:
 - a. Due directly or indirectly to any cause such as (without limiting the generality of this exclusion) governmental or environmental interference or any other cause beyond the reasonable control of the Applicator; or
 - b. Caused by the act, omission, default or representation of any party other than the Applicator, its servants or agents and in particular the work of any other tradesman and damage from persons not authorised by the Applicator to have access to or be employed in the repair, maintenance or alteration of the application during the warranty period; or
 - c. Caused by the Materials or any of them being disturbed by any party other than the Applicator after fixing.
- 4. This Warranty shall be invalid unless the Applicator receives the Customer's written claim within the warranty period and within fourteen (14) days after the date of discovery of any alleged defect.
- 5. Where it is necessary for the Applicator to repair any defective workmanship, the Customer shall remove and/or replace plant, equipment or any other objects that hinder the access by the Applicator to the Materials. The cost of any site visit requested under a warranty claim which does not reveal any problem relating to the warranted scope of work shall be paid by the party requesting the inspection at the then current trade consultancy rates.
- 6. The Customer shall have made payment in full to the Applicator for the nominated works within the terms of the Applicator's contract with the Customer prior to the Customer making claim under this Warranty.
- 7. In the event that any materials subject to this Warranty are ordinarily acquired for personal, domestic or household use or consumption, then this Warranty shall be read subject to the guarantees contained in the Consumers Guarantees Act 1993.
- 8. The Customer acknowledges that the Applicator is not employed by nor is an agent of the manufacturer of the Materials and that the manufacturer will not be liable to any person for the Workmanship, acts of defaults of the Applicator.

APPLICATOR NAME: Eddie Tell APPLICATOR TELEPHONE: 021-388863
ADDRESS: PO Box 121212, Henderson, Auckland 0650
SIGNATURE OF APPLICATOR:  DATE: 31/01/2020

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GAS SAFETY CERTIFICATE



Client Name:

Reference or Job #: ICP (if known):

Location of installation: (enter an identifier such as registration number for relocatable installations)

Number & Street

Suburb

Town / City Postcode

Description of gasfitting work:

Service Rinnai 22 Lpg unit
clean burner
clean heat exchanger
set gas pressure as per data plate
test for unit gas leaks up to and including isolation valve

Parts of the gas installation to which this certificate applies:

All Part (specify below)

Date of connection or completion (if different from date of certifying connection):

Name and registration number of anyone who carried out work under supervision:

By signing this document I confirm that the work described in this Gas Safety Certificate, and the installation or part installation is connected to a gas supply and is safe to use.

Certifier Signature:

Name of person authorised to certify the connection:

Registration number:

Certificate Issue Date:

Outline any additional information attached:

This Gas Safety Certificate confirms that the gasfitting work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

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Sto New Zealand

Sto 10 Year Refurbishment Warranty

This warranty is limited to the specific Sto materials and building components supplied by Stoanz Ltd to a registered Sto Contractor company for the nominated project. The materials must be installed in accordance with the project documents, Sto specifications & details and maintained in accordance with the StoService Assurance schedule for the Sto 10 Year Warranty.



1. CONTRACT DETAILS

StoWarranty No: SW07183 **Date of Warranty:** 11th October 2018

Project Address: 1 Landing Road, Titirangi, Auckland 0604

Project Classification: Remedial **Project Completion Date:** October 2018

Sto Contractor: Nexus Exteriors Ltd

Sto Contractor Reg No: #406 **Sto Contractor LBP No:** BP118853

Builder / Main Contractor:

Council / Consent No: Auckland Council

Sto Specification No: SS404R

Substrate: Existing Textured FCS **Render Finish:** StoLit K 1.5mm

Facade Paint: StoColor Maxicryl **Colour Match:** Alabaster

Sto System: **StoArmat Refurbishment System** over existing textured fibre cement sheet construction including Sto uPVC flashings and details that constitute the StoArmat Refurbishment Render System all installed in accordance with the current Sto specifications & details based on BRANZ Appraisal No 478.

Sto New Zealand

Sto 10 Year Refurbishment Warranty

2. TERMS AND CONDITIONS

1. This warranty is limited to the specific materials supplied by Stoanz Limited to the Sto Contractor for the above contract.

The warranty period is for 15 years from practical completion and warranties that the material components of the **StoArmat Remedial Render System** will meet the relevant clauses in the New Zealand Building Code for this type of building element when maintained in accordance with the StoService Assurance Schedule.

2. The warranty guarantees the fitness of purpose of the materials supplied for the contract in accordance with the Sto specification, details, documentation, technical data sheets and any other specific written instructions or details supplied by Stoanz Ltd.

This Warranty is specific to the **StoArmat Remedial Render System** nominated.

3. The warranty is not an application or process guarantee which is the responsibility of the registered Sto Contractor.

The Sto Contractor must complete and sign off a Sto Quality Assurance document as part of the application process and complete the Contractors PS3 Workmanship Guarantee attached as part of the Sto Warranty Documentation.

4. Any work to the finished surfaces or alteration of the end use of the structure requires prior written approval from Stoanz Limited.

5. There shall be no liability for Stoanz Limited or the Contractor in respect of damage to or deteriorations in performance of the coatings caused by Act of God, exceptional weather conditions, earthquakes, fire or riot civil commotion, vandalism, nuclear explosions or fall out, damage caused by objects dropped from above, bursting or other forms of destruction or failure of gas or fluid carrying pipes or other vessels, electrical faults, negligence or damage by the main contractor, Owner and/or occupier of the building and/or any visitors to the building on which the coatings are applied, or any criminal act, or any physical damage from mechanical causes spillage of any substance or disruption of the surface to which the coatings are applied by any natural disturbance of the structure.

There will be no liability for consequential damage or thermal stress fractures or damage caused by the light reflectance value of the colour selected being below the specified light reflective value for the cladding material or system specified.
Note; where the nominated colour selected is below our recommended system light reflective value any defects attributable to thermal stress will be the responsibility of the owner.

Sto New Zealand

Sto 10 Year Refurbishment Warranty

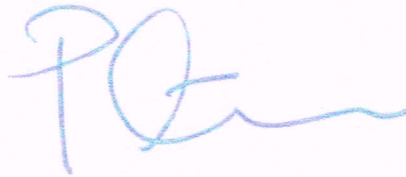
6. In the event that faulty materials have been supplied, on receipt of evidence to the satisfaction of Stoanz Limited of such fault it will remediate by replacing or rectifying the materials and if required it will appoint a Sto Contractor to undertake the work.
- It will not be liable for consequential damages, and its obligation is to remediate and repair so that the original warranty period and performance are met.
-
7. In the event of a dispute arising from the interpretation or action regarding the warranty the decision of a mutually acceptable arbitrator will be final and binding.

3. DECLARATION

Company Seal:



Signed:



Peter Andersen
For and on behalf of Stoanz Limited

Sto New Zealand

Sto Contractor PS3 Guarantee

2. STO CONTRACTOR CONDITIONS

1. The registered Sto Contractor confirms that they have undertaken and completed the specified system at the above address in accordance with the Sto specification, Sto documentation, Sto typical or project specific details & specification, Sto TDS sheets, any Stoanz Ltd written instructions and all other relevant contract documentation to which the building has been constructed using products supplied by Stoanz Ltd.
2. The registered Sto Contractor guarantees the application of the Sto Render System from the date of practical completion for an initial period of 5 years in accordance with NZBC. On inspection and completion of the service requirements as detailed in the StoService Assurance schedule the Sto Contractor agrees to renewed the Contractors PS3 Workmanship Guarantee in five yearly increments in accordance with the Sto 15 Year Warranty and StoService Assurance maintenance schedule.
3. In the event of any premature breakdown in the StoArmat Remedial Render System, which is directly attributable to any application defect or non-compliance of the applied StoArmat Remedial Render System the registered Sto Contractor guarantees to unhesitatingly acknowledge their obligations to repair the defects.
4. The Sto Contractor PS3 Guarantee is issued to the Client and is to be read in conjunction with the Stoanz Limited Sto Material Warranty. The Sto Warranty and PS3 Guarantee are null and void unless payment has been made in full for the work carried out by the Sto Contractor. The property owner is to ensure the Sto Service Assurance check of the exterior Sto system and any adjacent dissimilar materials are completed and certified at two and half (2½) yearly intervals. Any physical damage or defects during the warranty period must be rectified immediately.

3. DECLARATION

The undersigned Sto Contractor confirms that the work was completed in accordance with the Sto specification, details and Sto Quality Assurance documentation using products supplied by Stoanz Limited and that a facsimile or electronic copy of the signed Sto Warranty Request will be sufficient evidence that the project and Sto documentation has been executed.

Date:

12/10/18

Signature for and on behalf of Sto Contractor:



Printed name:

Stefan Lohes

Sto New Zealand

StoService Assurance

All properties require servicing to ensure the exterior building elements remain functional and the warranted surfaces are maintained in good condition. The StoService Assurance addresses this requirement with 30 month services to check the exterior building elements and ensure that the Sto Contractor PS3 Guarantee remains current. The inspections (optional initial 1 year check and service check every 2½ years) are undertaken by the Sto Contractor to clean and maintain the facade with a StoService Certificate issued on completion to update the documentation.



Please register by completing the project owner details below and email to: info@sto.co.nz

1. REGISTRATION DETAILS

StoService Assurance No: SW07183 **Date of Warranty:** 11th October 2018

Project Address: 1 Landing Road, Titirangi, Auckland 0604

Project Completion Date: October 2018

Project Owner Name: Jonathan Davidson

Project Owner Email: jondavidson99@gmail.com **Project Owner Phone:**
Project Owner Mobile:

Sto Contractor: Nexus Exteriors Ltd

Sto Contractor Reg No: #406 **Sto Contractor LBP No:** BP118853

CHANGE OF OWNERSHIP

New Owner Name:

New Owner Email: **New Owner Phone:**
New Owner Mobile:

Notes:

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2. OWNERS SERVICE GUIDE

1. The exterior building envelope should be checked annually for any physical damage or visual impairments that must be noted and rectified or as necessary repaired by the Sto Contractor concerned. It is recommended to wash the exterior rendered surfaces with water or a proprietary house wash that is thoroughly washed off with clean water before cleaning the joinery & glazing at least annually to remove dirt, airborne contaminants and any fungal activity.

Note: every 2½ years during the StoService the exterior will be thoroughly cleaned using a proprietary house wash with all residues washed off with clean water. At the same time the joinery components, building facade elements, dissimilar materials and adjacent surfaces will be checked and serviced as required.

2. It is important to check the condition of all the building elements including the exterior facade system applied especially; building sealants, joinery connections, material transitions, facade stress points, narrow widths, parapets and balustrade caps, dissimilar material junctions, handrail connections, roofs, gutters, service fixtures, decks and adjacent surfaces for any deterioration or defects so repairs or remedial action can be initiated immediately.

3. Ground levels must be maintained in accordance with the Building Code. Grass, weeds and any debris should be cut back or removed regularly.

Interior floor levels must always remain above ground level (claddings 100mm to paved and 175mm to unpaved or brick 100mm to top of the floor slab or 150 to unpaved ground) unless specifically designed with appropriate waterproof tanking.

4. Vegetation should be trimmed back from building surfaces to prevent physical damage and promote light and air circulation to discourage mould growth. Any areas beneath decks or behind adjacent walls should be kept clear and clean.

5. Waterproofing membranes, foundations, paths and decks next to the Sto system should be checked to ensure there is no damaged and all clearances & drains are clear. To prevent damage any new paths or paving must be laid against a slip layer to avoid settlement or shrinkage damaging the exterior facade render.

6. All penetrations through the render system must be examined to ensure they are weather-tight and any fittings checked that they are sound and secure. Any new penetrations and fixings must be in accordance with the Sto ACAD Details.

7. Physical damage must be repaired using the appropriate Sto system and any damaged areas must be temporally sealed or covered until a Sto Contractor can initiate repairs.

8. When recoating is required in the tenth year to maintain long-term film integrity this must be carried out using the appropriate StoColor coating system applied in accordance with a Sto specification.

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3. STOSERVICE ASSURANCE

1.

The Sto 10 Year Warranty incorporates 2½ yearly service checks to ensure the exterior facade elements are performing correctly. The checks are undertaken by the registered Sto Contractor, the property owner and contractor are initially contacted by Stoanz limited to advise a service is due and on completion a service certificate is issued to recording the service.

Documents: StoService Assurance Schedule – list of service checks
StoService Certificate – service confirmation
Sto Contractor PS3 Workmanship Guarantee - 5 yearly renewal

Optional Initial 12 Month Inspection:
 Post contract check to ensure the exterior hasn't been effected by subsequent trades work or any physical damage.

Thirty Month Service: (2½, 7½ years)
 Exterior inspection, wash, clean and remediation of any building elements as needed.

Five Year Service:
 Exterior inspection, wash, clean and remediation of any building elements as needed and renewal of Sto Contractor PS3 Workmanship Guarantee.

Ten Year Service:
 Exterior inspection, wash, clean and remediation of any building elements as needed, re-coating including colour change (if required) of the Sto render system with StoColor facade paint and renewal of Sto Contractor PS3 Workmanship Guarantee.

2.

The cleaning, inspection and any remediation work required are at the owner's expense (unless the remediation work is covered by the warranty).

3.

A StoService Assurance Schedule will record the items checked on the exterior building envelope - once completed the signed off StoService Assurance request form will be sent to Stoanz Limited who will issue the StoService Certificate.

4.

The maintenance requirements of the exterior facade are the responsibility of the owner who must ensure a suitably qualified person undertakes and records the facade maintenance required to maintain the Sto Warranty. Where an owner elects to forgo the Sto Contractor StoService Assurance and undertake the service checks the warranty will revert to a Sto ten year material warranty and a five year Sto Contractor Workmanship Guarantee.