

JOHN AND NICOLA ELLIS
REDACTED

The problems with the house, as previously discussed with you, embrace the following. This includes the issues which have become urgent as a result of the recent flooding:

- ❖ Front balustrade is decayed and dangerous for young children. There is a drop of 2.5-3 metres to ground below.
- ❖ Front guttering and valleys are corroded and allow water into the ceiling cavity. Downpipes are inadequate. As a result the downstairs bedroom receives water into the ceiling during heavy rains. The carpet of that room has now been removed and it is uninhabitable until the problem is rectified.
- ❖ Rear deck is decayed and dangerous. The decking is weak and decayed and Nicola has recently injured herself falling through despite the interim repairs undertaken. This poses a significant danger of persons, including our small grandchildren falling through. The structure, joists and bearers are also decayed. The foundations at the western edge have subsided. There is no effective barrier to water entering from the back yard. The roof is damaged. It has holes and does not provide protection from the rain. The railing is decayed and collapsing. The stairs at both the northern and southern ends are decayed and collapsing.
- ❖ Foundations of rear room have subsided.
- ❖ The walls of that room are cracked and the floor slopes where the foundations have subsided. The windows no longer fit and do not close effectively due to the above issues.
- ❖ The roof leaks at the point where the rear room (an extension built by the previous owners) meets the original house. There is flooding in the kitchen during even moderate rain.
- ❖ During heavy rains, the stormwater drainage at the rear of the laundry does not cope. Additional water drains to this area due to the exposed area created by the rotted deck and the subsidence which now does not prevent surface water from draining to this area.
- ❖ This point is approximately 2ft lower than the side passage of the house. When the water cannot drain through the stormwater outlet, it therefore pools in this area until it reaches a level where it can drain down the side of the house and to the street.
- ❖ As a result, during heavy rain, water enters through the rear laundry door and inundates the whole of the downstairs area of the house.
- ❖ The retaining wall at the northern side of the house is collapsing.

The immediate work which needs to be done to make the property safe and secure is:

1. Repair or replace front balustrade
2. Replace front guttering and flashing to prevent water ingress to the lower bedroom through the ceiling
3. Replace valleys in roof at front of house
4. Demolish and remove rear deck 40m²
5. Excavate rear yard beyond existing deck and construct retaining wall
6. Install drainage at top of retaining wall to divert water to main stormwater easement
7. Demolish and remove rear room 20m²
8. Excavate and replace footings for this room
9. Relocate kitchen to allow for internal access stairs
10. Construct internal access stairway
11. Relocate laundry and plumbing to allow for stairway
12. Relocate downstairs shower and plumbing to allow for staircase
13. Re-build rear room to existing
14. Re-build rear deck to existing
15. Construct roof over rear deck
16. Brick up rear door at laundry to prevent stormwater ingress
17. Raise levels at rear of laundry to divert extra stormwater run-off to side of house.
18. Construct appropriate stormwater drainage to main stormwater easement
19. Demolish retaining wall at side of property and reconstruct.
20. Excavate and construct new side access to rear of property.

The estimated cost of this work is approximately \$280,000, including council approvals. This is the builder's estimate based on the plans which have been drawn up to address the current issues, but which include additional works to enlarge the existing back room to make it a more useful living space and include an upstairs room over the re-built rear room. The total estimate for the full works proposed is approximately \$370,000- \$380,000.