THE INSPECTED HOME 204 Alec Craig Way Gulf Harbour



Date:	7 July 2015
Inspection:	2250

From: Telephone: House Inspections Limited (09) 428 7466 0274 734 874 (John)

- For: Marion Sheldon P O Box 14274 Tauranga
- Inspect: 204 Alec Craig Way Gulf Harbour

Note: This is a standard building inspection report and not a specific weathertightness or structural survey. Please refer to the Terms & Conditions on the last page of this report for full details.

This dwelling appears to have been built in approximately 2004 (as indicated by a date stamp inside the electric meter box), with no addition or alteration work noted after this time.

Interior

Painted Gib board linings to walls and ceilings with painted replica six panel doors and painted finishings throughout. The interior appeared in sound and tidy condition, with some minor marks and decorating blemishes, etc noted in parts.

CONTENTS

Upper Floor Level

Main Bedroom

- Carpet floor coverings with aluminium venetian blinds and fabric drapes over windows.
- Wardrobe with open metal shelving and hanging rails.
- Telephone and TV jack points.
- A hinged door provides access to the roof space. The alarm control box is also located inside the roof space area.

Ensuite Bathroom

- Ceramic floor tiles with an obscured glass window providing natural light.
- Corner shower cubicle with glass enclosure, hinged glass door and good water pressure noted.
- Dual flush toilet.
- Single bowl vanity unit (tap requires some minor re-securing/tightening).
- Heated towel rail.
- An underfloor heating temperature control panel/thermostat is wall mounted.
- Mechanical extraction.
- 240v power point.
- A different doorstop is required to prevent contact between the entry door and heated towel rail.

Second Bedroom (adjoining the ensuite bathroom)

- Carpet floor coverings with fabric drapes and aluminium venetian blinds over windows.
- Wardrobe with open metal shelving and hanging rails.
- Telephone jack point.

Third Bedroom (roadside facing)

- Carpet floor coverings with fabric drapes over window.
- Wardrobe with open metal shelving and hanging rails.
- Telephone jack point.

<u>Bathroom</u>

- Ceramic floor tiles with an obscured glass window providing natural light.
- Note: one of the tiles directly upon entering the bathroom is showing some movement when applying pressure and loss of tile grouting (refer photo 1), which means is may crack at some stage.
- Corner shower cubicle with glass enclosure, hinged glass door and good water pressure noted.
- Bath.
- Single bowl vanity unit.
- Dual flush toilet.
- Heated towel rail.
- Combination heat lamp and mechanical extraction.
- An underfloor heating temperature control panel/thermostat is wall mounted.
- 240v power point.

Passageway

- Carpet floor coverings with natural light from adjoining rooms.
- 2 x storage cupboards with open metal shelving.
- A smoke detector is ceiling mounted (check battery).

Stairs to Ground Floor

- Carpet floor coverings with ample natural light from adjoining rooms.
- A handrail has been fitted.

Ground Floor Level

Fourth Bedroom (adjoining the entrance)

- Carpet floor coverings with fabric drapes over windows.
- Wardrobe with open metal shelf and hanging rail.

Entrance

- Ceramic floor tiles with net curtains over windows.
- A solid timber front entry door provides access to the dwelling.
- An alarm control keypad is wall mounted.

Lounge

- Carpet floor coverings with fabric drapes over windows.
- Two sets of glazed double doors provide access to the north-easterly side of the dwelling. Note: one of these doors is striking/binding the aluminium track at the base slightly, however could be adjusted to prevent this if required.
- TV jack point.
- A gas bayonet is wall mounted for a portable gas heater.

Dining Area

- Ceramic floor tiles with fabric drapes and aluminium venetian blind over windows.
- Two sets of glazed double doors provide access to the north-westerly side of the dwelling.
- A composite benchtop extends into this to provide a breakfast bar, with a telephone jack point wall mounted above.

- TV jack point.
- Gas bayonet.
- Under stairs storage cupboard.
- Additional storage cupboard with open metal shelving.
- A smoke detector is ceiling mounted (check battery).

<u>Kitchen</u>

- Ceramic floor tiles with aluminium venetian blind over window.
- Composite benchtops with a one and three-quarter stainless steel bowl insert and drainer.
- Prefinished cupboard doors and drawer fronts.
- An underfloor heating temperature control panel/thermostat is wall mounted in this area.

Kitchen Appliances

- Philco built in electric wall oven.
- Four burner gas cooktop.
- Rangehood (ducted to the exterior of the dwelling). Note: Neither of the rangehood lights were functioning, however will likely only require replacement bulbs, which could be queried with the owner directly.
- Haier dishwasher (check that this is included on the chattels with the sale of the property).
- Robin Hood waste disposal unit.
- Refrigerator space measuring 715mm wide by 1725mm high.
- Microwave shelf measuring 565mm wide by 365mm high.

Toilet Area

- Ceramic floor tiles with an obscured glass window providing natural light.
- Dual flush toilet.
- Single bowl vanity unit.

Internal Access Garage and Laundry

- Exposed concrete flooring with ample natural light provided inside.
- An automated sectional garage door provides vehicular access (functioning correctly at the time of inspection).
- Circuit breakers are wall mounted in this area and appeared in sound condition.
- A glazed aluminium door provides access to the south-easterly side of the dwelling.

 Robin Hood stainless steel washtub with separate hot and cold washing machine fittings and dedicated washing machine outlet.

HOT WATER SYSTEM

A Rinnai Infinity 26 natural gas hot water unit is wall mounted at the rear of the dwelling and it appeared in sound and tidy condition relative to its age.

FOUNDATIONS

Poured concrete (raft or perimeter) foundations have been used throughout. The foundations appeared in sound and stable condition and should have been viewed by the local authority during construction.

SUB-FLOOR STRUCTURE

Compressed aggregate underneath concrete slab on the ground floor, with timber floor joist construction on the upper floor level.

UNDERHOUSE VENTILATION & SOIL CONDITION

N/A

BORER

N/A

FLOORING

Poured concrete flooring on the ground floor, with particleboard flooring on the upper floor level.

WALL STRUCTURE

Timber framed wall construction is assumed to have been used throughout and it appeared in sound and stable condition. Note: I was unable to view the framing within the wall cavities directly.

WALL CLADDING

A combination of wall cladding types have been used including painted timber weatherboards face fixed directly to the framing, and sand cement render with painted finish over top of brick and mortar, which in turn has been fitted over a drained and vented cavity system. A very small portion of the wall cladding (approximately 3 - 5%) has been clad with a monolithic type wall cladding which consists of a polystyrene or compressed fibre cement sheeting/backing face fixed directly to the timber framing with a textured plaster and painted finish provided over top. Overall the wall cladding appeared in sound and generally tidy condition relative to its age, with some more minor marks and scrapes, etc. noted in parts.

Note: a number of the drainage slots at the base of the rendered brick cladding have not been properly cleared, with sand and cement mortar sighted inside these slots (refer photo as an example). These slots are designed to drain any water which may enter the brick cavity, and also provide ventilation in order to dry the cavity after rainfall. Clearing the slots would be recommended at some stage even though no issues were noted as a result. Also noted was the lack of drainage slots at both the north-east and north-westerly corners of the building (refer photos 3-4), which is very unusual and appears to be an oversight. Adding drainage slots here would also be recommended, as this is a requirement under current Building Code Regulations even though no issues were noted as a result.

Note: gaps can be seen opening between the plastered brick and weatherboard cladding at the rear of the dwelling (refer photo 5 as an example). It is recommended that these gaps be properly cleaned and prepped so that they can be resealed with a good quality paintable silicone sealant in order to prevent driving rain from being able to enter.

Note: All monolithic cladding requires regular checking for cracking caused by framing movement. This needs sealing and painting with a specific membrane style paint (similar to Dulux Acratex Elastomeric 201) well before it loses its decorative finish as, for the most part, this cladding type is very reliant on its painted coating to remain weathertight. Repainting every 5-7 years and annual washing will be required (refer to the paint manufacturer's requirements). Query the owners as to when this was last carried out, as this may be due. Ensure that all cladding penetrations, for example down pipe brackets, light fittings, external attachments or pipe penetrations and where the exterior cladding meets exterior joinery, etc. are carefully sealed prior to any repainting program. These must remain well sealed, and checking for gaps / cracks at these junctions should be carried out at least annually. All timber framing (kiln-dried/untreated or lightly treated/H1) must be kept dry in order to help prevent the onset of fungal growth/timber decay, which is why preventative maintenance with this cladding type is especially important. The treatment type, if any, of the internal framing is not known.

EXTERIOR JOINERY

Powder coated aluminium joinery has been used throughout, with a solid timber front entry door and a painted cedar clad sectional garage door. The exterior joinery appeared in sound and tidy condition at the time of inspection, with aluminium head flashings and timber scribers fitted where required.

MOISTURE METER READINGS

A number of moisture meter readings were gathered throughout the interior of this dwelling to areas deemed to be of higher risk, such as around windows, cladding junctions, roof-to-wall junctions, etc., which are readily accessible on the day of inspection. All readings were between 7.9%-13.1%, which are within acceptable moisture content levels.

Moisture meter readings are taken with a CSA Delta 2250 non-invasive capacitance meter to indicate whether elevated moisture is present within the wall cavity on the day of inspection. If a high reading is recorded, further investigation may be carried out with a Carrel C901 resistance meter that measures the percentage of moisture within the timber framing itself. Elevated readings indicate moisture ingress, and therefore in many cases further invasive investigation is required to determine the cause and / or any damage to the timber framing as a result. The table below provides guidelines for consideration of moisture content.

Status	Boric Treated	Untreated	Explanation
Good	Up to 20%	Up to 14%	Will not allow the establishment of timber decay species.
Concern	20%-25%	15%-20%	May allow the establishment of timber decay species under certain conditions. A warning that action is required, but severe damage is unlikely.
Hazard	25%-30%	21%-24%	Will allow the establishment of most timber decay species after prolonged exposure. The timber may require removal.
Severe	31%+	25%+	Likely to result in the rapid deterioration of the timber after prolonged exposure. Preventative maintenance / remedial work is required immediately, which may involve the removal of timber.

Note: Moisture meters are very helpful in detecting moisture within the wall cavity which may remain here for several months after rainfall or a plumbing leak, however if contact with moisture has not been made for some time (ie, as a result of dry weather, prevailing wind/rain direction, or lack of use of plumbing fixtures and fittings, etc.) moisture may not be present to areas tested within the wall cavity which may have otherwise been the case.

INSULATION

Fibreglass batts were sighted in the roof space. No other insulation was viewable, i.e. within the wall cavities, however insulation would have been a requirement in order to gain a building consent, and therefore this detail should have been checked during construction.

ROOF STRUCTURE

Timber truss roof construction has been used throughout and it appeared in sound and stable condition.

ROOF CLADDING

Bitumous shingles with a decorative stone chip finish fitted directly to a timber plywood substrate, all of which appeared in sound and generally tidy condition, with some more minor lichen/fungal growth noted in parts.

CHIMNEY

N/A

SOFFIT OVERHANGS

Approximately 300mm soffit overhangs (including spoutings) extend around the upper floor level. Overhangs help provide protection to wall / roof junctions and window heads, which would otherwise be more exposed to water during rainfall. Windows, etc. without / with very small overhangs above require some additional monitoring (i.e. flaking or peeling of sealant and paint / cracking / gaps around windows and head flashings) and maintenance when required to prevent moisture related issues.

SPOUTING & DOWNPIPES

The copper spouting and downpipes appeared in sound and generally tidy condition.

DECKS

N/A

STANDALONE GARAGE / CARPORT

N/A

SITE ITEMS

- Timber paling perimeter fencing around approximately half of the dwelling.
- Some landscaping work has been carried out in parts.
- A retractable clothesline has been provided at the south-easterly side of the dwelling.
- Letterbox.

DRIVEWAY

The poured concrete driveway appeared in sound and stable condition with some more minor hairline cracking noted in parts.

ELECTRICAL

- Underground power and telephone services are provided.
- The electric meter box is wall mounted at the easterly side of the dwelling and it appeared in sound condition.
- Circuit breakers are wall mounted inside the garage and appeared in sound condition.
- Burglar alarm (check with the owners as to whether this still functions correctly).
- Motion sensing security lighting.
- Satellite dish.

PLUMBING & DRAINAGE

 This site slopes towards the rear boundary thus providing some good natural drainage with a stormwater drain and sump sighted in front of the garage door in order to collect surface water from the driveway during heavy rainfall. No drainage related issues were noted at the time of inspection.

SUMMARY

Overall this dwelling appears in sound and tidy condition, however does contain a few expected faults and maintenance requirements in parts. While most of the items in this report are of a more minor nature, I shall recap the main points and issues below, as noted on the day of inspection.

- 1. A number of the drainage slots at the base of the rendered brick cladding have not been properly cleared, with sand and cement mortar sighted inside these slots (refer photo 2 as an example). These slots are designed to drain any water which may enter the brick cavity, and also provide ventilation in order to dry the cavity after rainfall. Clearing the slots would be recommended at some stage even though no issues were noted as a result. Also noted was the lack of drainage slots at both the north-east and north-westerly corners of the building (refer photos 3-4), which is very unusual and appears to be an oversight. Adding drainage slots here would also be recommended, as this is a requirement under current Building Code Regulations even though no issues were noted as a result.
- 2. Gaps can be seen opening between the plastered brick and weatherboard cladding at the rear of the dwelling (refer photo 5 as an example). It is recommended that these gaps be properly cleaned and prepped so that they can be resealed with a good quality paintable silicone sealant in order to prevent driving rain from being able to enter.

Viewing of the local Council property file would be required to match the property's size and contents against Permit or Consent plans. Ensure the final inspection has been carried out on any Building Permit; plus the issuing of a Code of Compliance Certificate for any Building Consent if relevant for that time period.

The inspection report is subject to the Terms and Conditions for House Inspections Limited, which are listed on the final page of this report.

Thank you for using House Inspections Ltd.

Yours faithfully,

John Dedden Building Inspector for House Inspections Ltd.



One of the tiles directly upon entering the bathroom is showing some movement when applying pressure and loss of tile grouting.



A number of the drainage slots at the base of the rendered brick cladding have not been properly cleared, with sand and cement mortar sighted inside these slots.



Lack of drainage slots at both the north-east and north-westerly corners of the building.



Lack of drainage slots at both the north-east and north-westerly corners of the building.



Gaps can be seen opening between the plastered brick and weatherboard cladding at the rear of the dwelling.

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These terms and conditions apply to the inspection undertaken by HIL and the Inspection Report to which these terms and conditions apply.

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As the purpose of an inspection is to assess the general condition of the building based on a limited visual inspection described below, the inspection may not identify all past, present or future defects. Descriptions in this Inspection Report of systems or appliances relate to the existence of such systems or appliances only and not the adequacy or life expectancy of such systems or appliances. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was not included in the scope of the inspection.

The Client accepts that HIL will not detect some faults because the fault only occurs intermittently; part of the building has not been used for a while and the fault usually occurs after regular use (or detection of the fault would only occur after regular use); the type of weather that would normally reveal the fault is not prevailing at, or around, the time of the inspection; the fault has been deliberately concealed; furnishings are obscuring the fault (see below); HIL has been given incorrect information by the Client, the vendor (if any), the real estate consultant, or any other person; and/or the fault is/was not apparent on a visual inspection.

Visual Inspection

While all care and effort is taken to discover and record irregularities and defects in the building at the time of the inspection, Inspection Reports are based on a visual above-ground non-invasive inspection only. Due to the size, complexity and hidden nature of construction, irregularities and defects may not always be visible at the time of the inspection. HIL accepts no responsibility or liability for any omission in the inspection or the Inspection Report related to defects or irregularities which are not reasonably visible at the time of the inspection or which relate to components of the building which are below ground. The Client accepts that the visual inspection is limited to those areas of the building which are reasonably and safely accessible at the time of the inspection. HIL has not opened up, uncovered or dismantled any part of the building as part of the inspection or undertaken any internal inspection of the building. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil). HIL did not move occupier-owned items for the purpose of undertaking the inspection. HIL is not responsible and the inspection will not cover any part of the building or property to which access is not reasonably and safely available to carry out a visual inspection. This may include roofs, subfloor areas and ceiling cavities. High, constricted or dangerous areas cannot be inspected if in conflict with Occupational Safety and Health regulations.

Product names, materials and systems are generalised to help in reading and understanding the Inspection Report. All materials and systems are assumed to be standard typical construction or materials when not able to be fully investigated (whether for the reasons stated above or for any other reason).

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HIL makes no representation that the building complies with the requirements of any legislation (including any act, regulations, by-laws, etc.), including but not limited to, the Building Act 2004, Health and Safety in Employment Act 1992, Fire Safety and Evacuation of Buildings Regulations 2006 or the Disabled Persons Community Welfare Act 1975. The Inspection Report is not a site or environmental report and HIL makes no representation as to the existence of or absence of any "contaminant" (as that term is defined in the Resource Management Act) or any "hazard" (as that term is defined in the Health and Safety in Employment Act) in the building or property.

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HIL accepts no liability in relation to the inspection or this Inspection Report to any person other than the Client. HIL will not be held responsible for any damage to the building when not directly the fault of HIL.

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