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KIWI HOUSE INSPECTIONS

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INTRODUCTION

Independent building inspection report on
4 Hansen Place, Katikati.

This report has been prepared at the request of
Miss Stanaway.

Miss Stanaway is the vendor of the property and has engaged Kiwi House Inspections to provide a copy of the building inspection report.

The inspection was carried out on 27th May 2020
by Justin Coulthurst, being the building consultant, with more than twenty years practical experience in the building trade, both commercial and residential in New Zealand and offshore. He also brings a vast knowledge across many areas in the building industry.

INSPECTION DETAILS

Date:	27th May 2020
Inspector:	Justin Coulthurst
Client Name:	Miss Stanaway
Address of Property:	4 Hansen Place, Katikati.
Others Present at the Time of Inspection:	Vendor
Weather Conditions At Time of Inspection:	Fine

3 June 2020

To: Miss Stanaway

INDEPENDENT BUILDING INSPECTION
4 Hansen Place, Katikati

Following the recent inspection of the above property, we are pleased to submit our report and findings as follows:

DESCRIPTION

A freestanding three-bedroom dwelling of traditional design. The dwelling is built on timber foundation piles with timber bearers, joists, and particle board flooring.

The dwelling has a Longrun type metal roof in a standard gable roof formation, timber fascia and bargeboards, external PVC spouting with PVC downpipes.

The exterior cladding is a mix of painted fibre cement sheets and brick veneer.

The joinery to the dwelling is aluminum with groove liners to the interior.

The dwelling appears to be in reasonably good condition for its type and age having been reasonably well maintained.

FOUNDATIONS AND SUBFLOOR

The dwelling is built on treated timber foundation posts set in concrete with timber bearers, joists, and particleboard flooring.
The foundations appear to be well constructed with the correct connections in place and are currently in good condition for their type and age. The foundations are showing no obvious signs of stress movement either vertically or horizontally.

Underfloor insulation has been installed and is in good condition.

The perimeter of the foundations consist of concrete blocks with vent blocks fitted. The concrete blockwork appears to have been well-laid and is in good condition with no obvious signs of stress movement either vertically or horizontally.

Subfloor insulation.

EXTERIOR FINISHED GROUND LEVELS

The current exterior finished ground levels are satisfactory to prevent any moisture ingress by means of capillary action. There is adequate height separation between the exterior finished ground levels and internal finished floor levels.

Example of good ground clearances.

CLADDING

The exterior cladding is a mix of painted fibre cement sheets and brick veneer (standard bricks laid over a cavity).

The brick veneer cladding has been well-laid and is in reasonable condition overall, with the exception of the area to note below.
The brick window sills have appropriate falls installed to direct moisture away from the joinery.

The painted fibre cement sheet cladding appears to have been well-installed with the appropriate weatherproofing details fitted. The fibre cement sheet cladding is in reasonable condition overall. The paint finish is in reasonable condition also.

Areas to note:

- A section of the brick veneer above and below the meter box has minor cracking visible. The cracking is not a structural issue as the brick cladding is a veneer only and no moisture ingress appears to have occurred through the cracks.

- A timber skirting trim fitted to the cladding at the front corner of the dwelling has deteriorated and may require removing or replacing. The deterioration was likely caused by moisture collecting on the top edge of the skirting over time.

Cracking in the brick veneer below the meter box.

Deteriorated timber skirting trim at the front verandah.

ROOF, FASCIA & GUTTERS

The Longrun type metal roof is in reasonable condition overall for its type and age, although some routine type maintenance is required to prolong the lifespan of the roof – see areas to note below.
Roof penetrations, vent pipes, etc. are flashed and sealed adequately.

The timber fascia and bargeboards appear to have been well installed and are in reasonable condition, with the exception of the area to note below.

The PVC spouting is in good condition and appears to have sufficient falls installed to direct roof runoff to the downpipes.

The PVC downpipes are in good condition and appear drain correctly to the stormwater system.

Areas to note:

- Rust stains and surface rust are visible on the roof sheets around the roof screws. The rust may have been caused by rusted roof nails which have since been upgraded to roof screws. We recommend painting the entire roof to prevent the rust spreading.

- The apron flashing along the verandah roof has rust forming along the front edge and the roof nails in the flashing have rusted. We recommend replacing the nails with screws before rust treating the affected areas and painting.

- The hip flashing above the front verandah requires re-sealing where it intersects the barge flashing as the existing silicon sealant has perished.

- Corrosive deposits are visible on the roof sheet below the hot water systems vent pipe due to water being expelled from the pipe over time. We recommend removing the corrosive deposits (and possibly coating the area with a paint-on type membrane) before the roof is painted. The roof sheet does not appear to require replacing.

- The timber bargeboards at the rear of the dwelling have deteriorated due to a damaged paint finish. These two bargeboards may require replacing. The inspector was notified by the vendor that replacement bargeboards are on-site and are ready to install.

Example of rust beneath the screw heads.

Example of rust beneath the screw heads.

Rust on the apron flashing and nails.

Hip flashing requires re-sealing to the barge flashing.

Corrosive deposits on the roof sheet below the vent pipe.

Deteriorated bargeboards.

ROOF, FASCIA & GUTTERS CONT

The roof has been built using conventional, specific design manufactured roof trusses in a gable roof formation. The roof appears to have been well constructed using the correct materials and is in good condition for its type and age.

The roof cavity has been insulated with glass batt type blanket insulation which appears to be in good condition.

Ceiling insulation.

EXTERNAL JOINERY

The aluminum joinery appears to be in reasonable condition for its type and age.

Doors, windows, catches, latches, and locks are functioning adequately, with the exception of the area to note below. Some window catches/levers are loose which is common for joinery of this type and age.

Head flashings have been adequately fitted where appropriate to seal the joinery to the cladding and overall, the joinery appears to be offering adequate protection from the elements, with the exception of the area to note below.

Area to note:

- The rear entrance/laundry door rubs on the sill when opening and closing and the door requires adjusting. Rain water may also be leaking over the bottom frame of the door and onto the timber sill – see the Moisture Readings section below for more detail.

- The kitchen window is missing a latch wedge plate and the window sash has some unwanted movement. Wedge plates are designed to keep the window sashes tensioned against the window frames when closed to prevent draughts and moisture ingress. Adhesive backed wedge plates can be purchased from most hardware stores.

Laundry door rubs on the door sill.

The kitchen window requires a latch wedge plate to hold the sash against the frame correctly.

DRAINAGE & PLUMBING

The vanity, bath, basin, and kitchen installed in the dwelling have been fitted with appropriate PVC wastes and discharge correctly into the gully trap.
Adequate falls have been obtained from the units to the discharge points.
The finished height of the gully trap is adequate to prevent surface runoff entering the sewer system.
Pressure of faucets is average. Plumbing fittings are in reasonably good working order.
The toilets have been fitted correctly to a terminal vent and discharge to the appropriate area.

Surface water is generally directed to the rear of the property. The substantial concrete driveway and parking appears to have adequate falls installed to direct surface runoff to the drainage points and there was no sign of overflowing/flooding around the drainage points.

Area to note:

- The section of concrete parking at the side of the garage at the rear of the property does not appear have adequate fall and appears to direct surface water towards the side of the garage.

Section of concrete parking that appears to direct surface runoff towards the garage.

Correctly installed gully trap.

Waste pipes are correctly connected to the gully trap.

VERANDAH

The covered (under the main roof) verandah at the front of the dwelling appears to have been well constructed using appropriate materials. Overall, the verandah is in reasonable condition for its type and age with only minor signs of wear and tear in the decks paint finish.

The timber landing off the rear entrance is in reasonable condition with no outstanding maintenance required at the time of inspection.

Front verandah.

Minor wear and tear.

Rear landing.

FENCING AND RETAINING

Fencing consists of timber posts and palings to the side boundaries with a mix of ribbed metal sheets and horizontal timber boards at the rear boundary. Overall, the fencing is sturdy and in reasonable condition with only minor signs of weathering/deterioration on the fence palings on the southeast corner of the property.

The timber post and board retaining walls have been well-built and are in good condition. There was no visible signs of deterioration or vertical/horizontal movement detected in the retaining at the time of inspection.

Example of minor weathering/deterioration on the front boundary fence.

Fencing is in reasonable condition overall.

Fencing is in reasonable condition overall.

Retaining is in good condition.

ELECTRICAL

A standard distribution board has been professionally installed to the interior of the dwelling with no signs of excess heat build-up at either board or power points.

A standard meter board has been professionally installed to the exterior of the dwelling and appears to be adequately sealed to the cladding and is in good condition for its type and age.

Distribution board.

Meter box.

HOT WATER SYSTEM

A 180-litre Triumph low pressure hot water cylinder (HWC) has been installed in a hallway cupboard. The hot water system appears to have been professionally installed and is in reasonable condition with the correct fittings and valves installed. The HWC was operating correctly at the time of inspection.
We recommend fitting seismic restraints to the hot water cylinder to prevent potential movement during an earthquake.

HWC.

INTERIOR

The interior of the dwelling is in reasonably good condition for its type and age.

The kitchen bench tops, units and appliances appear to be in reasonably good condition and there is a working exhaust fan installed above the oven.

The bathroom is in good condition with a working exhaust fan installed in the ceiling.

The vinyl and carpet floor coverings are in good condition throughout the dwelling.

Internal doors are generally operating adequately, although a master bedroom wardrobe door is rubbing on the door frame and may require planing/sanding.

Light fittings were operating correctly at the time of inspection.

The plasterboard wall and ceiling linings have been stopped and finished to a good standard and are in reasonably good condition with only minor cracking at the plastered wall lining joints below some windows. The cracks are non-structural and are due to the natural movement in the dwelling over time.

The reverse cycle air-conditioning unit (heat pump) installed in the dining room was operating correctly at the time of inspection.

Areas to note:

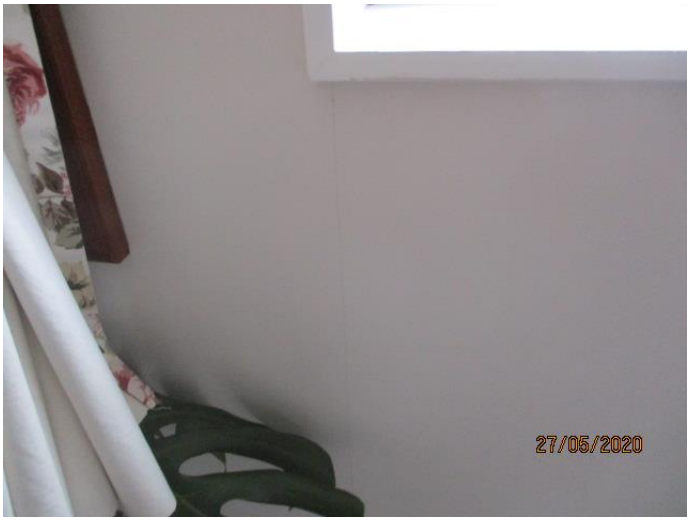
- The cupboard doors and shelves below the kitchen sink have swollen due to being exposed to excess moisture. The damage was likely caused by a past fault in the under-sink plumbing which has since been resolved. The cupboards were dry at the time of inspection.

- The bottom drawer in the kitchen has a broken handle.

Swollen kitchen cupboards.

Swollen kitchen cupboards.

Broken drawer handle.



Minor wall lining crack.

Minor wall ling crack.

FREE STANDING GARAGE

The freestanding double car garage at the rear of the property appears to be in reasonable condition.
The garage is built on a poured in-situ concrete slab in a single level configuration. The foundations appear to be reasonably well constructed and are currently in good condition for their type and age. The garage foundations are showing no obvious signs of stress movement either vertically or horizontally.
The timber wall and roof framing is in reasonably good condition with no visible signs of deterioration.
The metal cladding and roofing are in reasonable condition for their type and age with no signs of deterioration, with the exception of the area to note below.
The manually operated garage doors were operating correctly at the time of inspection.

Areas to note:

- The bottom edge of the metal wall cladding on the north elevation of the garage has rusted and this is likely caused by surface runoff being directed against this wall by the concreted parking area as mentioned in the Plumbing and Drainage section above. It may be prudent to paint the lower part of the affected cladding with a paint on type membrane to prolong the claddings lifespan.

- The downpipe on the northwest corner of the garage drains onto the driveway and this may be contributing to the deterioration visible in the cladding in this area. We recommend connecting this downpipe to the stormwater system.

Garage downpipe requires connecting to the stormwater system.

Rusted garage cladding.

MOISTURE CONTENT READINGS

Moisture content readings were taken throughout the dwelling internally at well-known areas for moisture ingress to occur. Moisture ingress is only likely to occur in certain areas. Specifically, these are; apron flashings not correctly let out from the cladding; the intersection of timber fascia, boards and cladding which have not been correctly sealed; and, any cracking in the cladding above windows and particularly around the sill areas where surface water is easily drawn in over a period of time if the joinery is not kept well sealed to the cladding.

When moisture ingress occurs in these areas, the moisture is generally detectable above and below the windows and the bottom plates directly below windows; internally directly behind apron flashings and fascia/cladding intersections.

Moisture content readings were taken throughout the dwelling at areas potentially at risk using a Tro Tec T660 capacitive non-invasive moisture meter.

A base reading was taken on an internal wall in the lounge, which is known to be dry, giving a reading of 20.1. All readings returned figures of between 22 and 51 indicating there was no excess moisture present in the internal framing in the areas tested at the time of inspection, with the exception of the area to note below.

Generally, moisture content readings of framing that read between 20 and 60 are considered to be dry, in that, timber framing will always retain an element of moisture, even after it has been kiln dried and generally it is accepted that internal timber framing may have the linings fixed with a moisture content reading of 60 or less. Further to this, moisture content readings tend to be 2-3% higher than normal during high humidity and colder air temperatures.

Base reading of 20.1.

Area to note:

- Elevated moisture readings of up to 95.4 were obtained at the rear entrance/laundry door jamb. The elevated readings indicate that the door jamb and wall framing in this area are possibly damp and this may be due to the moisture leaking over the door sill during periods of heavy rain being absorbed by the door jamb. We recommend improving the door sills draining system.

Elevated reading of 95.4.

Moisture may be leaking over the aluminium door sill during heavy rains.

SUMMARY

In conclusion, it is our professional opinion that the dwelling is generally sound and of good construction, methods, and workmanship, subject to comments on remedial work.

We trust this information is sufficient for your requirements, but should you have any query regarding this report, or should there be any matter arising therein, please feel free to contact me further.

We recommend that a LIM is obtained from the council and that the purchasers verify that the dwelling has met council building regulations and obtained a code compliance certificate.

Yours faithfully
KIWI HOUSE INSPECTIONS

Justin Coulthurst
INDEPENDENT BUILDING INSPECTOR

Please quote reference number **1187** for any future matters concerning this report.

KIWI HOUSE INSPECTIONS LIMITED

STATEMENT OF POLICIES

General: This inspection report is based on a limited visual inspection of the dwelling in general. The intention of the inspection is to identify any current or potential areas that may lead to further deterioration if left unattended. The report will generally include; foundations & subfloor, exterior finished ground levels, exterior cladding, roof & roofing elements, insulation, external joinery, decks, fencing & retaining walls, concreted areas, and the interior, etc. Non-invasive moisture content readings are indicative only and cannot be relied upon solely to detect areas of mould, toxins or dry rot, etc. The inspection will be in accordance with NZS4306:2005 NZ Standard residential property inspection.

Limitations: Any areas which are inaccessible, cannot be seen or are concealed including walls, ceilings, floors, insulation, locked or inaccessible rooms, have not been inspected or any comments offered therein, and the addressee agrees to assume all the risk for any condition or problems which may be concealed at the time of inspection.

The information in this report and any attached pages is intended for the use of the addressee only and cannot be relied upon by any person other than to whom it is addressed. The information it contains is classified as “In Confidence” and may be legally privileged. If you are not the addressee, any disclosure, photocopying, distribution or use of the contents of this report is prohibited.

Access: Access is deemed to be that which is safe, unobstructed, with a minimum of 450x450mm access to subfloor through an opening that can be easily accessed, a minimum of 600x600mm access to ceiling cavities and roofs which can be safely accessed from a 3.6m ladder.

Exclusions: We have not inspected and do not comment on geological stability, soil conditions, underground services, and life expectancy of materials. This report does not include the structural engineering, electrical, plumbing, gas piping and fitting, home heating state of the premises, swimming or spa pools, septic tanks, insect attack/borer. This report does not propose to be a full “Weather-tightness Assessment”, and any non-invasive moisture content readings are indicative and only relevant at the time of inspection. We advise independent, professional advice in these areas.

We assume that all improvements lie within the title boundary, which we have not searched or provided any comment on. We have not obtained a LIM or inspected Council files and recommend that the owner obtain a LIM or consider engaging our LIS service.

Liability Limitations & Disputes: We offer you our opinion as at the date of inspection and give no warranty as to the future. The addressee understands and agrees that any claim against the accuracy of the report is limited to specific areas only which may not be included within the report. The addressee agrees to notify the inspector of any disputes in written form within 10 days of discovery. The addressee further agrees that with the exception of emergency conditions no alterations, replacements or repairs shall be carried out before the inspector can re-inspect areas in dispute. The addressee understands and agrees that failure to notify the inspector as stated above shall constitute a waiver of any and all claims for failing to accurately report the condition or discovery.

This report should not be construed as a full weather-tightness assessment as no destructive or invasive investigation methods have been undertaken. This report cannot be forwarded to or reissued to any third parties in the event of the resale of the dwelling.