JNC SERVICES LTD, TRADING AS;

KIWI HOUSE INSPECTIONS

Free Ph 0800 513 410
Mob 022 059 7117
Email justin@kiwiinspections.co.nz

INTRODUCTION

Independent building inspection report on
5 Grosvenor Place, Katikati

This report has been prepared at the request of
Mr. and Mrs. Lawrence.

Mr. and Mrs. Lawrence are the vendors of the property and have engaged Kiwi House Inspections to inspect the dwelling and provide a building inspection report.

The inspection was carried out on 25 June 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:	25 June 2020
Inspector:	Justin Coulthurst
Client Name:	Mr. and Mrs. Lawrence
Address of Property:	5 Grosvenor Place, Katikati
Contact details:	Ph: 549 2411 Email: murrayandglen@gmail.com
Others Present at the Time of Inspection:	Vendor
Weather Conditions At Time of Inspection:	Showers

26 June 2020

To: Mr. and Mrs. Lawrence

INDEPENDENT BUILDING INSPECTION
5 Grosvenor 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 built on a poured in-situ concrete pad.

Construction consists of standard timber framing with a Longrun type metal roof with metal fascia, metal spouting and PVC downpipes.

The bulk of the exterior cladding is an Insulclad type system.

The joinery is aluminum with grooveliners to the interior.

The dwelling is in reasonably good condition for its type and age and appears to have been well maintained to date.

FOUNDATIONS AND SUBFLOOR

The dwelling is built on a poured in-situ concrete pad. The foundations appear to be in good condition for their type and age and are showing no obvious signs of stress movement either vertically or horizontally.

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 adequate ground clearances.

CLADDING

The bulk of the exterior cladding is an Insulclad type system consisting of polystyrene panels with a textured plaster and paint finish applied over a synthetic reinforcing mesh. A section of the cladding on the south elevation of the dwelling is a Harditex type system of a textured plaster and paint finish applied over flat fibre cement sheets.

The cladding is in good condition overall with no signs of cracking or movement in the textured plaster finish detected at the time of inspection. No outstanding cladding maintenance appeared to be require at the time of inspection.

The Insulclad type window sills have adequate falls installed to direct moisture away from the joinery.

The claddings paint finish is in good condition and does not appear to require re-painting (as part of routine maintenance) for approximately 4-5 years.

Both the insulclad and Harditex type cladding systems are considered to be monolithic claddings and, as a result, monolithic claddings require that a paint finish is to be maintained to a relatively high standard as any cracking has the potential to allow moisture ingress into the framing cavity and the paint finish acts as the waterproof membrane for the entire cladding system.

It is generally accepted that exterior claddings of this type need to be repainted every 7 – 10 years with an elastomeric paint system and re-sealing the joinery to the cladding at the same time to ensure the system remains watertight and, thus, preventing moisture ingress occurring into the internal framing.

The Insulclad type cladding is in good condition overall.

The Harditex type cladding is in good condition overall.

Example of good seals around cladding penetrations.

ROOF, FASCIA & GUTTERS

The Longrun type roof has been neatly laid and is in reasonable condition for its type and age, although some maintenance is required – see areas to note below.
Roof penetrations, vent pipes, etc. are flashed and sealed appropriately.

The small Butynol rubber membrane lined roof above the front entrance has been correctly laid with adequate waterproofing details installed.

The metal fascia has been correctly installed and is in good condition for its type and age.

The metal spouting has been reasonably well installed and appears to be in reasonably good condition for its type and age. The spouting was free of leaves and debris at the time of inspection.

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

Areas to note:

- The majority of the roof nails have rusted due to being in a coastal area and rust staining is visible on the roof sheets below the nails. We recommend replacing the roof nails with roofing screws and repainting the roof to prevent the rust stains causing premature deterioration.

- The roof sheets that drain onto the small Butynol roof over the front entrance have rusted where they overlap the lower roof. The deteriorated sheets require either patching or replacing to prevent the rust spreading. The rusted area of roof sheets is located over the lower roof and has not allowed roof runoff to leak into the roof cavity.

Example of rusted roof nails.

Example of rusted roof nails.

Small Butynol roof above the front entrance.

Example of roof sheet deterioration above the front entrance.

Example of roof sheet deterioration above the front entrance.

Example of roof sheet deterioration above the front entrance.

Example of neatly finished roof flashings.

Example of correctly flashed roof penetrations.

ROOF, FASCIA & GUTTERS (CONT'D)

The roof has been built using conventional, specific design manufactured roof trusses in a hip/valley roof formation. The roof appears to have been well constructed and is in good condition for its type and age with no obvious signs of sagging or deterioration.

The roof cavity (with the exception of the garage) has been insulated with loose fill type insulation which appears to be in reasonable condition.

Roof construction.

Roof insulation.

EXTERNAL JOINERY

The aluminum joinery is in good condition throughout the dwelling.
Head flashings have been correctly installed above the joinery where appropriate and sills have sufficient falls to direct moisture away from the joinery.
Overall, the joinery is well sealed to the cladding and is affording adequate protection from the elements as evidenced by the acceptable moisture levels obtained internally around the joinery throughout the dwelling.

Doors, windows, catches, latches, and locks were functioning correctly at the time of inspection.

The joinery is in good condition overall.

The joinery well sealed to the cladding.

Sills have sufficient falls installed.

Windows and doors are operating correctly.

DRAINAGE & PLUMBING

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

Example of correctly installed under sink plumbing.

Example of correctly installed gully traps.

DECKING

The timber deck along the north elevation of the dwelling has been well constructed using the correct materials. Overall, the deck is in good condition for its type and age with no outstanding maintenance required at the time of inspection.

Decking is in good condition.

FENCING

Fencing consists of timber posts with a mix of vertical timber palings, horizontal timber battens and timber lattice.

Overall, the fencing has been well installed, is sturdy and in good condition with the only area to note being a slight lean in a section of the post and paling fencing on the north boundary.

Lattice type fencing.

Horizontal batten screens.

Post and paling fencing with slight lean.

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 outlets.
The distribution board contains Residual Current Device (RCD) circuit breakers to comply with modern standards.

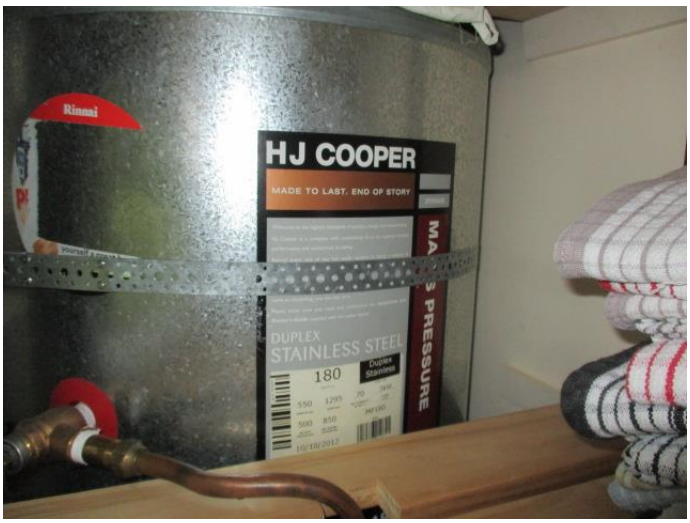
A standard meter box has been professionally installed to the exterior of the dwelling and appears to be well sealed to the cladding and in reasonably good condition for its type and age.

Distribution board.


Meter box.

HOT WATER SYSTEM

A 180-litre HJ Cooper mains pressure hot water cylinder (HWC) has been installed at the back of a hallway cupboard. The hot water system appears to have been professionally installed and is in good condition with the correct fittings, valves and seismic restraints installed.



HWC.

INTERIOR

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

The kitchen bench tops, units and appliances are all in good condition for their type and age and there is a working exhaust fan installed above the cooktop.

The bathrooms are in good condition overall.
Although there was no signs of condensation/moisture damage visible in the bathrooms at the time of inspection, we recommend installing exhaust fans in both bathrooms to aid ventilation.

The floor coverings throughout the dwelling are good condition for their type and age.

Walls and ceilings to the interior consist of gib board which has been stopped and finished to a good standard. Overall, the wall and ceiling linings are in good condition for their type and age.

Internal doors are operating correctly.

Light fittings, both surface mounted and recessed, are in good condition and were functioning adequately at the time of inspection.

Kitchen is in good condition.

Bathrooms are in good condition.

Ceilings are straight and true throughout the dwelling.

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 if they are not correctly let out from the cladding; the intersection of fascia, bargeboards and cladding which may not have been correctly sealed; and, any cracking in the cladding above windows and particularly around the sill areas where surface water may be 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 using a Tro Tec T660 capacitive non-invasive moisture meter.

A base reading was taken on an internal wall in the foyer which is known to be dry giving a reading of 22.3. All readings returned figures of between 26 and 48 indicating there was no excess moisture present in the internal framing in the areas tested at the time of inspection.

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 cold air temperatures.

Base reading of 22.3.

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.

Yours faithfully
KIWI HOUSE INSPECTIONS

Justin Coulthurst
INDEPENDENT BUILDING INSPECTOR

Please quote our reference number **1223** for further 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.