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Registration Nu NZIBI 031

Pre-purchase HOUSE inspections

RECOMMENDATIONS REPORT

Inspection 8991
Customer Carl Calitz c/o Tech Studio
Property Address 82 Warner Park Avenue, Laingholm
Date 12/12/2024



Moisture Testing:

Moisture testing carried out in all rooms. Results of moisture readings, if not normal, will have been noted under Floors, Walls, and Ceilings etc.

OBSERVATIONS RECOMMENDATIONS AND VISUAL WEATHERTIGHTNESS REPORT CARRIED OUT TO NZS 4306:2005 (visual component of this building code only)

NZIBI 031 Member with indemnity protection. Policy number 1726429/000

Identified ratings can be found thru out report i.e. Very good / Good / Fair / Poor

**Weather on the day was showery.
Report relates day of inspection.**

OBSERVATIONS / RECOMMENDATIONS AND VISUAL WEATHERTIGHTNESS REPORT

Dwelling Description

The property comprises a single-level dwelling with basement garage and office, with timber frame. Cladding is timber weatherboards, fibrolite sheets and timber battens, timber board and battens and painted corrugated iron sheets (no cavity due to era of build). Offering three bedrooms and one bathroom. Has a painted long-run metal roof on a part concrete base and part timber floor and timber piles.

Building Exterior / Attached Structure

Foundation Walls and Base Boards

Foundation walls are timber posts on concrete blocks and concrete blocks. Base is timber boards and batten, fibrolite and concrete blocks. Dwelling is on a part concrete floor foundation. Floor to ground level good. All appears to be in good condition at time of inspection other than note below.

Note: Recommend keeping cladding clear of the ground level to prevent water soakage as seen on lower east wall of office. Refer to notes under "Walls".



Basement

Access located on west side of house. Foundation walls are timber posts on concrete blocks and concrete blocks. Piles are timber posts on concrete blocks. Sub-floor bracing and fixings, damp proof courses, bearers and floor joists all appear to be in good condition other than notes below. Floor is T&G flooring with no insulation. Note:

- 1 Recommend insulation be installed.
- 2 We were unable to access all of basement area due to lowness to ground.
- 3 Refer to notes under "Floors" due to uneven flooring found and notes under "Windows".
- 4 Due to number of uneven surfaces in house recommend foundation specialist carries out inspection with recommendations. Further investigation required.



Exterior Lining – Cladding

Horizontal timber weatherboards, timber board and timber battens, fibrolite sheets and timber battens and painted corrugated iron cladding. All appeared to be in good condition at time of inspection other than:

- 1 Recommend weatherboard soakers are installed to seal upper north cladding below kitchen window.
- 2 Patchwork cladding used to patch back of office wall on north side, against rock retaining wall.



1

2

Gables and Bargeboards

Gables are horizontal timber weatherboards. Bargeboards are timber. Appear to be in good condition at time of inspection.

Joinery

Timber and aluminium doors and timber and aluminium windows.

All appeared to be in good / fair condition at the time of inspection. Note:

- 1 South side timber door to garage does not open.
- 2 Remedial builders bog work has been undertaken to several timber windows.



Trim, Scribes and Head Flashings

Trim, scribes and head flashings appear to be in good condition at time of inspection. Several windows, timber weatherboards over ranch sliders act as head flashing.

Soffits

Soffits approx. width varies from none up to 300mm and are painted fibrolite and timber. All appear in good condition at time of inspection.

Fibrolite products from the 50's through to 90's contained 5% to 15% asbestos.

No health risk unless cutting, grinding, or handling unpainted product. Keep well painted.

Removal and dumping of product should only be carried out by professional licensed companies.

Fascia

Timber fascia appears in good condition at time of inspection.

Spouting (internal with no overflow ports)

PVC spouting all appears in good / fair condition. Recommend cleaning spouting on a regular basis and make any necessary repairs as required to extend the life of the product.

Note: Spouting parted from bracket on upper east side of house, lots of silicone used to seal handmade spouting and downpipes on upper south side of house.



Downpipes

PVC downpipes. Found to be in good / fair condition at the time of inspection.

Note: Damage to downpipe on south-west corner of house due to impact.



Plumbing – Gully traps & Waste pipes

Gully traps appear to be in good / fair condition.

Note: Recommend clearing all bark away from grills of gully traps.



Drainage – Sewer & storm water

Council sewerage and storm water connection. Terminal back vent installed.

Roof

Painted long-run coloursteel. Roof, ridges, valleys and roof flashing appeared to be in good / fair condition at the time of inspection.

Recommend yearly checks to clean and carry out any necessary maintenance which may be required to ensure watertight. We inspected roof area from spouting line only. Note:

- 1 Recommend a professional roof company check and carry out all repairs to ensure watertight or replace as necessary due to minor rust sighted on north side of roof and sheet laps.
- 2 Refer to notes under "Inside Ceiling Space".



Chimney

Galvanised iron chimney with stainless steel cowl, appears to be in good condition at time of inspection.

Note: Chimneys are required to be cleaned i.e. chimney sweep every year to maintain insurance.

Aerial

Aerial installed. Recommend checking all local channels are available at the time of possession.

Security Alarm (Siren)

Located on south of house. Recommend checking when last serviced and if operative.

Appears to be in good condition.

Exterior Lights

Exterior lights appear to be in good / fair condition and working at the time of inspection other than:

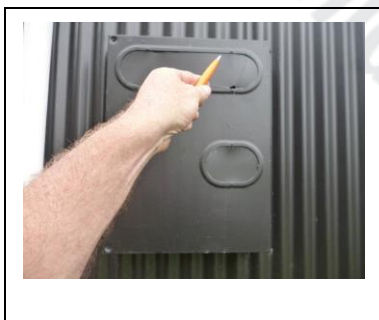
Note: Broken bulb on top east side of gable.



Electric Power Main (Meter Box)

Located on south of house. Earth pipe and connection unseen.

Note: Viewing screen broken.



Electrical

Overhead to dwelling.

Telecom

Overhead to dwelling.

Water main supply

Town supply. Meter located at front of property.

Gas Bottles (9 kg x 2)

Located on west of house. Recommend that all gas is certified by a craftsman gasfitter / plumber and that a producer statement has been issued.

Decks and Steps

1 Upper partly internal deck located on south of dwelling. Membrane paint over substrate with timber balustrades, rails and fixings, all appeared to be in good condition at time of inspection. Unable to view all substrate below deck due to being sealed off.

Note: **High risk internal deck**, area below reliant on deck membrane paint not failing.

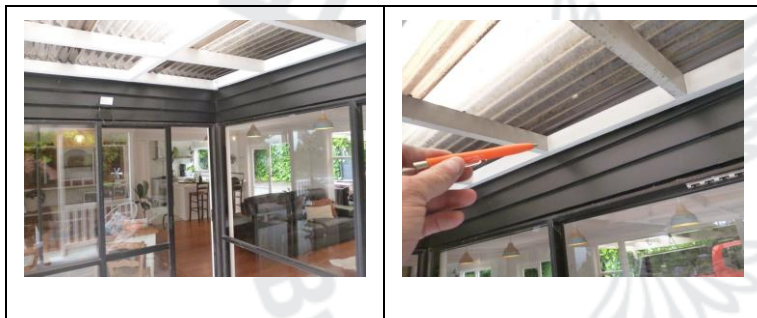
2 Lower and upper decks located on east, south and west of house. Timber decking over timber deck framing, steps, timber balustrades (where used on west deck only), rails and fixings, all appeared to be in good condition at the time of inspection. Unable to view all timber below deck due to lack of clearance.

Pergola

Attached wooden structures located on north and south sides of dwelling. Appropriate and incorrect mechanical fixings with clear light roof. Appears in fair condition at time of inspection. Note:

1 Stringer of pergola, direct fixed to dwelling requires 12 mm watertight spacers at connection points to ensure watertight.

2 No side flashings used on south pergola or cladding flashing used on north pergola.



OVERALL CONDITION OF EXTERIOR

The exterior of the house appears to be in fair condition. See all notes. View footnote at end of report.

Building Interior / Rooms

Note: A water tap is checked to make sure plumbing system is under pressure so leaks can be detected. The building inspector will ask for a plumbing/electrical professional tradesperson to check property if areas of the above trades are of concern.

Floors

Floors are concrete and tongue and groove (T&G). All appear to be in good condition. Coverings are painted wooden board, polished wooden T&G flooring and tiles.

All appeared to be in good / fair condition at time of inspection. Note:

1 Areas throughout house where flooring and floor coverings are out of level due to substrate movement. Refer to notes under "Basement".

2 Cracked tile in kitchen.



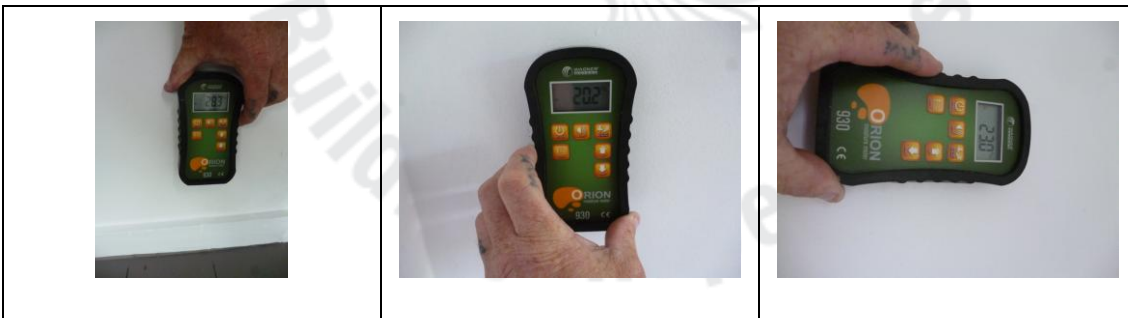
Interior Mouldings

Architraves, skirtings and cornices are painted and in good condition at time of inspection.

Walls

Walls are painted and painted wallpaper, appear to be in good condition. Straight with minimal cracks found at time of inspection. Note:

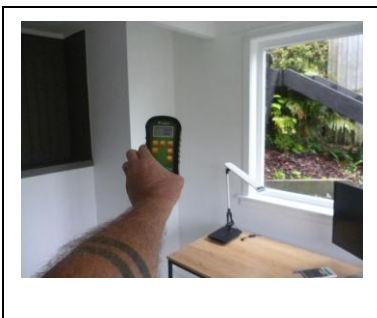
- 1 Lived-in damage and marks and different paint levels throughout house.
- 2 High and elevated moisture readings recorded in north-east corner of office due to contact with ground and retaining walls in this area. Further investigation required.



28.3 high

20.2 elevated

23.0 elevated



Below 16 considered normal

Moisture Readings with Trotec T660 Gauge or Wagner Orion 930.

Readings were taken from a minimum of three points from inside of all exterior walls and wet areas i.e. Around all windows, doors, bottom plates and wet areas.

Elevated moisture readings were detected and noted in report, otherwise appears to be normal at time of inspection. (Below 16 Orion 930 considered normal)

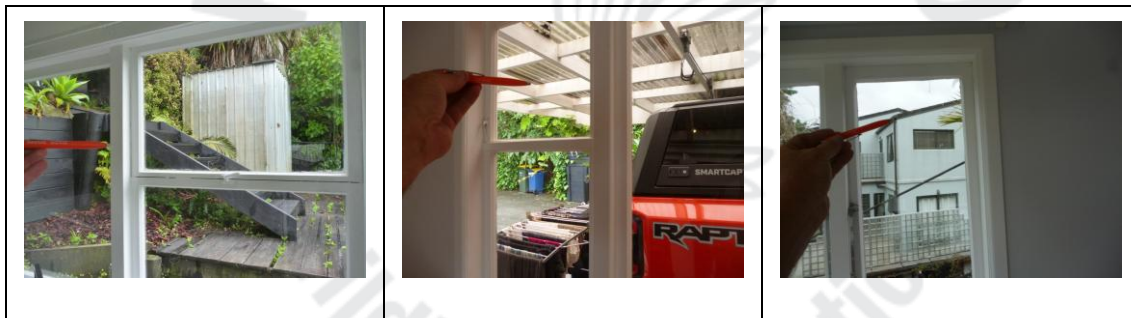


Orion Gauge Used

Windows

Single glazed. Glass, framing, sills, opening sashes, security and hardware were found to be in good / fair condition at the time of inspection. Note:

- 1 Office window and lounge north side window painted shut.
- 2 Recommend maintenance to all windows so open and function 100%.
- 3 Windows and doors in areas are out of level. Refer to notes under "Basement" and "Floors".
- 4 Film on bathroom west window cracking due to shrinkage.



Doors

Front door is painted timber. Doors to the exterior are aluminium and timber with glass panels. Interior doors are painted with good hardware and found in good / fair condition at the time of inspection. Recommend due to number of doors requiring maintenance a LPB builder carry out all necessary repairs.

Note:

- 1 Office ranch slider requires roller maintenance required to slide correctly.
- 2 Recommend maintenance to all exterior doors so function 100%.



Ceilings

All ceilings are painted. No cracks, mould or dampness found at time of inspection.

Fireplace

Open wood burning, located in lounge. All appeared to be in good condition at time of inspection. It is recommended that you check with council to see if this fire has been permitted or if a producer statement has been issued.

Heat Pump

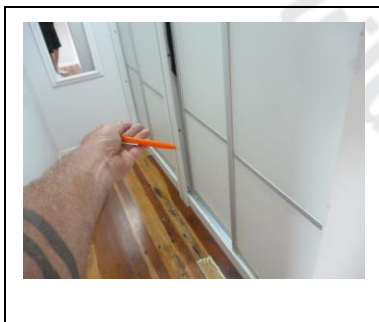
Heat pump located in bedroom.

Recommend when purchasing property check that all is working, and any remotes supplied.

Cupboard Space / Wardrobes

Walk-in wardrobe in master, double in bedroom two and single in bedroom three. Hardware, shelves, rails and fittings found to be in good to fair condition at time of inspection. Note:

- 1 No doors to bedroom two wardrobe.
- 2 Master bedroom wardrobe doors R/H/S do not slide freely.



Switchboard

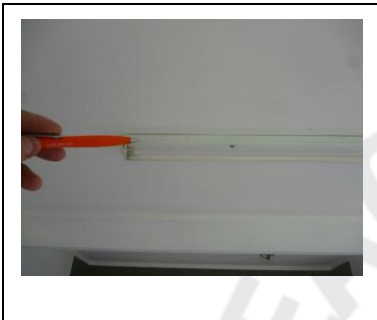
Located in garage. Circuit breakers and old-style fuses.

Note: Recommend upgrading old style fuses to circuit breakers.



Lights

Fittings all appear to be in good condition. No damaged switches. Light bulbs all working at the time of inspection other than office missing fluorescence tube.



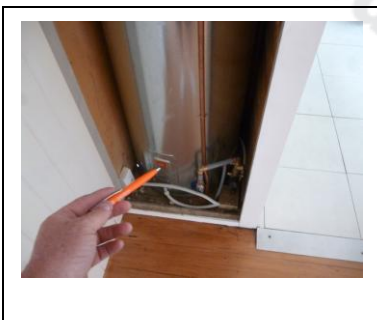
Smoke Alarms

Regulations state as from 22 April 2003 a smoke detector must be installed no less than 3 meters from every bedroom door. Non-compliant.

Hot water cylinder

Located in hall cupboard; Rheem 180 lt. Date 2024. Mains pressure system. Appears to be in good condition at time of inspection.

Note: Regulations state all HWC installed after 1996 have Seismic Restraints (two when 180 lt. (100mm from top and bottom of cylinder).



Kitchen

Meltica shelves, cupboards, doors and drawers. Granite bench tops. Chrome and white handles. White ceramic sink with mixer. No leaks found at the time of inspection. Freestanding oven and gas hobs. Extractor fan. Overall condition was found to be good / fair.

Note:

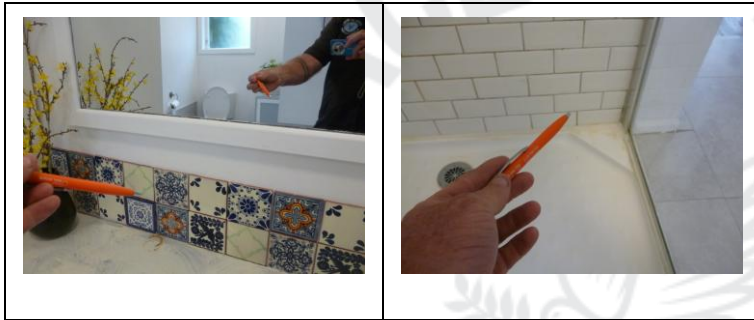
- 1 Refer to notes under "Floors".
- 2 Extractor hood out of level and not vented outside correctly.



Bathroom (upstairs)

Cubicle shower with PVC liner, ceramic tray and mixer. Vanity with basin and mixer, and toilet. All operational. No leaks found at the time of inspection. All appears to be in good / fair condition. Note:

- 1 Recommend installing an exhaust fan or shower dome.
- 2 Vanity bottom drawer not closing fully.
- 3 No grout to vanity tiles.
- 4 Heavy silicone used to bottom of shower tray.



Laundry / Tub operation

Located in bathroom. Washing machine outlets only. No leaks found at time of inspection. Operational and appears to be in a good condition.

Back entry

Located off lounge. Aluminium ranch slider with glass panels. Appeared to be in good condition at time of inspection.

Inside ceiling / Roof Space

Access in bedroom three. Building paper in place. Batts insulation. Dry with no borer. Appeared to be in good / fair condition at the time of inspection. (Viewed from manhole only)

Note:

- 1 Batts in piles in areas of roof space.
- 2 Daylight seen in ceiling space on west side gable, cladding to flashing intersection. Possibly missing flashing. Further investigation required.



OVERALL INTERIOR CONDITION

The interior appears to be in a fair condition. See all notes.

Section / Garden / Outbuildings

Garage

Garaging for one vehicle plus workshop. Cladding is painted iron. Tilt door is painted galvanized. Overall, the garage was found in good condition at time of inspection other than:

Note: Garage area not fully lined or framed.



Section / Outside area

Tidy section with established garden and native bush.

Driveway and access

Concrete driveway and car pad. Own right of way.

Note: Cracking noticed in driveway due to minor substrate movement.



Garden Shed

Painted galvanized iron. All in fair condition at time of inspection.

Note: rust to areas of shed.



Fences / Retaining Walls

Timber fencing, aluminium fencing and timber retaining walls, rock retaining walls and concrete stem walls all appear to be in good to fair condition at time of inspection. Note:

- 1 Unable to view all areas of retaining walls due to location and construction in front of areas.
- 2 Lower south side timber retaining wall out of level and rot to areas of retaining boards.



Letterbox

Metal. In good condition at time of inspection.

Footnote:

- 1 Recommend Lim and all council files be viewed.
- 2 Recommend due to extensions / alterations noticed that council floor plan (if available) is viewed of footprint of original dwelling.

Please Note:

Moisture testing carried out in all rooms.

The inspector has not moved furniture, fixtures, stored items, soils, plants etc. at the time of inspection. He cannot see inside walls or other concealed areas and cannot detect damage or defects that are not visible in most cases. Some defects can be detected with the aid of testing equipment which was used at the time of inspection but these tools have limitations and cannot detect defects in all circumstances.

A non-invasive Trotec T660 MMS or Orion 930 (Moisture Measurement Systems) were used as an aid in this inspection. This in itself cannot be used to confirm or eliminate the possibility of moisture or deterioration in the framing timber or underlying materials. It is of limited use with some plaster systems and other factors.

Inspections - over three meters. OSH regulations state that working at heights of over three meters is done safely. If climbing over three meters then OSH state - guarding, safety nets or fall arrest systems should be in place. This is unfavourable in the situation of house inspections; therefore our policy is that our inspectors only climb as far as their ladders take them, keeping their personal safety paramount.

This inspection should not be confused with an appraisal, building code inspection or any guarantee of any kind, but as a tool to aid you to be better prepared and knowledgeable.

- A This property report is a visual one only of the building elements which could be seen easily, and does not include any item that is closed in or concealed including flooring, walls, ceilings, framing, plumbing and drainage, heating and ventilation and wiring, etc. Therefore we are unable to report that any such part of the structure is free from defect.
- B This property report does not include the structural, electrical, plumbing or gas piping and fitting, home heating state of the premises, as our consultants are not qualified for this but can arrange for these areas to be inspected by those people whose qualification enable them to do so.
- C Information provided in this document is provided "as is" without warranty of any kind, either expressed or implied.

Inspection Date: 12/12/2024

Inspector: Damon Schubert
021-878491

Bryan Schubert
Company Director



RATINGS:

VERY GOOD: No work required, in excellent condition

FAIR: Check recommendations, work required

GOOD: No or minimal work required, consistent for its age

POOR: Requires replacing, further investigation

All ratings are based on age and condition at time of inspection. Follow up is the responsibility of the client.

Peace Of Mind recommend that for further piece of mind a LIM report also be obtained on the property from the local council.