



HARBOUR HOME INSPECTIONS

VISUAL HOME INSPECTION REPORT

DATE: Tuesday, May 12, 2020
INSPECTION REFERENCE: 5427JS
FOR: John Smith
INSPECTION LOCATION: 13 Ocean Parade, Milford
TIME: 9:00 – 10:50am
INSPECTOR / AUTHOR: Mark Hadfield (NZTCC 1991)
WEATHER: Fine and generally dry in the preceding week

SITUATION

The dwelling is a traditional style medium size partly two storey four bedroom home with an internal access single garage.



Northerly elevation (Nominal)

I have called the front door face north for reference purposes only

REPORTING STYLE AND FURTHER INVESTIGATIONS

(General generic information in this report that is applicable to this dwelling is detailed in italics) Sections in the report should be read in conjunction with other sections in the report including the Main Observations and Concerns section and where applicable additional information. This includes cross referencing the current / consented construction (& proprietary system specifications if installed) and or specialist further investigations if required. (Harbour Home Inspections has not viewed any plans or consents) Some typical dwelling or site details that may not be technically correct or may be non-compliant but may have no real impact on the dwelling may also have been viewed and not detailed, as seen on almost all dwellings. It is also possible concerns that Harbour Home Inspections have not viewed or deemed to be concerns could be seen as concerns after further specialist trade investigations are conducted and the plans and consents are cross-referenced. It is not within the scope of the inspection to conduct specialist further investigations, (Including structural, compliance, weathertightness or infrared) quantify damage, and quote repairs or to certify repairs. These can be conducted through an appropriate consultancy(s) if required. Please feel free to contact Harbour Home Inspections for further advice if required, particularly if there are consent irregularities or if the dwelling has an 'Unauthorised Works Report / third party Safe and Sanitary Report'. (Third party inspection)

SITE

The dwelling is located on a reasonably compact sloping section located up a right of way style driveway and is setback from the street. The section is fenced and is developed with a driveway, paths, low retaining walls, deck and some landscaped gardens. A large deck is located to the north.



Easterly garden area



Westerly entrance area

EXTERNAL INSPECTION

General Finish & General Maintenance (This section is not a reference to the structure or construction)

The dwelling is clad and finished with some longer life lower maintenance products (brick cladding, fibrocement cladding, aluminium joinery, colour-bond style steel roof cladding, colour-bond style spouting plus PVC downpipes etc) and some timber products and materials (timber mouldings plus timber eave trims etc) that will require a regular or a somewhat elevated level of maintenance. The finishing quality of the tradesmen appears good and no shortcuts or deliberate poor original finishing was viewed. Largely the dwelling is very well maintained although some fascia and bargeboard timbers have not been repainted for some time, some non-urgent general maintenance is required. No specific maintenance concerns were viewed.



Some minor maintenance required

Foundation & Framing

General Generic Compliance Overview; It is very important to ensure that all structural construction is consented and as per plans. (Building Consent pre 1 July 1992 / Code Compliance Certificates 'CCC' from 1 July 1992) Note- Building Consents are only for a certain area as shown in the consent plans, not a final "All is good" for the entire dwelling.

General Dwelling Construction Overview; The exact history of the dwelling is not known without reference to the plans and consents and needs confirming but the QV webpage has the date of construction being 1987 and this is consistent with what was seen. (View the Property File & the Land Information Memorandum Report for exact details) I have noted that you have confirmed there is a signed off CCC (Code Compliance Certificate) for the new works you have detailed. Timbers dated 2012 were viewed. This is for the entire downstairs and the stairs plus adjoining areas.

The dwelling is partly constructed over two levels. The dwellings newer 2012 downstairs area is constructed with a perimeter ring foundation encased with blocks which support the east and south block subterranean walls and the north bricks in addition to the structural timber walls. No signs (or indicative readings) of seepage were seen to block wall areas and although modern subterranean block walls are not a risk factor as such, it is not totally unheard of that there are occasionally seepage style issues. Standard Senton piles are used for the upper east subfloor foundation area. No signs of excessive movement were seen. The retained original 1980's east subfloor (mid floor to the west) is a standard bearer and joist design. The construction includes some timber and steel structural members. The flooring is standard particleboard although plywood (good) is used in part of the bathroom. The walls are standard timber framing. The roof is of truss construction and is of a sensible design.

The general design and construction of the dwelling appears to a good, traditional, well proven and lower risk style and includes full eaves. No high risk construction or design details were viewed. Overall the construction is very standard and ideal as well as there being many longer life lower maintenance claddings being used.



Block foundation waterproofing (Addition)



East subfloor

Moisture Overview; A cursory basic non-invasive internal (from the inside of the dwelling) Radio Frequency (RF) moisture surface scan has been conducted to selected potentially higher risk points of timber wall framing using a Protimeter Surveymaster scanner in search mode only. The scanner scans 5 – 25mm deep only and is subject to erroneous readings. (Metal & thick plaster etc) Search mode readings are selective point scans only and are "Relative" (REL) to other point scans only. REL scans are not invasive or evidential "Wood Moisture Equivalent" (WME) probe readings and are to be used as an additional indication only. An RF scan should not be seen as a specialist moisture ingress inspection, infrared (IR) inspection or weathertightness report. RF scans are not designed locate all leaks or historical damage and are indicative only, further actions and investigations should be conducted if required. To detect hidden historical damage and for specific moisture readings a specialist non-invasive infrared camera thermography assessment (& or invasive probe drill testing) would be required but ideally walls linings would also be removed.

No current high or concerning internal moisture meter indicative RF scan readings were recorded and no signs of damage were seen. The dwelling has no high risk water ingress design details such as direct fixed monolithic cladding, flat or parapet roof sections, or internal decks and includes full eaves. No specific water ingress related concerns were viewed but it is noted that there is some subterranean block retaining and also that the downstairs shower is over a bath. The bath lip configuration is not ideal as it is not behind the wall cladding / waterproofing making the bath to wall junction reliant on sealant rather than the upstand and cladding forming a mechanical seal. This junction will need to be well maintained. No elevated RF readings or damaged was seen in the garage opposing the shower / bath. This area will need to be regularly monitored.



Typical low moisture scan indication reading

Construction Observations & Concerns;

A- To the south east corner of the garage the stone ground cover is filled onto the weatherboards. This is about 150mm deep. This appears above the block retaining wall of the garage. This cladding will not be waterproofed. No damage was seen opposing this but this detail is not ideal. It is advised that the ground levels should be altered (or be suitably packed away & free draining) to ensure the ground cover is not over the blocks and waterproofing. This appears very easy to conduct and is not a significant concern.



Fill on cladding - Approximate fill line

B- The east subfloor area has no real crossflow ventilation. Installing vents (as per the building code requirements) should be conducted to ensure ventilation / drying can occur. This appears very easy to conduct and is not a significant concern.



No real crossflow ventilation

C- As a precaution the as built construction and consents / permits should be cross referenced. (A standard procedure)

Cladding (External walls)

The dwellings main cladding is longer life lower maintenance fibrocement weatherboard planks, likely the Hardiplank type. The weatherboards themselves appear in a good condition. The horizontal weatherboard system has no specific historical concerns and has been installed in this manner for many years. It can be seen that the lower (newer) weatherboards are on a cavity system as now required. The new and original weatherboards have been very well matched. The base cladding is fibrocement sheeting which also appears in a good condition. This is actually used near the front door (east side & above the lower block retaining – to the old subfloor area) but this is not a significant concern. (But also view the Foundations & Framing section) The dwellings minor cladding is a non-load bearing vented brick cavity veneer system. The bricks have been rendered over but the top air and bottom egress vent were able to be viewed. The brick system includes a standard ventilation cavity between the brick veneer and structural timber framing to expel any minor water ingress to open weep holes at the base of the bricks. (The egress vents seen) This brick cavity system has no specific historical concerns and has been installed in this manner for many years. No specific cladding concerns were viewed although to the west upper end of the dwelling the weatherboards would benefit from a good clean and are ready to be repainted. Overall the flashings were considerably better than seen on most dwellings including their use to the side of the meter board, on the roof and at bargeboard ends etc.



Weatherboard overview



West upper weatherboards



Brick overview & typical egress vent



Joinery (Windows & Doors)

All of the external joinery units are aluminium profiles with timber jambs. The joinery units themselves appear in a good condition. The new joinery units are double glazed as now required. It is noted that the old single glazed upstairs joinery units have been retrofitted with double glazing (not required). No specific joinery concerns were viewed.

Roof Structure & Cladding

The main gable and lower garage skillion roofs are constructed with prefabricated trusses. (Preformed engineered triangle structures constructed normally to span outside wall to outside wall) The roof structure appears standard, no defects were seen. Due to the low pitch of both roofs these were only able to be partly crawled through but no defects or high risk factors were seen. The trusses are clad with building paper and standard colour-bond style steel corrugated iron sheets. The corrugated iron sheets appear to be in a good condition. The roof cladding flashings (two on the upper roof) were better formed than usually seen. No specific roof concerns were viewed.



Roof design overview & cladding



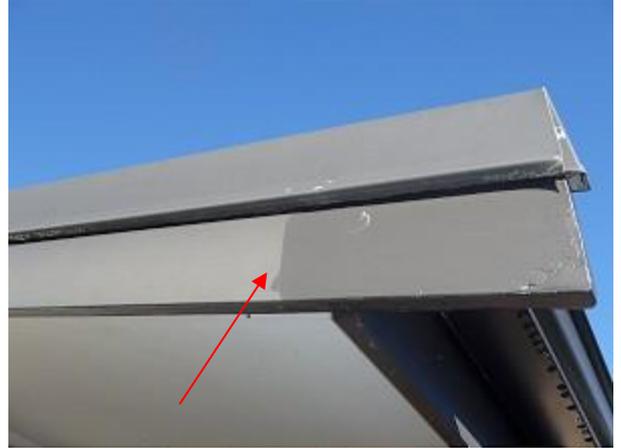
Roof truss overview

Roof Eaves (Roof Overhang)

The entire perimeter of the dwelling has eaves to help provide additional protection for the cladding and joinery. Traditional square timber boards are used to form the raking bargeboards and horizontal fascia with the fascia also used to support the spouting. Standard fibrocement sheeting appears used to form the soffit eaves. All appear to be in a good condition although some not so easily seen or reached bargeboards and fascia timbers have not been repainted for some time. No specific roof eave concerns were viewed.



Full eaves overview



Part repainted bargeboard

Spouting & Downpipes

The spouting is a standard colour-bond style steel profile. The downpipes are standard PVC profiles. All appear to be in a good condition. No specific spouting or downpipe concerns were viewed.

Garage

The internal access one car garage is fully integrated into the (newer) construction of the dwelling. The colour-bond steel door is powered. No specific garage concerns were viewed.



Garage overview

Deck

The low hardwood clad north east deck appears well finished and feels solid. The substrata was typical Senton pile braced construction. No specific deck concerns were viewed.



North east deck overview & substrata

INTERNAL INSPECTION

General

Neutral similar décor is used throughout the dwelling. The wall and ceiling linings are mainly painted plasterboard. Fitted carpet and overlay style floorboards are installed throughout the dwelling with lino also used. Curtains and blinds adorn most of the external joinery units. Frosted glass is installed where appropriate. Internally the dwelling has a low amount of wear and tear compared to dwellings of its age with the older and newer finishings being very well matched. Internal finishing is to a high general standard. The kitchen and bathroom areas are modern and largely well appointed. No specific internal finishing concerns were viewed.

The dwelling is constructed over two levels. The downstairs level of the dwelling includes a single internal access garage, a central hall, main bathroom, a laundry and one bedroom.

The upper level of the dwelling includes a central hall, bathroom, an open combined walk through lounge and dining room which includes the kitchen, and three bedrooms.



Open walk through lounge & dining room with kitchen



Main bathroom



Typical bedroom

SERVICES AND INSULATION

Electrical

The power is supplied underground. The electrical meter board is located on the external garage wall. The modern updated main fuse board is located in the hall. The fuses used are standard modern miniature circuit breakers. (MCB) As expected all wiring viewed was the modern tough plastic sheath (TPS) variety. Extensive new wiring has been seen throughout the dwelling although the dwelling has not been fully rewired as some original standard 1980's wiring remains. A heat pump ducted air reticulation system is installed. No specific electrical concerns were viewed but the earth wire and the wire connection fitting to the south earth peg is embedded in the concrete path which, over time, may affect the earthing. This will need to be monitored and in time may need to be modified.



Modern fuse board



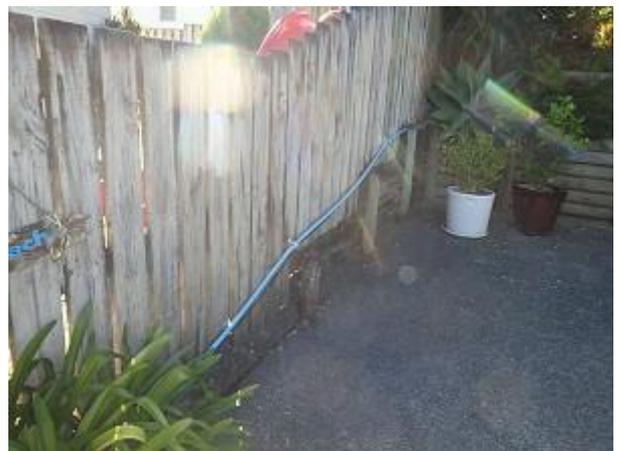
Embedded earth wire

Plumbing

An electric 180 litre Rheem mains pressure hot water cylinder (HWC) manufactured in 2010 is located in the subfloor. (180 litre mains pressure is the recommended family system) The shower pressures are good even with another hot tap running. The dwelling is fitted with standard polybutylene style grey and black plastic water pipes where viewed. The waste pipes are PVC. The blue plastic main water pipe is fixed to the north fence which is functional but is not overly aesthetically pleasing. No specific plumbing concerns were viewed.



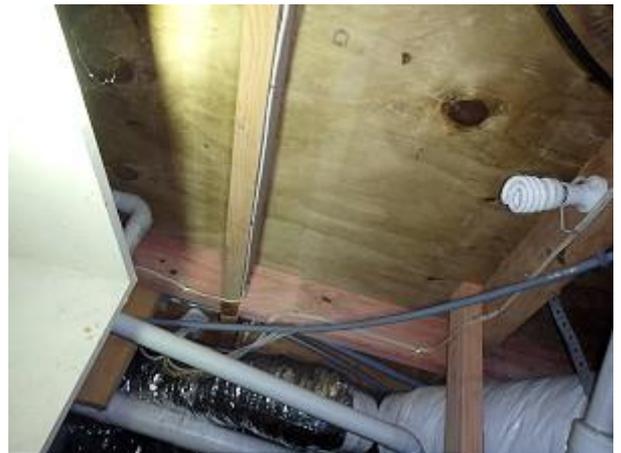
Standard HWC



Water pipe on fence

Thermal Insulation

The dwelling (excluding the garage) is required to be insulated. (Post 1978 regulations) East subfloor insulation is installed but the area insulation under the shower (newer floor) has not been reinstated and this should be conducted. (Minor) One small wall area was viewed (west end of the dwelling in the roof cavity of the garage to the end wall of upstairs) and this was insulated with blown fibre (Rockwool) style insulation. This would have been against the external building paper but now that it is exposed, (in the cavity) after the addition there is a potential it could fall out. This will at least be needed to be monitored but ideally this should be better secured with a layer of building paper. The garage ceiling has batts style insulation although not required, and also double glazing. The main upper ceiling was originally insulated with fibre fill but there is now a thick batts layer with several additional bundles of batts just sitting up there to be used if desired. In addition, the windows are double glazed as per modern requirements. No specific insulation concerns were viewed.



East subfloor Sisalation insulation foil / Area of missing foil



Wall batts not supported (& garage ceiling batts) Ceiling insulation batts (& additional batts)

MAIN OBSERVATIONS AND CONCERNS

The dwelling has many positives including a sensible design, standard construction, full eaves and mostly longer life lower maintenance products being used. No maintenance concerns were viewed but some minor maintenance is required. No concerning construction faults or visible risk factors were seen. No specific major concerns were viewed. As always seen the dwelling has some smaller details and defects that are not ideal or perfect although these are considerably less than usually viewed.

Internally the dwelling has a low amount of wear and tear compared to dwellings of its age with the older and newer finishings being very well matched. Internal finishing is to a high general standard. The kitchen and bathroom areas are modern and largely well appointed. No specific internal finishing concerns were viewed.

Overall the dwelling had less issues than usually seen including no serious or major concerns. In addition the dwelling is of a very sensible design with sensible claddings.

GENERAL:

Ensure title & boundaries are known

Ensure you have a Vendor Declaration outlining any known faults

Ensure a Land Information Memorandum (LIM) Report is obtained

Ensure a council Property File search is conducted & construction & services are as per consented plans

Ensure the section & surrounding area are checked for possible soil contamination or being on a floodplain

Ensure further investigations are considered / conducted where advised / Pending additional information

Ensure regular inspections & maintenance are conducted

Ensure the report is fully read and understood & further advice is sort if required

Ensure the Terms & Conditions of Building Inspection Contract are read & understood

Ensure it is understood that the report is not a Weathertightness, Structural or Compliance inspection (Etc)

Current Building Act exemptions include <http://www.dbh.govt.nz/buildingactreview-exemptions>

CONTACTS AND RECOMMENDED CONTRACTORS

Auckland Council Contact & "Help Desk"

301 0101

<http://www.aucklandcouncil.govt.nz/EN/contactus/pages/home.aspx>

Chester Consulting (Structural Engineers, consent compliance & retrospective consent reports)

162 Mokoia Rd Birkenhead

481 0024

admin@chester.co.nz

www.chester.co.nz

City line IR (Infrared non-invasive & invasive moisture testing)

0800 40 50 10

Nick Stead 021 478947

info@citylineir.co.nz

www.citylineir.co.nz

(Invasive testing can only be conducted with the approval of the vendor)

North Shore Waterproofing Services (Waterproofing membranes & crack repairs)

480 5251

Richard Keane 021 480 506

richard@groutseal.co.nz

(North Shore Waterproofing should be able to assist with a quote and further advice if required)

Laser Electrical

Unit F, 17 Douglas Alexander Parade Albany

444 7498

Graeme 027 498 7865

graeme@laserelectrical.co.nz

<http://albany.laserelectrical.co.nz/contact-us>

Citywide Plumbing

Triton Plaza Albany

444 6504

citywide.plumbing@xtra.co.nz

<http://www.citywideplumbing.co.nz>

North Shore Roofing (Repair specialist)

1/85 Ellice Road Glenfield

444 6726

<http://www.northshoreroofing.co.nz>

If you need clarification on any details on this report please do not hesitate to contact myself directly. I will endeavour to answer all calls or will return your call as soon as practical. Whenever possible please call before 7:30pm. If technical information is required it would be best to call between 12:30 to 4:30pm when the report would be close at hand.



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Shore Building Inspections Limited
Trading as Harbour Home Inspections
INVOICE / GST RECEIPT WHEN PAID

Visual Home Inspection Report

DATE 12/05/2020

REFERENCE 5427JS

TO **John Smith**

INSPECTION LOCATION: 13 Ocean Parade, Milford

INSPECTION FEE



G.S.T



TOTAL DUE

\$

TERMS Payment on delivery; "Now Due"

**IMMEDIATE PAYMENT
IS REQUIRED**

PAYMENT INSTRUCTIONS Please include the reference number with your payment

Internet transfer
Account

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