

Forensic Building Investigations



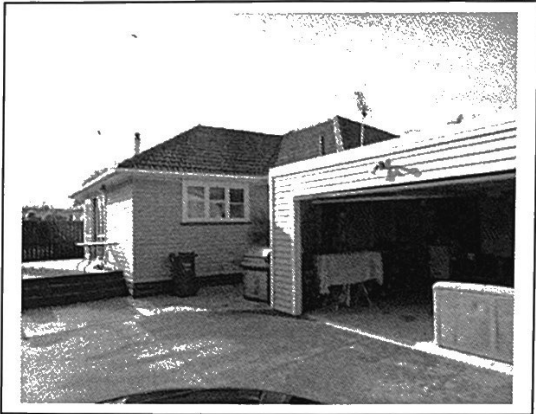
TOP SECRET

BUILDING REPORT

Forensic Building Investigations



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mellonsbay1@xtra.co.nz



OBSERVATIONS AND MAINTENANCE RECOMMENDATIONS REPORT

Inspection No: 0150
Customer: Tim Wells
Property Address: 111a Clevedon Rd, Papakura.

Moisture Testing:
Moisture testing carried out in all rooms. Results of moisture readings, if not normal then this will have been noted under Floors, Walls, and Ceilings etc. Below 16% is considered dry. Above 16% could promote fungal growth. Above 20% could promote dry rot. Above 30% could promote wet rot.

Note – Rating can be found on page 7.

Weather on the day was Showery.

ITEM	OBSERVATIONS / RECOMMENDATIONS
House Description	This is a single story timber frame, timber weatherboard type clad house with no cavities. Consists of three bedrooms, one bathroom and one toilet. Has a concrete tile roof on timber piles. Garage has a concrete base.
1. Building exterior / attached structure	
Foundation Walls and base boards	Foundation walls are made of timber posts. Baseboards are timber. House is on a concrete base foundation. All appears to be in good condition. Recommend keeping cladding clear of the ground level to prevent water soakage.

Basement

Access located at the back of the house. Foundation footings and walls made of timber posts. Piles are timber posts - stable. Jack studs and fixings, sub-floor bracing and fixings, damp proof courses, bearers and fixings, span, size and fixings, floor joists and beams all appear to be in good condition. The under floor is T&G flooring with foam insulation.

Under bathroom areas found to be dry with no signs of leaks.

Note – Unable to access under basement. Fixed access panel. Viewed with torch thru slats appears to be in good condition.

Exterior Lining – Cladding

Wooden weatherboard, and fibrolite sheets R/H/S and back of garage. All appeared to be in good condition at the time of inspection. Recommend ground be removed away from fibrolite cladding to prevent water ingress. Photos - p1100361 p1100362.

Older house

Joinery

Timber and aluminium doors and timber and aluminium windows. All appeared to be in good condition at the time of inspection.

Note – Back bedroom window has broken glass and mullion.

Photo - p1100368.

Trim and Scribes / Flashings

Trim, scribes, flashings appear to be in good condition. Wooden joinery has trim over acting as flashing.

Soffits

Soffits approx width 450mm and are painted fibrolite. All appear to be in good condition.

Fascia

Timber fascia appears to be in good condition.

Spouting

PVC spouting all appears to be in good condition. Recommend cleaning on a regular basis and to make any necessary repairs as required to extend the life of the product. Note – Spouting joint broken L/H/S of house. Recommend maintenance p1100352.

Downpipes

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

Plumbing – Gully traps & waste pipes

Gully traps appear to be in good condition. Waste pipes turn down appear to be in good condition.

Drainage – Sewer & storm water

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

Roof

Concrete tiles. Roof, hips, ridges, valleys and roof flashing appeared to be in good 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 were unable to fully inspect the roof area due to excessive height (over 3 meters). Note – Bottom L/H/S tile requires replacing or capping with lead p1100419. Toilet vent requires resealing cast iron to lead. p1100411.

Chimney Galvanised iron chimney with stainless steel cowl. Appears to be in good condition.

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

Security Alarm (Siren) Located at the front of the house. Appears to be in good condition.

Exterior Lights Exterior lights appear to be in good condition and working at the time of inspection.

Electric Power Main (Meter Box) Located on the L/H/S of the house. Earth pipe and connection seen.

Electrical Underground to house.

Telecom Underground to house.

Water main supply / Toby Town supply. Meter located at the front of the property. 2 hose taps.

Decks and steps Decks located at the front of the house. Complies with building code. (Over 1 meter must be permitted). Timber, below deck framing, decking, steps, and fixings, all appeared to be in good condition at the time of inspection.

OVERALL CONDITION OF EXTERIOR

The exterior of the house appears to be in good condition with some maintenance issues.

Older House

It is normally understood any purchaser of a property of this age and in this condition would recognise the maintenance issues as seen. Meaning our report does not include the cosmetic, surface integrity of the house / unit. i.e. badly stained carpet, dirty wallpaper, old chipped vinyl, chipped Formica bench, etc.

2. Building Interior / Rooms

Floors Floors are concrete and tongue and groove (T&G). All appear to be in good condition, level and firm with minimal creaks. Coverings are tiles, vinyl and carpet. All appeared to be in good condition at the time of inspection.

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

Walls Walls are painted and wallpapered and appear to be in fair condition. Found to be straight with minimal cracks.

Windows Glass, framing, sills, opening sashes, security and hardware were found to be in good condition at the time of inspection. Suggest windows require maintenance ie (catches and easing.)

Doors	Front door is aluminum casement doors. Doors to the exterior are timber with glass panels. Garage back door is galvanised tin. Interior doors are painted with good hardware and found in good condition at the time of inspection.
Ceilings	All ceilings are painted. No cracks found at the time of inspection. Note – Bedrooms at rear of house both corners have mould no obvious leaks. Recommend mould kill prevention and repainting.
Fireplace	Freestanding Open wood burning Kent, located in the lounge. All appeared to be in good condition at the 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.
Cupboard Space / Wardrobes	Double wardrobe in master, single in bedrooms two and three. Hardware, shelves, rails and fittings found to be in good condition.
Switchboard	Located in the hallway cupboard. Well labeled circuit breakers.
Lights	Fittings all appear to be in good condition. No damaged switches. Some bulbs require replacing.
Smoke Alarms	Regulation state as from 22 April 2003 a smoke detector must be installed no less than 3 meters from every bedroom door.
Hot water cylinder	This is located in the hall cupboard; Rheem 180 lt. Date 2002 Appears to be in good condition and meets all regulations.
Security Alarm System	Key pad located by dining area. Recommend obtaining instruction manuals and contacting supplier to change the security codes at the time of possession. Also check when last serviced.
Kitchen	Meltica shelves, cupboards, doors and drawers. Formica and stainless steel bench tops. Chrome handles. Stainless steel sink with mixer. No leaks found at the time of inspection. Freestanding oven and electric hobs. No extractor fan. Overall condition was found to be good.
Bathroom	Bath with taps, cubicle shower over bath. Vanity with sink mixer and toilet. All operational. Exhaust fan and one heated towel rail. All appears to be in good condition excluding. Note – Toilet seat broken. Exhaust fan not connected to outlet in roof space. High moisture reading of 45% corner of shower screen and bath in gib-board. Recommend resealing this area.
Storage	Interior cupboard space.
Laundry / Tub operation	Located in the garage. No leaks found at the time of inspection. Operational and appears to be in a good condition.

Back entry

Located in the garage. Galvanised iron door. Appeared to be in good condition at the time of inspection.

Inside ceiling / Roof Space

Access in hall. Batts insulation. Dry with no borer. Appeared to be in good condition at the time of inspection. Recommend that all areas are correctly covered with insulation. This could prevent mould.

OVERALL INTERIOR CONDITION

The interior appears to be in a good condition.

3/. Section / Garden / Outbuildings

Garage

Attached garage for two cars. Roofing is longrun corrugated iron. Cladding is fibrolite and weatherboard. Tilt door is coloursteel. Garage is unlined and in tidy condition. Overall the garage was found in good condition.

Clothesline

Tilt clothes line. Good condition.

Driveway and access

Concrete driveway and car pad. Own right of way.

Garden Shed

Galvanized iron. All in good condition.

Fences

Timber fencing appears to be in good condition.

Letterbox

Metal. In good condition.

Please Note:

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Below 16% is considered dry. Above 16% could promote fungal growth. Above 20% could promote dry rot. Above 30% could promote wet rot.

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 Protimeter MMS (Moisture Measurement System) was 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 impracticable in the situation of house inspections, therefore our policy is, that our inspectors only climb as far as their ladders take them, keeping their own 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.

The following two paragraphs (a & b) have been included at the request of our Insurance Company. -

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: 18/06/2013

Inspector: Bryan Schubert

Building Practitioner
BP 111069



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.

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

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Forensic Building Investigations



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Bryan Schubert
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Wednesday, June 19, 2013

Invoice number: 0150

Inspection address 111a Clevedon Rd Papakura

TOP SECRET

Price Exc Gst: \$ 450.00

G.S.T content 67.50

Price Inc Gst: \$ 517.50

Please make payment 7 days net.

G.S.T Number 46-263-782.

Cheque payment to:

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P.O. Box, 11925
Ellerslie
Auckland.

Internet Banking:

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Trading as FBI

Acc No. 12-3136-0043011-01

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