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*This report must be read in conjunction with our disclaimer which has been emailed at the same time.*

## **Property Inspection of XXXXXXX Rd, Auckland**

Prepared for: xxxxx

Present: Jeff Wicks

Date of Inspection: xxxxx, 2017

Weather Conditions: Fine



The subject house was probably originally built in the late 1960's to early 1970's. It was then extended in the mid to late 1970's & then again around 1985. It is an unusual quirky sort of a house. The second owner, who apparently was an architect, added the NE wing with the stairwell etc. & the porthole windows.

During my initial look around the outside I identified many areas of concern in regards weathertightness. The cladding has not been well installed in many instances.

I began my inspection of the outside starting at the front door then working anti-clockwise around the exterior. I used a Trotec Capacitance type moisture meter to assist me in looking for signs of water ingress / undue dampness.

My observations are as follows:



1. This is the North elevation to the RHS of the front door. This horizontal timber baton at the base level serves to trap moisture between the baton & the fibrolite cladding. See note 1.



2. Again North elevation RHS of front door. The cladding here above the eaves line is of oil tempered hardboard sheets. This was commonly marketed as Weatherside or weathertex. It is considered a failed product & it can be seen that it is now in very poor condition due to moisture.



3. As above.



4. Again North elevation, this shows damage to the fibrolite cladding on the RHS of the lounge ranchslider. Clearly this is not weathertight.



5. West elevation.  
The horizontal joint in the fibrolite cladding at the window head height lacks a flashing. It does not appear to be weathertight.



6. The metal spouting has perforated through due to corrosion.

Comment: the spouting is generally in very poor condition perforated through or severely corroded in many locations.



7. Again no Z flashing at the horizontal joint & in the cladding above the center of the window the cladding sheets have not been butted together tightly so the LH sheet is not tightly into the plastic jointer strip.



8. Again Z flashings are lacking at both ends of this window.



9. The bottom of the cladding to the RHS of the heat pump is loose or not fastened. It could be that the nail shanks have rusted through.



10. South Elevation.  
Both ends of the kitchen window head flashing are obviously not weathertight.



11. I noticed green algae & a lot of moisture under this overflow pipe under the kitchen window. Whilst investigating it I accidentally broke the already cracked fibrolite cladding. The fibrolite was in poor condition due to dampness. I removed the broken section & was able to see the timber bottomplate behind it...

Comment: this overflow pipe is for the under floor water tank.



12. The bottom plate appeared to be soft & friable due to timber decay...



13. I was easily able to push my screwdriver through the decayed bottom plate.



14. East elevation.  
The bolts that secure the first floor deck to the posts are generally very decayed. The posts are slender & in some cases require replacement.



15. North elevation (to the left of the front door).  
The exterior pavement is almost at the same level as the bedroom floor. The sill of the French Door unit is decayed.



16. I was easily able to push my screwdriver into the decayed sill of the French door.



17. There are obvious signs of water ingress around the stair void.



18. The roof.  
The roof has many difficult to flash & complex junctions. It does not look at all as if a good job has been done. This junction does not appear weathertight.



19. In this junction a butynol tiled roof meets the stairwell. It does not look weathertight & signs of moisture ingress are visible...



20.....I followed it down to where it meets the "brownbuilt" metal roofing above the hallway & you can see this broken piece of cladding. I was able to move the broken piece to one side & insert my screwdriver into the decayed timber framing.



21. See above.



22. This shows a failure of the cladding above the high windows of the dining area.



23. Here you can see the tip of my screwdriver which I pushed through the corroded bottom of the metal spouting above the hallway.



24. The bottom of the valley liner here is badly corroded.



25. The apron flashing to the sunroom roof on the SE corner of the building does not lap under the cladding. It has been planted onto the front & siliconed.



26. Inside / moisture readings.  
I received elevated moisture readings on the LHS of the French door unit in the downstairs bedroom (north wall).



27. I also received elevated readings on the RHS of the same French door unit.



28. On the North wall at the bottom of the stair well I received very high moisture readings. I also noted in this area a patch repair to the wall paper.





29. In the office on the first floor by the stairwell I received high moisture readings.



30. I received high moisture readings on the skirting boards & on the particle board flooring in the SW corner of the upstairs Master bedroom. Also note the discoloration & corrosion of the carpet tack strip.



31. I received elevated moisture readings on the LHS of the ranchslider in the lounge.



32. Access to the water tank is via this trap door in the pantry.



33. Moldy discolored gib board can be seen at the back of the kitchen cabinets.



34. The subfloor space.

The subfloor structure of the sunroom & the colored deck is generally not to a tradesman like standard & would fall well short of the minimum requirements of the NZ standard 3604 (acceptable solutions for timber framed buildings).

This photo shows a pile or jackstud which is not continuous i.e. it is joined in the middle with a lap joint.



35. The subfloor structure looks to be in generally good condition given its age however sign of borer is present so it requires fumigating. The floor is not insulated. Also some areas have been excavated & the piles undermined. These areas need attention i.e. the undermined piles need to be re-stabilized.



36. This shows a concrete pile that supports a timber jackstud. It has been undermined & has rotated to a significant degree. This should be considered unsafe.



37. Another undermined pile.

My opinion is that this house presents in a generally poor condition. It is generally not weathertight & some of the work that has been done falls well short of a tradesman like standard. I found much evidence of decayed timber framing & invasive investigation I am sure would reveal a lot more. In its current condition this house does not comply with the current NZ Building Code clause E2 External Moisture. A significant amount of work & expense would be required to bring this house to a standard where it complies with E2. Please contact me before any commitment is made to purchasing this house. Further investigation is required.

Note 1. Prior to 1985 asbestos was constituent in many building materials. One of the most commonly known ones is fibrolite. But it can also be found in many other building materials - Insulation, floor coverings, textured ceilings & even adhesives to name a few. So any house built prior to 1985 should be considered to probably contain asbestos. Although a useful material it is a known carcinogen & is a source of respiratory illness, particularly for people who work with the material. Work safe NZ have guidelines for the safe handling of asbestos.

Please don't hesitate to call me on 092390123 or 0274469039 if you require any further advice or clarification.

#### **SCOPE of BUILDING INSPECTION**

##### **1. VISUAL INSPECTION:**

This inspection is a visual inspection only of readily accessible aspects of the property. A home inspection does not include identifying defects that are hidden behind walls, floors, or ceilings. This includes structure, wiring, plumbing, ducting, and insulation that are hidden or inaccessible. The inspector will not conduct any invasive or destructive testing of the property. Safety, accessibility, or other considerations may present the inspector with restrictions in examining specific home elements or components.

##### **2. LIMITED ASSESSMENT**

The home inspection will provide you with a basic overview of the condition of the property. This inspection is not technically exhaustive or all encompassing, as your inspector has only a limited amount of time, as well as constraints in methodology, to complete the inspection. The inspector is a generalist, not a specialist in all disciplines, and may refer the home owner to specialists for further investigation of certain items.

##### **3. CONTEXT OF INSPECTION**

This inspection should also be considered in the context of a "snapshot in time", reflecting the conditions of the home at the date of inspection. Future performance of components and elements of the home is outside the context of this inspection. For example, your inspector may not discover leaks that occur only under certain weather conditions. Some conditions noted, such as cracks in foundations, may be either cosmetic in nature or indicators of settlement; however predicting whether an individual condition will present future problems is beyond the scope of the inspection.

##### **4. NOT BUILDING CODE OR BY-LAW COMPLIANCE INSPECTION**

Jurisdiction for Building Code, Electrical Code, Gas Code, Fire Code, Plumbing Code, or other statutory or by-law compliance inspections resides with the appropriate mandated authorities. The services provided by your home inspector are not conducted in the context of Code or by-law compliance inspections. The client acknowledges that it may be necessary to confer directly with the appropriate authorities to determine whether specific conditions comply with Code or by-law requirements.

##### **5. ENVIRONMENTAL AND AIR QUALITY CONCERNS**

This inspection will not assess for environmental or air quality concerns. The scope on inspection does not include examination for hazardous materials that may be on the property, in or behind surfaces, or are constituent to building materials. The inspection does not include determination for irritants, pollutants, toxic materials, or contaminants; presence of mold, spores, or fungus; asbestos, radon gas, or carcinogens; etc. As well, the inspection does not include the determination of presence of insect, bird, rodent, or other infestations.

**CONFIDENTIAL REPORT:** The inspection report to be prepared for the Client is solely and exclusively for Client's own information and may not be relied upon by any other person. The Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. The Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this inspection report. The Client and the Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this inspection report. The Client agrees to indemnify, defend and hold the Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

## WEATHERTIGHTNESS

Everlast Construction Ltd shall not be liable in respect of any Claim arising directly or indirectly based upon, attributed to, or in consequence of:

1. the ingress of water into a building or structure and any physical loss of or damage to the building or structure arising directly or indirectly, in whole or in part, from the ingress of water; or

2. rot or other gradual deterioration of a building or structure arising directly or indirectly, in whole or in part from the ingress of water; or

3. fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure or any spore or toxin produced by any fungus, mould, mildew or yeast, micro-organisms, bacteria, protozoa or any similar or like forms; or

4. any costs or expenses arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralising, remediating or disposal of, or in anyway responding to or assessing the effects of fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms, in any building or structure; or

5. the failure of any building or structure to meet or conform to the requirements of the New Zealand Building Code contained in the first schedule to the Building Regulation 1992 (or any amendment or substitution thereof) in relation to:

- i) external water or moisture; or

- ii) either durability or protection from external water or moisture entering that building or structure, or the effects thereof.

## DISCLAIMER

**By ordering this Inspection, the Client acknowledges that the Client has reviewed, understood, and accepted the Terms and Conditions and the SCOPE OF INSPECTION described above. Inspector's liability for mistakes or omissions in this inspection report is limited to a refund of the fee paid for this inspection and report. The liability of the inspector's principals, agents, and employees is also limited to the fee paid. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection and report. This liability limitation is binding on client and client's spouses, heirs, principals, assigns and anyone else who may otherwise claim through client. The Client assumes the risk of all losses greater than the fee paid for the inspection. The Client agrees to immediately accept a refund of the fee paid as full settlement of any and all claims, which may ever arise from this inspection.**