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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 xxxxxx**

Prepared for: xxxxxx

Present: Jeff Wicks, & the builders.

Date of Inspection: xxxxxxxx, 2017

Weather Conditions: Fine



The subject house is a new build. I was called upon by the client to comment on the build quality & workmanship.

I conducted a visual inspection of the interior & the exterior including the roof & the ceiling space. On the day of the inspection the house was essentially complete in its construction. The electricity was not connected & the HW califont & gas bottles were not installed.

My observations are as follows:



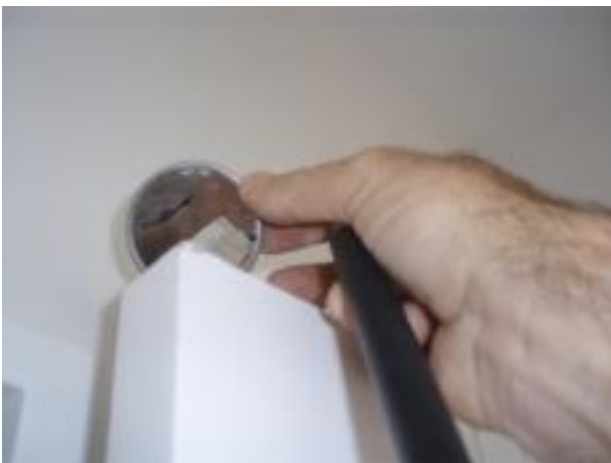
1. I inspected the roof from above & also from within the ceiling cavity. My impression is that it has been constructed to comply with the building code & to an acceptable standard. The ceiling to the house is insulated & there is no insulation to the ceiling above the garage space.



2. The vanity cabinets in all 3 bathrooms have not yet had the door handles installed.



3. This wall in the master bedroom has a noticeable change of color tone in the middle of the wall. This should be remedied by re-painting the wall.



4. Also in the master bedroom there is minor damage to the top of the door. This should be touched up & the top edge of the door painted or sealed. The closet doors in the bedroom on the West wall require adjustment. It seemed to me that the magnetic door catches need to be rotated so the polarity is correct. Other than these minor items the interior is in satisfactory condition.



5. The exterior & brickwork.

I am not impressed with the quality of the bricklaying & the finish of the brickwork. I found this loose brick on the RHS of the front door & another one on the bottom left side of the front door. The bricks are generally not laid in a uniform manner. There are large variances in the thickness of the mortar joints & the bricks deviate in plane to an excessive degree which overall gives an untidy appearance. Also the bricks have not been kept clean during laying & there is a lot of mortar splatter on the face of the brickwork.

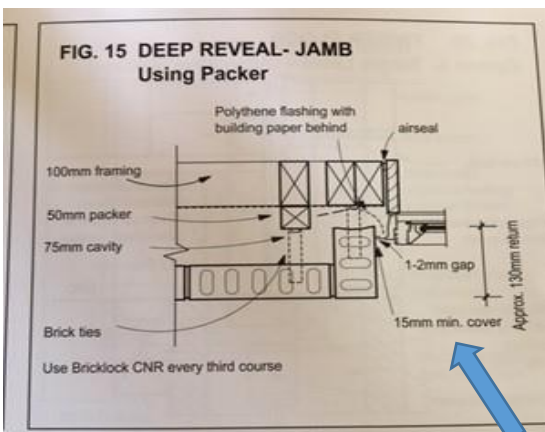


6. Here on the bottom course of brick work on the LHS of the front door the brick overlaps the edge of the floor slab an excessive amount & this has resulted in the bricks rotating before the mortar set as you can see illustrated by the level APP on my phone.



7. Again by the front door the frame of the door does not sufficiently cover the end of the brickwork. The code requirement in E2 asks for a minimum of 15 mm cover.

To better illustrate this see copy of fig.15 below.



8. This detail shows a plan view of a normal deep reveal door or window jamb. Note the 15 mm minimum cover requirement at the edge of the aluminium fin of the window.



9. This shows an example of very poor mortar jointing on a windowsill on the South wall.



10. The headflashings have not been stopended so therefore they are not weathertight. There is nothing to stop rainwater getting past the end of the headflashing & into the wall cavity. This is a serious defect that must be rectified before you make a commitment to purchase this property. Failure to rectify could lead to premature decay of the windowsill & the timber framing adjacent the windows. It could also create a damp & moldy environment. My opinion is that this defect renders the building non-compliant with clause E2 of the NZ Building Code. This defect is typical to all of the windows.



11. In this photo you can clearly see the non stopended headflashing & the gap where water can enter into the building cavity.

Comment: the weatherboard cladding above the windows is of finger jointed radiata, probably treated to the level of H3.1. Because they are painted black these weatherboards will absorb a lot of heat therefore they will be subject to a lot of thermal movement. It is my opinion that black is a poor choice of color for timber weatherboards.



12. This shows mortar or concrete splatter that has been carelessly left on the finished brickwork. This will be more difficult to clean off now than if it had been cleaned off when it was wet. There are many such examples throughout the property.



13. This shows concrete splatter on a window & on the aluminium joinery unit. Again there are many examples of mortar & concrete splatter on the joinery units.



14. The concrete exterior pavement is a very untidy & unprofessional job.



15. Another example of the very poor finish quality of the exterior pavement.



16. And another.



17. It would be a good idea to lower the concrete top of this manhole & support the cover with a riser so that this unattractive piece of infrastructure is less visible with only the steel lid showing at ground level.

Overall I was not impressed with the quality of the brickwork or the finish to the exterior pavements. I am particularly concerned with the lack of cover as discussed in item 7 & the non stopended headflashings. Because of these 2 faults it is my opinion that the work falls short of complying with clause E2 of the NZ Building Code.

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.**