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Property Inspection of xxxxxx

Prepared for: xxxxxx

Present: Jeff Wicks

Date of Inspection: 21st May, 2012.

Weather Conditions: Fine.



The subject house was built in the 1980's. It has composite cladding of Hinuera Stone, texture coated fibre light & plywood to the North facing high lights. The LIM report indicates a permit was issued for the construction of the house in 1984 & a dwelling extension permit issued in September 1991 – I believe this to be for the garage & rumpus room. Consent was obtained for a solid fuel heater & a Code of Compliance Certificate was issued in August of 2009. The property is in a location which is subject to rural plan change 14. See the link following:

<http://www.aucklandcouncil.govt.nz/EN/BuildingPropertyConsents/DistrictRegionalPlans/franklinistrictplan/franklindistrictplanchangeindex/Pages/ruralplanchange.aspx>

I conducted a visual inspection of the interior & exterior including the roof & a limited portion of the sub floor space. I used a Trotec Capacitance type moisture meter to assist me in looking for signs of water ingress / undue dampness. Unit readings of 60 & above indicate that moisture may be present at levels that can cause decay.

My findings are as follows:

Independent, Honest Advice



1. In many places the roof does not have a significant eaves overhang & here above the ensuite bathroom the roof stops short of the building line & there is a flashing which laps over the cladding & under the barge board. This is a dangerous detail & the top edge of the flashing where it butts to the fascia is highly likely to be a leak point.



2. I assume the small pipe that protrudes through the basement wall to be the ensuite toilet cistern overflow. There is no gully trap here so in the event that it works for any length of time it will be a source of dampness.



3. This is an unsatisfactory arrangement. The spouting outflow is through a "Jerry Built" spouting stopend. It leaks & it is located above this high risk flashing detail.



4. Near the NE corner of the house the fascia does not extend low enough to provide adequate cover to the top of the Hinuera stone cladding.



5. This is the decking in the NE corner. This particular board is very decayed & should be replaced. The decking generally is old & is at the stage where it needs to be fully re-planked. Otherwise you run the risk of the planking breaking & someone potentially getting hurt. You can see here I pushed a knife blade right through the decking.



6. The landscaped retaining wall to the East of the house has rotated quite significantly its construction is slender given its height.



7. A lot of the fibrolite panels of the deck balustrade / windbreak are broken & due for repair.



8. There is a lot of maintenance required to these wind breaks. They are in quite a poor state of repair. Everywhere you look there is maintenance to be done. This shows a glazing bead has come loose.



9. This one shows a glazing bead which is decayed & partially missing.



10. This is the eaves overhang at the NE corner of the garage. The soffit lining extends past the gable end cladding so obviously water enters the building envelope here. I'm sure if you were able to see the soffit framing some decay would be present.



11. All around the house are these sorts of cracks in the textured coating. These are all water ingress points.



12. as above.



13. This electrical cable penetration is not well sealed so is a point of water ingress.

Comment: these 2 cables appear to be extension leads. This has been done by a home “handyman” & is sub standard. The orange cable is ducted in black alcatene pipe which is laid on top of the grass & is vulnerable to damage from a lawnmower.



14. This is the method of water proofing the plug to the water pump. Old plastic bags have been wrapped around it. This should be fixed.



15. This is the NW corner of the garage. I was easily to push my pocket knife into the decayed bottom plate here.



16. This is the same location viewed from the Eastern side. The timber trim is friable, as is the baseplate.



17. This is the Western gable of the garage. There is no head flashing here & no doubt that this leaks. Observe the uneven cladding above the window. This is often a sign of a leaky wall.



18. This is the floor to ceiling window on the West wall of the garage. There is evidence of leaks being chased around here & someone has planted this head flashing on top of the cladding. That is an unsatisfactory solution.



19. This crack in the cladding extends from the top LHS of the floor to ceiling window up to the fascia board. This is a definite leak.



20. Cladding is broken at baseplate level & reveals the timber baseplate in the early stages of decay.



21. This is the SW corner of the eaves. This definitely leaks.



22. The South wall of the garage & rumpus room has cladding which extends below the adjacent ground level. This is a very bad detail which inevitably leads to trapped moisture & decay.



23. In the rumpus room all along the West wall & the South wall I got significantly elevated moisture readings. Here I am showing the moisture meter with a reading of 129.9.



24. Water staining is clearly visible on the carpet in the SW corner of the rumpus.



25. This is a typical view of the skirting. It is “blown “& water damage is clearly visible.



26. On the RHS of the floor to ceiling window in the ensuite bathroom I got an elevated reading of 77 & you can see the bottom side of the window liner is “blown”.



27. On the LHS of the same window I got this very high reading of 159.9 & the liner is soft to touch.



28. On the skirting board at the RH corner of the shower cubicle in the en suite the skirting board shows visible signs of moisture damage & I got elevated moisture reading of 97.4.



29. The LHS of the same shower unit. I received a reading of 129.8.

Comment: these 2 piece shower cubicles almost invariably leak from around the join.



30. In the nursery the window sill liner has been recently replaced & on the lower portion of the jamb liner I got an elevated reading of 70.

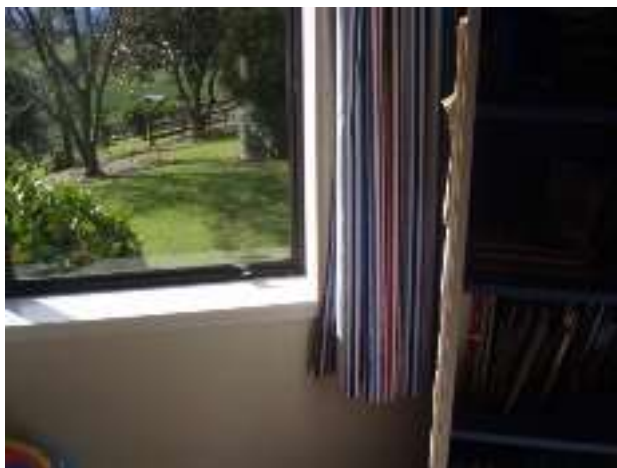
Comment: the evaporation tray has no stop ends so condensation from the evaporation tray drains onto the window sill. I found this detail to be common on a lot of the windows.



31. The flue leaks & has caused this rust stain on the top of the fire place.



32. I got a slightly high moisture reading & the particle board ceiling in the bathroom is "blown" near the eaves. This is below the bottom of the valley of the covered carport / entrance way so I suspect there is a small roof leak here. Also there is a section of repaired ceiling here so this has been a trouble spot in the past.



33. This is Flynn's bedroom on the NE side of the house. The window liners have been recently replaced here also.

The sill tray here also lacks a stop end. Repair work has also been done to the window sills in the dining room.



34. On the North wall of the lounge there is a significant crack visible in the wall lining. It runs from the top of the window up to the bottom of the high gable window above. All along the bottom of the gable window I received high moisture readings. They were highest closer to the apex & got progressively lower as I moved to the right. This area obviously leaks badly. The moisture meter shows a reading of 133.



35. This is the exterior of the above location & the crack in the wall board is mirrored in the exterior cladding. The fin of the aluminium joinery is partially buried in the texture coating.



36. This is the plywood cladding above the high kitchen windows. It is bowed out & I was able to insert my fingers under it. The cladding here is not to a high standard & requires maintenance.



37. The fascia board where the garage roof steps up by the master bedroom is decayed & I was able to push my pocket knife into it.



38. The sub floor space.
This is a wet & decayed boundary joist on the East wall of the building.



39. This is a severely decayed bearer which sits on top of a masonry foundation wall. I met no resistance at all when I pushed my knife into this.



40. A badly decayed jack stud.

41. And another.



Summary

The methods & materials employed during the construction of this house coupled with the exposed location have resulted in a very high maintenance home. Features such as no eaves overhang, monolithic cladding & windows without head &/or sill flashing are unsuitable for such an exposed site.

This house has a lot of maintenance & weather proofing issues. The extent of decay to timber framing can only be known if the cladding is removed. The texture coated cladding has not stood the test of time. I am of the opinion that it should be removed & new cladding installed that complies with the current NZ Building Code.

The weather proofing & maintenance issues that this house presents are significant & some areas should be re-designed. In my opinion it would be easy to spend in excess of \$100,000 (one hundred thousand dollars) on repairs & maintenance.

If you require any further information or advice please call me on 0274469909.