

NON INVASIVE
BUILDING REPORT

123 Anywhere Street
Suburb
City

Prepared for: **Client**



Award Building Certification Limited
Inspector, Nick Godfrey Mob: 021 131 3998
Email nick@awardinspections.co.nz

Following your instructions we visited the above property on the 11/06/12 to carry out a non-invasive building inspection of the dwelling at the above address: following is our report.

The weather at the time of our inspection was **showers**.

This four bedroom house is situated on a sloping site with a concrete drive leading from the roadside to the internal double garage. The property boasts mature gardens; the back part of the section is fully fenced. There has been some minor retaining carried out on the northern side of the dwelling. All in all the section is in very tidy condition and all works undertaken to the section are of high standard and to the building code requirements.

Age of house (year of construction)

Description of materials:

Foundations	Concrete
Sub-floor bracing	N/A
Sub-floor plumbing	Concrete floor, (unable to inspect)
Sub-floor framing	N/A
Under-floor insulation	Nil
Floor	Concrete
Base cladding	N/A
Exterior house cladding	Brick/Plaster
Exterior joinery	Aluminum with awning opening sashes.
Soffit	300mm
Fascia	Aluminum
Spouting	Coloursteel
Roof	Concrete tile gable roof
Front Decking	Concrete
Back Landing	Concrete



General comments:

Exterior:

Foundations: *The foundations are concrete and appear in good condition with no signs of blowouts or extensive cracking.*

Sub-floor framing: *N/A*

Sub-floor plumbing: *Unable to inspect.*

Floor: *The concrete floor appears in good condition. There is minor cracking through the garage area which is common for a dwelling of this age. The second story timber floor appears in good condition with no signs of movement.*

Base framing and cladding: *N/A*

Exterior house cladding: *The dwelling consists of two type of cladding. Brick to the bottom approx 800mm high & Plaster over 60mm polystyrene from top of the bricks to bottom side of the soffit. The bricks appeared in good condition and have the required drainage holes fitted. The plaster cladding appears in good condition with two minor repairs required and 1 x area that will require a high level of monitoring. (2 x minor repairs required)*

(1) *Paint has peeled away from the window surround on the S/W garage window this will require repainting as the plaster can be porous without paint protection.*

(2) *There is a minor crack along the sill flashing below Bedroom 2 window on the western wall. This area will require sealing and repainting.*

The area of concern that will require a high level of monitoring is on the N/E wall above the Scullery. The Fascia on the Scullery roof runs behind the cladding which could potentially allow water to ingress behind the cladding and into the framing. However there is no evidence that this has occurred to date, but this practice has been evoked as it has caused issues in the past.



1)



2)



Exterior joinery: The aluminum joinery appeared in good condition and all are in good working order. The flashings are fitted correctly creating a good watertight seal.

Fascia, Soffit & spouting: The aluminum fascia appears in sound condition with good paint coverage. The Soffit cladding is secure and in good condition, The Coloursteel spouting and PVC downpipes are in good condition with no signs of leaks at the time of inspection.

(3) The spouting has come of its clips where the Sky dish has been installed this will require repairing.



Roof: The concrete tile gable style roof appeared in good condition. The roof has the required ridge and barge flashings fitted.

(4) There are some minor cracks in the ridge tile mortar and mortar is missing from 1 x ridge tile above the Scullery, These areas will require repairing.



Landings/Decking: The front & back concrete landings appeared in good condition. The decking to the top story outside the master bedroom appeared in good condition. The Butenol has been fixed correctly and is in good condition with no signs of water ingress.

Heating: The dwelling has a built in open fire and appears in good condition.



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Interior:

Main entrance: The front door opens into Hallway

Lounge, dining room and kitchen: All the walls and ceilings in the dining and kitchen and lounge are lined with gib. All the wall and ceiling linings appeared secure and in good condition. The kitchen units are in good condition. The bench top is polished Macracarpa and is in good condition with no swelling at the joints. The plumbing was checked in this area and there were no signs of leaks. All windows and doors were checked through this section of the house and appear to be in working order at time of inspection. All catches are in good working order. The floor coverings through these areas are in good condition. There is under floor heating fitted under the tiles in the kitchen and scullery areas.

Bedroom 1: All the walls and ceilings in bedroom 1 are lined with gib. All the wall and ceiling linings appeared secure and in good condition. The bedroom has built in walk in wardrobe; all the windows and doors were checked and are in good working order. The carpeted floorcoverings are in good condition. All the finishing lines appeared secured and in good condition.

Bedroom 2: All the walls and ceilings in bedroom 2 are lined with gib. All the wall and ceiling linings appeared secure and in good condition. The bedroom has no wardrobe; all the windows and doors were checked and are in good working order. The carpeted floorcoverings are in good condition. All the finishing lines appeared secured and in good condition.

Bedroom 3: All the walls and ceilings in bedroom 3 are lined with gib. All the wall and ceiling linings appeared secure and in good condition. There is minor cracking in the square stopping through the center of the room. The bedroom has no wardrobe; all the windows and doors were checked and are in good working order. The carpeted floorcoverings are in good condition. All the finishing lines appeared secured and in good condition.

Bedroom 4: All the walls and ceilings in bedroom 4 are lined with gib. All the wall and ceiling linings appeared secure and in good condition. The bedroom has built in wardrobe; all the windows and doors were checked and are in good working order. The carpeted floor coverings are in good condition. All the finishing lines appeared secured and in good condition.

Bathroom 1 (upstairs) the gib wall & ceiling linings in bathroom 1 are all secure and in good condition. Tiles line the walls 2.0m high and are in good condition; the toilet is in good working order and appears free of any leaks. The shower and bath and vanity are in good working order. The shower linings appeared secure. The plumbing was checked through this area and appeared free of any leaks at the time of inspection. The Tile floor coverings appear in good condition. There is under floor heating fitted throughout the bathroom.

Bathroom 2 (downstairs) the gib wall & ceiling linings in bathroom 2 are all secure and in good condition. Tiles line the walls 1.2m high and are in good condition; the toilet is in good working order and appears free of any leaks. The shower bath and vanity are in good working order. The shower linings appeared secure. The plumbing was checked in this area and appeared free of any leaks at the time of inspection. The Tile floor coverings appear in good condition. There is under floor heating fitted throughout the bathroom.

Hallway/Stairwell: The gib wall and ceiling linings in this area are all secure and in good condition. The stairwell handrails are of correct height and are secure. The carpet floor coverings are in good condition. All finishing lines appeared secure and in good condition.

Garage/Laundry: The laundry is situated in the Garage. All the walls and ceilings in the garage and laundry are lined with gib. All the wall and ceiling linings appeared secure and in good condition. The Laundry tub has been secured correctly and has been sealed along the wall/tub junction. The plumbing was checked in this area and there were no leaks at the time of inspection.



Roof Cavity: All timber in the roof cavity was checked and appeared in good condition. There were no signs of any dampness or decay. Pink Batts insulation is fitted correctly throughout the roof cavity.

Summary:

From my visual and non-invasive inspection I report that the house will be structurally sound and weather tight after the following items receive attention.

- 1) Prepare and Paint window surround on garage window where paint has peeled.**
- 2) Seal and paint crack in sill flashing below bedroom 2 window.**
- 3) Fit spouting back onto clips where sky aerial has been installed.**
- 4) Replace cracked mortar in ridge tiles**

*See estimate to repair (attached)

Limitations:

This property report has been prepared solely for the benefit of our client and the comments contained herein are limited to the purposes stated in this report. Award Building Certification Limited accepts no liability in respect of its use by others and any other person who relies upon the matter contained in this report does so entirely at their own risk.

This is a visual report only of the building elements that could be seen easily and does not include any item that is enclosed or concealed including floors, walls, ceilings, framing, heating, ventilation and wiring etc. Therefore we are not able to advise that any such part of the structure is free from defect.

This property report does not cover structural, electrical, gas piping and fittings, home heating, ventilation and wiring or the state of the premises ABCLtd can arrange inspections for these services by service professionals if required.



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Estimated cost to repair

Summary items 1 - 4 from building report

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Scope of repair: The repairs are minor

Trades required: Multi-skilled handyman

Special equipment: Extension ladder, external prep and paint

Number of visits: single visit

Time to repair: 5 hours

Reasonable estimated cost of repair:

\$280 - \$380+ GST

Estimate guarantee: if you are unable to find a suitably qualified tradesperson to complete the repair within the estimated cost range Award Building Certification Limited contracts to affect the repair within the range estimated above.

*subject to standard terms of engagement



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