



Property Inspection Report



54 Smart Street

Abbotsville



Property Inspection Report



Mr and Mrs Watson

27 Marriott's Way

Our Ref: 002

ATTENTION: Brian and Denise

Dear Brian

INSPECTION OF 54 Smart Street Abbotsville

Attached now is our Property Inspection Report for the above property. We have inspected the property in accordance with the New Zealand Standards NZS 4306-2005. The inspection is a non-invasive visual inspection of the areas in the building which were readily visible at the time of inspection.

The property was inspected on 22nd January 2015 during fine and sunny weather conditions. The inspection does not include any areas of the property which were covered, unexposed or inaccessible. We are therefore unable to guarantee that any such part of the property is free from defect. Further, we do not move large items of furniture, paintings or wall hangings, or lift up carpets or other fixed floor coverings.

This report does not include any detailed geotechnical investigation, nor does it include an investigation of the condition or location of underground drainage, electrical, gas, plumbing or other services. We can arrange for these areas and services to be inspected by people whose qualifications properly enable them to do so should you request it.

You should seek legal advice in relation to cross lease and unit titles. If the property is controlled by a Body Corporate, the inspection is undertaken of the dwelling only and does not extend to the remainder of the complex or common areas.

It is recommended that the exterior claddings (walls and roof) be checked periodically for weather tightness and that any maintenance required or recommended by products manufacturers is attended to in a timely manner.

Please note that this report is not valid unless the House Fit Limited disclaimer is **attached** and the terms of engagement has been signed and returned. In the absence of your signed acceptance, your instruction for us to commence the inspection will be taken as your acceptance of our terms. This report has been written for the person that it is addressed to and cannot be relied upon by other parties. The report is aimed at identifying significant features at the time of the visual inspection and while some minor defects may be noted, it is unrealistic for us to comment on all minor imperfections in this Property Inspection Report.

A: As new	B: Good condition	C: Average Condition	D: Below average condition
R: Repair required		UR: Urgent Repair required	

Interior

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
ENTRANCE	Front Door	✓						
	Walls		✓					
	Ceiling		✓					
	Floor Coverings		✓					
	Cupboard Doors		✓					
	Windows							
<p>Comments: Entrance has no noticeable defects at time of inspection.</p>								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
HALL WAY	Doors		✓					
	Walls			✓				Paintwork in hallway has been damaged on left hand side.
	Ceiling				✓			Cracks in the hall ceiling need attention.
	Floor Coverings		✓					
	Cupboard Doors		✓					
	Windows		✓					
<p>Comments: Paintwork damage. Cracking in hall ceiling is possibly due to the long expanse of ceiling without any construction joints .This can be rectified by creating one where the crack has appeared.</p>								

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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
MASTER BEDROOM	Doors		✓					
	Walls			✓				Minor paint defects.
	Ceiling			✓				Small hairline crack on external corner.
	Floor Coverings		✓					
	Windows		✓					
Comments: Paintwork damage and crack.								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
ENSUITE BATHROOM	Doors		✓					
	Walls		✓					
	Ceiling		✓					
	Floor Coverings				✓			Grout needs replacing in some tile joints.
	Windows		✓					
	Vanity			✓				
	Shower					✓		Grout needs replacing in some tile joint.
	Toilet		✓					
	Bath							N/A
Comments: Silicon around shower floor need attention.								

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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
BEDROOM 2	Doors		✓					
	Walls			✓				
	Ceiling			✓				
	Floor Coverings		✓					
	Windows		✓					

Comments: No visible defects at time of inspection.

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
BEDROOM 3	Doors					✓		Hinges loose which is causing door to jam.
	Walls			✓				
	Ceiling			✓				
	Floor Coverings		✓					
	Windows		✓					

Comments:

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
BEDROOM 4	Doors			✓				
	Walls		✓					
	Ceiling		✓					
	Floor Coverings		✓					
	Windows						✓	Window catch needs adjustment to enable it to lock.

Comments:

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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
BEDROOM 5	Doors							
	Walls							
	Ceiling							
	Floor Coverings							
	Windows							
Comments: N/A								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
LOUNGE	Doors			✓				
	Walls		✓					
	Ceiling		✓					
	Floor Coverings		✓					
	Windows		✓					
Comments: Open plan lounge dining and kitchen.								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
DINING	Doors		✓					
	Walls		✓					
	Ceiling		✓					
	Floor Coverings					✓		Several deep scratches in flooring under the table.
	Windows		✓					
Comments:								

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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
KITCHEN	Doors		✓					
	Walls		✓					
	Ceiling		✓					
	Floor Coverings		✓					
	Windows		✓					
	Cabinets		✓					
	Bench Tops						✓	Concrete bench tops are in need of resealing.
	Oven		✓					
	Hob		✓					
	Waste Disposal							N/A
	Range hood		✓					

Comments: Kitchen is in near new condition with an electric stove and a gas hob.

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
BATHROOM	Doors		✓					
	Walls	✓						
	Ceiling	✓						
	Floor Coverings	✓						New tiles.
	Windows		✓					
	Vanity	✓						
	Shower	✓						
	Toilet							N/A
	Bath	✓						

Comments: Bathroom has been recently redecorated and has a new vanity ,bath and shower cubicle.

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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
LAUNDRY	Doors		✓					
	Walls					✓		Skirting board missing beside tub.
	Ceiling			✓				
	Tub	✓						
	Tapware	✓						
	Floor		✓					
Comments:								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
TOILET	Doors		✓					
	Walls		✓					
	Ceiling		✓					
	Pan				✓			Older style toilet and cister.
	Cistern				✓			
Comment;								

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	Walls							
	Ceiling							
Comments:								

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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
STAIRS	Doors		✓					
	Walls		✓					
	Ceiling			✓				
	Floor Coverings			✓				
	Windows		✓					
	Hand Rails						✓	Hand rails need to be tightened.

Comments: Stair carpet is showing heavy traffic ware.

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
FAMILY ROOM	Doors							
	Walls							
	Ceiling							
	Floor Coverings							
	Windows							

Comments: N/A

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
GARAGE	Doors			✓				
	Walls		✓					
	Ceiling							No ceiling. No ceiling batts.
	Floor Coverings		✓					
	Windows							N/A
	Garage Door Opener		✓					

Comments: Block walls are in good order and show no visible signs of moisture or cracking.

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NORTH ELEVATION	Cladding		✓					Timber weatherboards on cavity system.
	Joinery		✓					Near new Aluminium windows.
	Base Cladding		✓					Cement sheet with vents.
Comments: Weatherboards are in reasonable condition but probably will be in need of a repaint in the next two years.								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
EAST ELEVATION	Cladding		✓					Timber weatherboards on a cavity system
	Joinery		✓					Near new aluminium windows
	Base Cladding		✓					Cement sheet.
Comments:								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
SOUTH ELEVATION	Cladding		✓					Timber weatherboards on a cavity system.
	Joinery		✓					Near new aluminium windows.
	Base Cladding		✓					Cement sheet.
Comments:								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
WEST ELEVATION	Cladding		✓					Timber weatherboards on a cavity system.
	Joinery		✓					Near new aluminium windows.
	Base Cladding		✓					Cement sheet.
Comments:								

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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
SITE	Slope							Steep slope with adequate paths and stairs.
	Retaining Walls		✓					Block and timber all in good order.
	Fencing					✓		Left hand side fence is in need of repairs.
	Paths				✓			Steep paths.
	Driveway			✓				Steep driveway but has room to turn. Three car parks.
	Drainage		✓					All good.
Comments: Landscaped gardens with good drainage and paths .								

AREA	ITEM	A	B	C	D	F	UR	COMMENTS
DECKS & STEPS	Decking		✓					Area 60 mts. Kwila and pine decking.
	Steps		✓					Pine steps.
	Piles		✓					Treated pine.
	Joists		✓					Treated pine.
Comments: Decks are in need of maintenance as far as nailing some nails down.								

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
EAVES	Soffit		✓					Wide 900mm cement sheet eaves.
	Facia		✓					Timber fascia.
	Gutters		✓					Colour steel gutters
	Downpipes			✓				PVC downpipes in need of paint touch ups.
Comments:								

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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
ROOF	Material		✓					Corrugated iron.
	Slope		✓					25 degrees.
	Flashings		✓					
	Fixings		✓					
	Penetrations		✓					

Comments: Corrugated iron roof approximately five years old is in good order throughout.

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
ROOF SPACE	Construction			✓				Older style rafters and new trusses to the alteration.
	Dampness		✓					No dampness.
	Insulation		✓					Fully insulated.
	Insects/Pests		✓					No sign of any pests or vermin.
	Rotting timbers		✓					All in good order.

Comments:

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
SUBFLOOR	Ground Condition		✓					Dry underfloor.
	Ventilation		✓					Vents as required.
	Piles		✓					Concrete piles.
	Joists		✓					Rimu joists to older part of house. Pine joists to alteration.
	Foundation Walls		✓					Concrete filled block walls to garage basement.
	Insulation					✓		Third bedroom has underfloor insulation only.
	Footings						✓	Exposed reinforcing in footing needs plastering.

Comments : Central rooms of the house lack any underfloor insulation .Hallway, bedroom two, bathroom, and master bedroom and Ensuite.

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AREA	ITEM	A	B	C	D	R	UR	COMMENTS
ELECTRICAL	Wiring		✓					New.
	Fittings		✓					New
	Switchboard		✓					New.
	Smoke detectors		✓					As Required.

Comments: Wiring was redone when alteration was completed.

AREA	ITEM	A	B	C	D	R	UR	COMMENTS
PLUMBING	Feed Pipes		✓					
	Taps & fittings		✓					
	Waste Pipes		✓					
	Gully Traps		✓					
	Hot Water Cylinder		✓					Five years old.180.litres
	Fireplace		✓					Enclosed wood burner in lounge. Permitted at alteration.

Comments: Plumbing was all redone when alteration was completed about five years ago.

GENERAL COMMENTS:

This house of approximately two hundred and seventy square metres is a near new alteration and extension throughout .Construction is a block basement with timber subfloor and timber frames clad in timber weatherboard on a twenty millimetre cavity system throughout. Timber decks are a mixture of kwila and pine with a paved courtyard as well. There were no unusually high moisture recordings in any areas of the house and no signs of dampness or water penetrations. The only areas of concern where the cracks in the hall ceiling and the exposed reinforcing steel in the concrete footings near the front door downstairs. Both these problems are relatively easily fixed .Lack of underfloor insulation is also something that can be remedied easily. Although the house has been altered recently the aluminium windows are single glazed.

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Weatherboards on a cavity with exposed footing shown below.



Exposed reinforcing in footing .Suggested plastering over footing to make good and keep steel from further rust.



Crack in hall ceiling possibly due to it being a long hallway with no construction joint in the plasterboard. Suggest putting a construction joint in to stop future cracking.



Skirting board missing in laundry.

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Stairs hand rail need to be repaired and fixings tightened or replaced.



Paint work in need of attention in several areas.



Hole in the wall behind door in third bedroom need finishing.



Ensuite tiles require grout to be redone and silicon around the base also needs to be replaced.

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Disclaimer



This Property Inspection Report is for the private and confidential use of the person whom it is addressed to. House Fit Limited does not hold, owe or take any responsibility to anyone but the person named at the top of this Property Inspection Report.

This Property Inspection Report is limited to the items covered by the Report and House Fit Limited does not accept any responsibility or liability for any matters, items or defects outside of the scope of this Report including, but not limited to, compliance with the NZ Building Code, including the codes for weather tightness or other structural aspects. The Report is based on our experience and reasonable opinion and is not a guarantee against moisture ingress at the time of inspection nor is it a guarantee against moisture ingress or structural failure in the future. The inspection has been done to the best ability of the inspector, with all reasonable care and using visual and non-invasive testing with meters as noted.

Yours faithfully

Steve Willoughby

HOUSE FIT LIMITED

Director

Licensed Building Practitioner

LBP# 113926

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