

HARBOUR HOME INSPECTIONS LIMITED

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STANDARD VISUAL INSPECTION

DATE: Tuesday, October 02, 2007

INSPECTION: TP2907

FOR: Peter Jones

INSPECTION LOCATION: 27 View Road, Takapuna

TIME: 9:00 - 10:45am

INSPECTOR / AUTHOR: Mark Hadfield (021 248 6961) NZTCC, MBOINZ

WEATHER: Fine, a few showers in the preceding week.

SAMPLE REPORT

SITUATION

The dwelling is located on a gently sloping road front section. The section is partly fenced and is developed with a driveway, deck and a selection of mature trees and landscaped gardens.

The dwelling is a traditional medium to large size two storey three bedroom home with a rumpus room and an internal access single garage. The dwelling has a northerly road frontage and is 20 years old.



Northerly elevation

EXTERNAL INSPECTION

Foundations, Subfloor & Framing

The dwelling is constructed on a standard concrete ring style perimeter footing bound by concrete base blocks which also support the brick cladding. Subterranean retaining walls are constructed between the south subfloor basement and north garage area. The retaining walls are waterproofed with a bitumen membrane and are backfilled in a professional manner. No internal water ingress is evident. The dwellings internal south timber subfloor area is supported with traditional timber jacks mounted on standard precast and braced concrete piles. The foundations are well constructed and are in a sound stable original condition. The mid-floor is standard timber joist and particleboard construction. The structural walls are framed with standard 100 x 50mm pine framing and include some additional structural members. The walls appear true. There are no signs of excessive movement.



Professional bitumen waterproofing



Brace pile & block perimeter footing

Cladding

The dwellings main cladding is non-load bearing brick veneer. A ventilation cavity is constructed between the brick veneer and structural timber framing and weep holes are installed as required. The long life low maintenance bricks are in a good condition. The minor cladding is cedar vertical weatherboards. The weatherboards are in a reasonably good condition but some general maintenance would be beneficial. The small knot holes and the gap to the north corner should be filled and all the timber re-stained.



Fill holes, corner gap & re-stain

Joinery

All of the external joinery units are modern aluminium profiles constructed with timber jambs and architraves. A timber front and back door are also installed. The joinery units are in a good condition and are fitted with head flashings where required.

Roof Structure

The truncated hip roof is constructed with standard prefabricated trusses. The trusses are clad with concrete tiles and are in a good original condition. The roof tiles have been recently painted and resealed and are in a good condition also. The lead flashings are well designed and installed.



Standard trusses



Well designed & installed lead flashings

Roof Fascia & Eaves

The entire perimeter of the dwelling has eaves except the pushed out kitchen area. Traditional square timber boards are used to form the fascia and bargeboards. Concrete fibre cement style sheeting is used to form the soffit. Both are in a good condition and have been recently repainted.



Recently painted fascia and eaves

Spouting & Downpipes

The spouting and round downpipes are standard PVC profiles. The spouting is new and has a reasonable fall. Both are in a good condition.



New PVC spouting

Deck

The south west deck constructed directly off the lounge is clad with pine decking. The deck is solidly constructed and includes some mechanical fixings, but no bolts are used to attach the two northwest posts to the bearer. The posts are secured to the bearers with nails but should be strengthened with a M12 galvanised bolt each post to bearer junction.



Intended location of new bolts (2)

INTERNAL INSPECTION

General

Neutral similar décor throughout the dwelling. The wall linings are generally wallpapered with some walls in service rooms painted. The ceilings are painted texture coating. Painted skirting, ceiling cornicing and fitted carpet are installed throughout the dwelling with tiles laid in service areas. Curtains or roman blinds adorn most of the external joinery units. Frosted glass is installed where appropriate. The dwelling has a low amount of internal wear and tear compared to dwellings of its age and is in a good general overall condition.

Lounge & Dining Room

The lounge is open to the dining room and connects to the south west deck. A freestanding Kent firebox is installed. In a good condition.



Open lounge

Kitchen

Standard kitchen with original timber style cabinetry. Includes an electric stove, rangehood, dishwasher and a pantry. Open to the dining room. In a good condition but the rangehood has been moved up the wall to a higher position where the cable will not reach the stove plug. A longer electrical cable should be fitted to the rangehood or the rangehood lowered back to its original position.



Kitchen with high mounted extractor fan

Laundry

Standard separate laundry which includes a fitted stainless steel wash tub and a timber back door connecting to the south west deck. Two cupboards are also fitted. In a good condition.

Bathroom & Toilet

Three separately divided tiled bathroom areas including a bath area with a vanity and power point and separate private toilet and shower areas. All appear modern and are in a good condition.



Separate bathroom areas

Bedrooms

Two similar single bedrooms both with fitted single wardrobes and a large master bedroom with a double wardrobe. All are in a good condition and include blinds.



Master bedroom

Hall & Stairs

The hall runs centrally along the dwelling and includes two cupboards and the hot water cylinder cupboard. The stairs to the garage and rumpus room are solidly constructed and a handrail is fitted. Both are in a good condition.

Rumpus Room

The large original basement rumpus room includes a study area, two cupboards and an external door. In a good condition.



Basement rumpus room

Garage

One car garage with electrically operated corrugated iron single tilt door. The garage is mainly exposed block cladding but is lined to the south end and includes a workshop and a large storage area. The garage also includes the main fuse board and is in a good condition.



Single garage

SERVICES AND INSULATION

Electrical

Underground power and telephone. The electrical meter board is located on the external rumpus room wall. The top plastic window for the meter board is broken and should be replaced. The main fuse board is located in the garage. The fuses used are standard miniature circuit breakers (x11) including an onboard earth leakage circuit which isolates the bathroom power point. All wiring viewed was the modern tough plastic sheath (TPS) variety. The kitchen extractor fan cable is too short to reach the stove plug.



Broken meter box window



Standard miniature circuit breakers

Plumbing

Electric 180 litre Rheem mains pressure hot water cylinder manufactured in 1987 located in the hall cupboard. (180 litre mains pressure is the recommended family system) The dwelling is fitted with standard Polybutylene style plastic water pipes. The waste traps are standard PVC.

Insulation

The dwelling is required to be insulated. Standard Sisalation foil is fitted in the timber subfloor area. The external wall cavities are insulated with Pink Batts. The ceiling is insulated with Polystyrene foam style insulation. The external garage walls are not required to be insulated as they are outside the dwellings thermal envelope.

CONCLUSION, CONCERNS & RECOMMENDATIONS

Conclusion

The dwelling is in a general sound stable condition and has no visible major faults or concerns. The dwelling is in a very good condition with only a few small faults typically expected with a dwelling of this age and type of construction style. The dwelling is generally well maintained but a small amount of maintenance to the weatherboards and deck would be beneficial. Generally in a much better condition than typical dwellings of its age and construction style. The interior has a low amount of wear and tear and is finished to a good standard.

Observations & Minor Concerns

Weatherboard maintenance would be beneficial (Page 2)
Deck strengthening is required (Page 4)
High extractor fan height (Page 5)
Broken meter board plastic window (Page 8)

Major Concerns

No major concerns

Recommendations

.....Standard.....

Ensure a L.I.M. report is obtained.

Ensure a council property file search is conducted.

Ensure the dwellings layout matches the approved plans held by council.

Conduct the following;

- Fill the knots in the east cedar cladding and the gap to the north corner and re-stain.

Request the vendor to undertake the following;

- Strengthen the south west deck with one galvanized M12 bolt to both of the northern post / bearer junctions. (Approximately \$50)
- Lower the extractor to the original height or fit a longer cable that reaches the stove plug. (Approximately \$30)
- Replace the broken meter box plastic window. (Approximately \$40)

The information contained in this report is confidential and will not be released to the vendor or any other interested parties without your permission. If you need clarification on any details on this report please do not hesitate to contact myself directly.

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Standard visual pre-purchase inspection report

INVOICE

GST receipt when paid

DATE: 2/10/2007

REFERENCE: TP2907

TO: **Peter Jones**

INSPECTION LOCATION: 27 View Road, Takapuna

INSPECTION FEE:
G.S.T:

TOTAL DUE: \$ **POA**

TERMS: C.O.D.

**IMMEDIATE PAYMENT
IS REQUIRED**

PAYMENT INSTRUCTIONS: Please include reference number with your payment

Internet: Transfer to: Harbour Home Inspections # 12 3072 0524501 00

Cash: Deposit at any ASB Bank

Sorry cheques and charge cards are not accepted

Please confirm deposit to: mark@hhil.co.nz

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