

THE INSPECTED HOME
12 / 57 Gladstone Road
Northcote



House Inspections (NZ) Limited

Date: 7th June 2006
Inspection: 2166
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Inspect:
12 / 57 Gladstone Road
Northcote

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This dwelling appears to have been constructed approximately 1997. The manufacture date on the hot water cylinder is used to indicate this construction period.

CONTENTS

Interior

Painted Gib board linings throughout. They appear in generally tidy condition but do show minor decorating blemishes in parts. Painted panel doors and painted finishings. A skillion styled ceiling is fitted throughout the top floor area.

Top Floor Level

Main Bedroom

- Carpet floor coverings with venetian blinds.
- TV and telephone jack points.
- A double wardrobe with open shelving and hanging rail system.

Second Bedroom

- Carpet floor coverings with venetian blinds.
- A double wardrobe with open shelving and hanging rail system.
- The hot water cylinder is in a cupboard at one end of the wardrobe.
- Note: the entry door is binding and this will require easing for better fitment.

Bathroom

- Ceramic floor tiling with a Skylight.
- A shower over bath, single bowled vanity and toilet.
- A heated towel rail.
- A power socket for 230 Volt usage.
- A hinged glass panel is provided on the side of the bath to prevent shower water splashing onto the bathroom floor.
- A central drain point is provided in the ceramic floor tiling.
- An opening Skylight.

Top Floor Landing & Staircase to Mid Floor Level

Carpet floor coverings.

- Ceramic floor tiling with venetian blinds.
- A telephone jack point.
- A laminated bench top with twin stainless steel bowl insert and ceramic tile upstand.
- Prefinished cupboard doors and drawer fronts.
- A wall mounted communications system is connected to the security gate at the front entry.
- Note: the kitchen is open plan with the dining room and lounge.

Kitchen

- The kitchen bench top extends into the dining room to provide a breakfast bar.
- Carpet floor coverings with natural light from the kitchen and lounge areas.

Dining Room

- A pair of hinged aluminium doors provide access to the back yard area. Note: the striker plate requires adjustment to allow the opening door to latch closed.
- A pet door is fitted to a bottom pane of glass.
- A telephone jack point plus loosely fitted TV cabling.
- Note: the lounge is open plan with the dining room.
- Carpet floor coverings with venetian blinds.

Lounge

Mid Floor Level

- A ceiling mounted smoke detector.
- The appropriate safety barrier and handrail detailing are fitted.

Kitchen Appliances

- A Fisher and Paykel single electric oven.
- A Fisher and Paykel four plate ceramic cook top.
- A Classique rangehood.
- A waste disposal unit.
- A Fisher and Paykel underbench dishwasher.
- No dedicated microwave shelf but ample bench space is provided.
- A refrigerator space measuring 700 mm wide by 1700 mm high.

Staircase to Ground Floor Level

- Carpet floor coverings with natural light from the front entry area.
- A handrail is provided.
- A stain shows to the carpet on the third stair tread up from the front entry ceramic tiles.

Ground Floor Level

Front Door Entry

- Ceramic floor tiling with no window coverings.
- Cracks show to the ceramic floor tiling with this an expected condition caused by shrinkage cracking to the concrete floor below. The ceramic tiles may require replacement and should be glued down with a flexible adhesive to avoid the tiles re-cracking.

Laundry

Plain concrete floor with no natural light.

Mostly timber framed wall construction with some concrete and concrete block wall construction at ground floor level with this viewed in the garage and laundry area. Fire proof walls will be fitted between the adjoining units.

WALL STRUCTURE

Concrete flooring to the ground floor with particle board flooring to the two upper levels.

FLOORING

Timber floor joist construction to the two upper floor level areas with concrete to the ground floor area.

SUB-FLOOR STRUCTURE

The foundations appear in generally sound stable condition. The appropriate Authority would have viewed these during construction. Concrete and concrete block perimeter foundations are attached to a concrete slab floor at ground floor level.

FOUNDATIONS

- A storage area is contained in the understair area.
 - The circuit breakers are wall mounted.
 - A mechanically operated cedar clad sectional overhead door is fitted.
- Plain concrete floor with no natural light.

Garage

- The laundry is located to one side of the garage.
- A Robinhood super tub is fitted.
- Sufficient room for a dryer but no dedicated outdoor ventilation.

WALL CLADDING

The exterior wall cladding appears in generally sound condition for its age.

- A Monolithic cladding with a painted textured plaster surface is fitted throughout.

- This appears to be a product commonly known as modified plaster and consists of more than one layer of plaster over a chicken netting and a backing board.

- Regular checking is required to all Monolithic cladding to ensure that any cracking caused by framing movement is sealed and painted with a membrane style paint similar to Resene X 200. Ensure that all cladding penetrations for example downpipe brackets, light fittings and any pipe penetrations are carefully sealed prior to any re-painting program. It is noted that expansion joints have been included in the exterior cladding.

MOISTURE METER READINGS

A number of moisture meter readings were gathered throughout the interior of the dwelling to those areas readily accessible and on the day of inspection, all readings were within the parameters required by the Building Code.

INSULATION

There was no roof space viewing for insulation due to the skillion roof construction detailing. The appropriate Authority would have checked this detail during construction.

ROOF STRUCTURE

There was no viewing space to view the roof structure due to the skillion styled roof construction detailing. It would be reasonable to assume however that timber framed roof construction is used throughout.

ROOF CLADDING

This roof appears in generally sound condition for its age. A pre-painted concrete tile with matching cap flashings is fitted throughout.

SPOUTING, GUTTERING & DOWNPIPES

The butyl membrane guttering appears in generally sound condition with this draining to a copper rainhead which in turn drains to a plastic downpipe. It is noted that the membrane guttering is open at both ends to allow for an overflow in the event of the rainhead blocking.

EXTERIOR JOINERY

The exterior joinery appears in generally sound condition but does require some minor maintenance work.

- Mostly powder coated aluminium joinery with a painted solid timber front entry door and a cedar clad sectional garage door.

- The hinged aluminium door in the lounge requires minor adjustment to the striker plate to allow the door to latch in the closed position.

SITE ITEMS

- This is one of a similar units constructed on the same site with many of the site items being the responsibility of the Body Corporate.

- A small rear yard area attached to the mid floor level has been paved with cobblestones with a portion of the area retained with railway sleepers and Riverstone. This area has been completely landscaped.

- Note: no exterior clothesline is provided.

DRIVEWAY

A shared cobblestone driveway is provided to all units with the responsibility for this area being with the Body Corporate.

ELECTRICAL

- Underground power and telephone services are provided.

- The meter box is located in a centralised position.

- (2) A pair of hinged aluminium doors provide access to the back yard area from the lounge. Note: the striker plate requires adjustment to allow the opening door to latch closed.
 - (1) Viewing of the local Council property file would be required to match the property's size and contents against Consent plans. Ensure the final inspection has been carried out plus the issuing of a Code of Compliance Certificate for any Building Consent.
- This dwelling appears in generally sound and tidy condition and contains only minor faults.

SUMMARY

A modification could be carried out to the petition dividing the wardrobe from the hot water cylinder area. Holes could be cut and covered with expanded alloy similar to an underhouse ventilator and this will allow the hot air from the cylinder cupboard to transfer to the wardrobe and linen storage.

A Rheem mains pressure electric hot water cylinder is stored in a top floor cupboard in the second bedroom. This shows a storage capacity of 180 Litres and a manufacture date of 11th month of 1997. Seismic restraint straps are fitted.

HOT WATER SYSTEM

- Modern PVC, plastic and copper piping are viewed under the joinery units and around the hot water system.
- The small rear yard area at mid floor level drains towards the southern side. The drainage within the shared driveway is Body Corporate responsibility.

PLUMBING & DRAINAGE

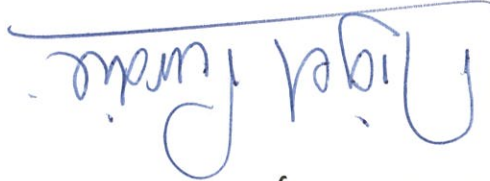
- The circuit breakers are wall mounted.
- UHF and VHF TV aerials are roof mounted.
- Communication is provided with the security gate at the front entry with the dwelling.

(3) Cracks show to the ceramic floor tiling with this an expected condition caused by shrinkage cracking to the concrete floor below. The ceramic tiles may require replacement and should be glued down with a flexible adhesive to avoid the tiles re-cracking.

(4) I would recommend that copies of the minutes from the two previous Body Corp meetings be obtained. This can provide a useful guide to what issues, if any, are being raised by the residents.

This report is based on a visual inspection of the dwelling to those parts reasonably accessible. Concealed work has not been inspected. Observations and comments on sub trades should not be confused with that of an expert qualified in each field. Assistance with separate reports from qualified Master Plumbers, Registered Electricians and or Engineers are available on request. This report does not purport to be a full weather-tightness inspection as external moisture meter readings were not gathered with the use of a Resistance meter. This type of meter requires drill holes through the cladding system to test the timber more accurately. A non-invasive Capacitance moisture meter was used on the interior of the dwelling. The final page to this inspection report folder contains a Statement of policies for House Inspections NZ Ltd.

Yours faithfully



Nigel Purdie
 Building Inspector
 Associate Member Auckland Master Builders Association

Statement of policies adopted in the preparation of inspection reports by

HOUSE INSPECTIONS (NZ) LTD. "(HI(NZ)L)"

- 1. Purpose of inspection**

The inspection report has been prepared for the client following an above ground visual inspection of the building and its services to provide general comments on the condition of the building and services at the time of inspection. If clients or any other party relies upon this inspection report for an alternative purpose without first referring to HI(NZ)L, they do so at their own risk.
- 2. Visual inspection**

This property report is a visual one only of the building elements which could be seen easily, and does not include any item that is closed in or concealed including flooring, walls, ceiling, framing, plumbing and drainage, heating and ventilation and wiring etc. Therefore we are unable to report that any such part of the structure is free from defect.
- 3. Not a structural survey**

This property report does not include the structural, electrical, plumbing or gas piping and fitting, home heating state of the premises, as our consultants are not qualified for this but can arrange for these areas to be inspected by those people whose qualifications enable them to do so.
- 4. Title and boundaries**

HI(NZ)L has not undertaken a search of the title to the property or a survey of the property and assumes no responsibility in connection with such matters. Unless otherwise stated it is assumed that all improvements lie within the title boundaries.
- 5. Compliance with statute / regulations / requisitions by territorial or other relevant authorities.**

Unless otherwise stated, HI(NZ)L has not made any enquiry of or undertaken inspection of any third party, territorial or other relevant authority records in respect of the building. HI(NZ)L makes no representations that the building complies with the requirements specified under any statute, regulation or requisition of or by any relevant authority under the Building Act 1991, Health and Safety in Employment Act 1992, Fire Safety and Evacuation of Buildings Regulations 1992, the Disabled Persons Community Welfare Act 1975 or any other Act.
- 6. Contamination or Hazards**

This inspection report is not a site or environmental report and HI(NZ)L makes no representation as to the existence of or absence of any "contaminant" as that term is defined in the Resource Management Act 1991 or any "hazard" as that term is defined in the Health and Safety in Employment Act 1992.
- 7. Chattels**

HI(NZ)L only checks appliances, equipment and other chattels referred to in the inspection report to see that they are operational but makes no representation as to the condition, safety, quality or efficiency of any appliance equipment or other chattels situate on the property or in the building.
- 8. Publication**

Neither the whole nor any part of this inspection report or any reference to it may be included in any published document, circular or statement without first obtaining the written approval of HI(NZ)L to do so.
- 9. Responsibility**

HI(NZ)L responsibility in connection with this inspection is limited to the client to whom it is addressed. HI(NZ)L disclaims all responsibility and accepts no liability to any other party.
- 10. General**

Nothing contained in this statement of policies shall be deemed to exclude or restrict any rights or remedies that the client may have under the Fair Trading Act 1986 or the Consumer Guarantees Act 1983. If any provision in this statement of policies is illegal, invalid or unenforceable, the validity and enforceability of the remaining provisions will not be affected.
- 11. Further investigations**

If you require any further investigations or a more detailed report to that which is provided in this inspection report then you should refer the matter to HI(NZ)L and we will either undertake a further investigation ourselves or if not something which HI(NZ)L does, refer you to another competent person to do so.