

Far North Inspections LTD

Inspection Report



Belinda Blair

14 Nimmo Street , Northland, Rawene

Inspection prepared for: Belinda Blair

Date of Inspection: 6/8/2019

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INTRODUCTION

We appreciate the opportunity to conduct this inspection for you. Please carefully read your entire Inspection Report. You may call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection to check the condition of the property, using this report as a guide. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspections may be limited by vegetation and possessions. Depending upon the age of the property, this report will focus on safety and function, not current building codes. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

MOISTURE DETECTION METERS

A Non Invasive Building Report cannot give any waterproofing guarantee. However, checks are carried out with a moisture meter around identified risk areas such as doors, windows, kitchen, shower, baths and toilet areas. Far North Inspections use a Trotec 660, which is calibrated in accordance with the manufactures specifications. This is used to gauge evidence of variation from normal levels and areas where higher than normal levels are indicated.

Any further investigation may involve invasive methods to determine moisture ingress. This can only be carried out with the written permission of the property owner.

USE OF PHOTOS AND VIDEO

Your report includes many photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection.

Some of the pictures may be deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see.

A pictured issue does not necessarily mean that the issue was limited to that area only, but maybe a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. To view videos in the report the PDF needs to be downloaded and viewed with a PDF reader such as Adobe.

WHAT WE INSPECT

A Home Inspection is a non-invasive visual examination of a residential dwelling, which is designed to identify observed material defects within specific components of that dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process. An invasive investigation by specialist consultants may be required to further ascertain any issues that cannot be assessed by a non-invasive inspection method. This would need to be carried out with written permission of the home owner.

A home inspection is intended to assist in the evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals.

Far North Inspections highly recommend that a LIM (Land Information Memorandum) report be acquired from the local council. A LIM report provides information relating to building consents/permits and resource issues that may be otherwise unknown. Unless specifically requested, Council files are not viewed to compare with the actual building/s on the property.



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report.

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If an area of the house has been remodeled or is part of an addition, we recommend that you verify that works have been carried out with council permits and there has been a Code of Compliance Certificate (commonly referred to as a C.C.C.) issued at the completion of works. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Grounds		
Page 6 Item: 2	Grading Observations	<ul style="list-style-type: none"> • Improper slope towards foundation
Page 7 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • There is major vegetation areas that should be cut back to allow the structure and cladding to dry out and ventilate.
Foundation		
Page 9 Item: 1	Slab Foundation Observations	<ul style="list-style-type: none"> • Moisture present at the time of inspection. • There is moisture rising up from under the concrete slab.
Page 9 Item: 2	Posts, Joists, Bearers Observations	<ul style="list-style-type: none"> • Foundation supports for most of the house do not comply with regulations. Consider consulting a contractor or structural engineer.
Roof		
Page 11 Item: 1	Roof Condition	<ul style="list-style-type: none"> • The older part of the roof area more than likely lets water enter. The ridge cap joints are open to the weather. The lap in the corrugate near the ridge is inefficient as a lap on this roof slope should be at least 300mm. Wind driven rain will drive up and into this lap. • There is holes in the flashings also that will let water into the roof structure.
Gutters/Downpipes		
Page 13 Item: 1	Gutters/Downpipes	<ul style="list-style-type: none"> • The downpipes appear to be full of water due to a blockage in the pipes somewhere. They need to be disconnected and flushed clear after determining where the blockage is.
Windows/Doors		
Page 14 Item: 1	Windows/Doors Condition	<ul style="list-style-type: none"> • Head flashings are broken or non existing. • This has the potential to let water enter the framing and create a damp living environment.
Cladding		
Page 15 Item: 1	Cladding	<ul style="list-style-type: none"> • Ply cladding is in need of maintenance. • Corner weather flashings damaged • Base board around cladding should be removed to assess the rot damage to the plywood.
General Exterior Areas		
Page 19 Item: 3	Patio/Deck Observations	<ul style="list-style-type: none"> • All deck areas require a waterblast to help remove algae and mould growth. • The west deck is severely sloping and should be raised level.
Inside House General		
Page 21 Item: 2	Wall Condition	<ul style="list-style-type: none"> • There is evidence of moisture entering structure. • The walls to lounge areas around the windows showed high moisture levels.
Bedrooms		
Page 27 Item: 1	Floor Condition	<ul style="list-style-type: none"> • Carpet is at the end of its usable life. • The moisture levels from the floor readings were extremely high. • This indicates that there is moisture penetrating through the concrete floor.
Page 27 Item: 2	Wall Condition	<ul style="list-style-type: none"> • There is high moisture levels in the bedroom closest to the road. Most likely moisture is coming through the block work. The vegetation to the outside should be stripped right back as well.
Page 28 Item: 7	Overall condition.	<ul style="list-style-type: none"> • Both bedrooms require major attention to get them up to a healthy living standard.
Bathroom 1		

Page 31 Item: 4	Shower Enclosure	<ul style="list-style-type: none">• There is evidence of leaking noted. Recommend resealing the enclosure to prevent further leaking.• The moisture test around the outside of the shower and bath surround showed high readings.• This indicates long term leaking in the shower and possibly the plumbing under the bath area.
Page 31 Item: 5	Cabinets	<ul style="list-style-type: none">• Moisture levels were high under the vanity cabinet at the back wall.
Page 32 Item: 7	Toilets	<ul style="list-style-type: none">• Toilet loose and may need re-anchoring.• High moisture levels were noted behind toilet bowl.



Grounds

The general overall condition of the surrounding grounds, patios driveways and paths are viewed for grading, slope, water pooling and water runoff. This is an overview of the area. Where possible the septic tank position is noted. Storm water runoff/overflow and water tanks are viewed. Sewer pipes and/or stormwater pipes may not be visible when laid underground.

1. Driveway and Walkway Condition

Materials:

- Gravel driveway noted.

Observations:

- The gravel driveway should be weed sprayed to eliminate moisture and dirt being tracked into house.



This area needs to be weed sprayed or similar.

2. Grading Observations

Observations:

- Too much debris sitting up against exterior walls.
- There needs to be a drain/grate system installed in front of concrete porch to divert ground water away from house.
- **Improper slope towards foundation**



Possible drainage solution shown.



Ground slopes toward house.

3. Vegetation Observations

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate moisture, decay and allow for ventilation of claddings.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least 400mm from house claddings and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage cladding, screens and roofs.

- There is major vegetation areas that should be cut back to allow the structure and cladding to dry out and ventilate.



Vegetation too close to house area.



Cut vegetation back.



Cladding needs to ventilate to stay dry.



Cut plants back.



Foundation

This section describes the condition of the sub floor structural components. The inspector will check for dampness, underfloor insulation, ventilation, timber decay and structural fixings. In most cases insulation will not be removed unless authorized in writing by the owner. In this area, there are restrictions that limit what can be fully inspected.

1. Slab Foundation Observations

Observations:

- Concrete slab not visible due to floor coverings.
- Moisture present at the time of inspection.
- There is moisture rising up from under the concrete slab.

2. Posts, Joists, Bearers Observations

Observations:

- Recommend review by a qualified professional for repair or replacement as necessary.
- Foundation supports for most of the house do not comply with regulations. Consider consulting a contractor or structural engineer.



Posts incorrectly supported.



Structural timbers appear solid.



Posts and structural timbers appear solid.



Insulation well installed.

3. Insulation observations



Green Stuff glass fibre insulation.

4. Foundation Plumbing Observations



Plumbing pipes well supported.



Roof

Due to New Zealand's Health and Safety Laws, the Inspector can only view the roof from a 3.6 metre ladder. Where access is not possible due to height/roof pitch/safety, an approved roofer may be required to fully assess this area.

1. Roof Condition

Observations:

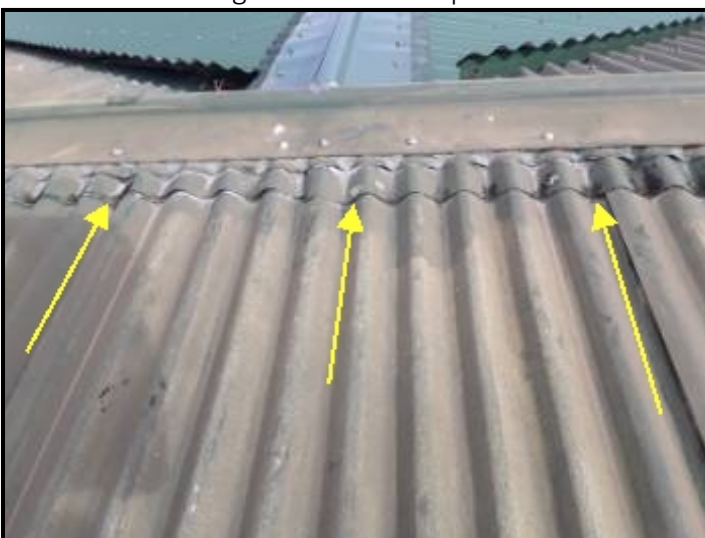
- The roof area over the main living area is in fairly good condition. Valleys are clean from debris. Roofing is well screwed down.
- The older part of the roof area more than likely lets water enter. The ridge cap joins are open to the weather. The lap in the corrugate near the ridge is inefficient as a lap on this roof slope should be at least 300mm. Wind driven rain will drive up and into this lap. There is holes in the flashings also that will let water into the roof structure.



Living room roof acceptable.



Ridge flashing holes



Water can drive under lap here.



No seal to ridge cap joins.



Ridge cap not sealed.



Water can drive in here.



Garage roof same as main house roof



Roofing iron is in acceptable condition mostly.



Clearlight roof needs attention.



Valleys clear of debris.

2. Flashing Observations

Observations:

- The ridge capping laps require attention.



Gutters/Downpipes

The inspector checks for deterioration, damage, rust, corrosion, adequate fixings and blockages that may restrict water flow. Leaks are common in older houses due to gutter joints constantly expanding and contracting in the New Zealand weather climate. Leaks can only be ascertained when there is sufficient water in the gutters or the downpipes hold water at the level of the water tank inlet hole (called a charged System). Due to New Zealand Health and Safety regulations, the gutters can only be viewed by using a 3.6 metre ladder, if it is deemed safe to do so.

1. Gutters/Downpipes

Observations:

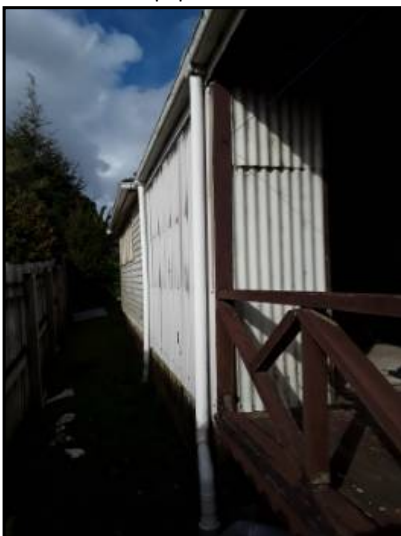
- Gutters are PVC type.
- Downpipes should be flushed to clear debris that may be accumulating due to dirty gutters
- The gutters are mostly free from debris.
- The downpipes appear to be full of water due to a blockage in the pipes somewhere. They need to be disconnected and flushed clear after determining where the blockage is.



Downpipes blocked



Downpipe not connected.



Downpipes full of water.



Downpipe holding water.



Windows/Doors

The windows and exterior doors (all called Joinery), are inspected for weathertightness, damage and overall condition, as viewed from the outside safely. Latches/ fasteners are noted on the interior section of this report.

1. Windows/Doors Condition

Materials:

- Joinery is Anodised aluminium

Observations:

- Most of the aluminium windows are in reasonable condition.

- Head flashings are broken or non existing.

This has the potential to let water enter the framing and create a damp living environment.



No head flashing to this window.



Head flashing broken.



Head flashing broken.



Broken head flashing.



Cladding

The outside wall cladding, regardless if it is weatherboard, corrugated iron/zincalume, brick work or plaster/stucco/monolithic cladding, is the main barrier against water penetrating a building. If this is not regularly maintained, it will eventually allow water ingress. Cladding inspections check for damage, deterioration, potential water ingress issues and drainage from behind cavity systems.

1. Cladding

Materials:

- The house is clad in plywood and fibrolite.

Observations:

- In order to keep potential moisture out of a home and to prevent structural framing damage, the building envelope, ie the cladding should be watertight.

- Ply cladding is in need of maintenance.
- Corner weather flashings damaged
- Base board around cladding should be removed to assess the rot damage to the plywood.



Cladding needs resealing. Ply will rot under this board.

2. Cladding Penetrations Observations



No sealant here.



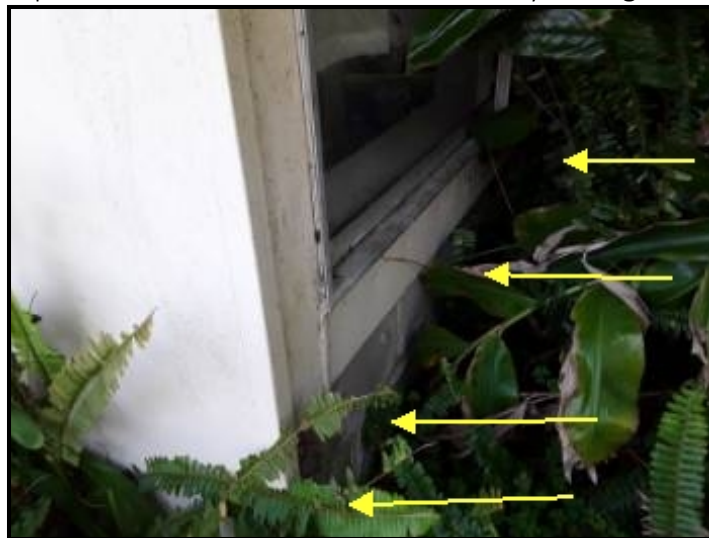
Corner flashing broken.



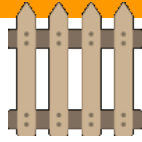
Water can seep in here.



Ply rotting creating damp interior.



Water penetrates through the block work.



General Exterior Areas

This section describes any exterior wall coverings, trim, flashings, eaves/soffits (overhangs) and fascias that are not already noted. Inspectors will look at other items including attached decks and balconies, porches and attached pergolas that are accessible from the ground.

1. Eaves & Soffits Condition

Materials:

- Soffits (overhangs) are hardie sheet
- Soffits (overhangs) are timber.

Observations:

- Soffits are generally in an acceptable condition.
- The soffit area around the front has gaps that have the potential to let vermin and birds to nest.



Bird nesting areas.



Holes for possible vermin/birds.



Vermin / bird nesting holes.

2. Fascia/Bargeboard Condition

Materials:

- Fascias are painted timber

Observations:

- All barges were in need of maintenance at time of inspection.
- Barges show signs of deterioration at ends.
- Fascias require a waterblast to remove mold growth.
- All timber exposed to the weather should be regularly maintained to keep timber from deteriorating.



Barge board deteriorating.



Fascias need resealing.



Ridge beam rotting.

3. Patio/Deck Observations

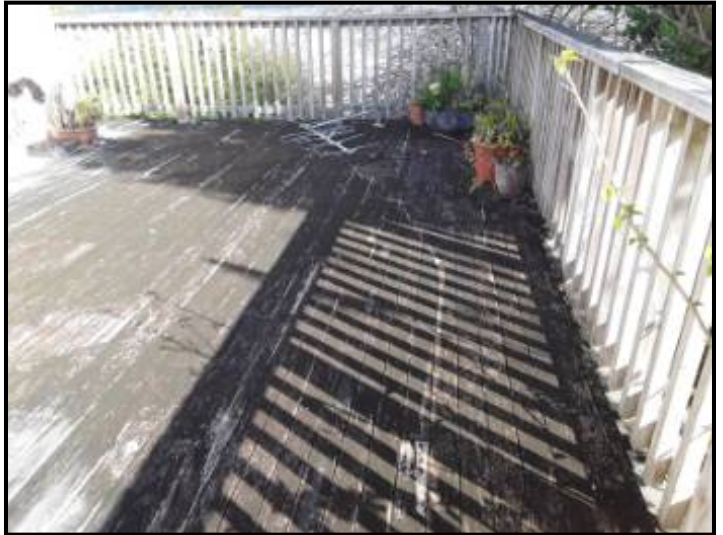
Observations:

- Appeared functional at time of inspection.
- **MAINTENANCE:** Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a high quality deck sealant.

- All deck areas require a waterblast to help remove algae and mould growth.
- The west deck is severely sloping and should be raised level.



Decks need water-blast.



Decks need a water-blast.



Unprofessional connection here.



Post suggested here.



Deck joists all sloping. Suggest packing above beam.

4. Stairs & Handrail Observations

Observations:

- Appeared functional at time of inspection.
- Handrails appear solid and posts are all bolted with galvanized bolts.



Handrails solid construction.



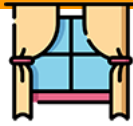
Solid bolting to handrail posts.



Unprofessional join to beam



Post required under this join.



Inside House General

This section describes the floors, walls, ceilings, internal doors, and windows in the house as inspected from inside. The section also covers smoke detectors, hot water storage cylinders, and fireplace, stairs, and storage cupboards. Also inspected are hallways, foyer, and other open areas. Within all these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

1. Floor Condition

Flooring Types:

- Carpet to hallways, bedrooms and living areas.

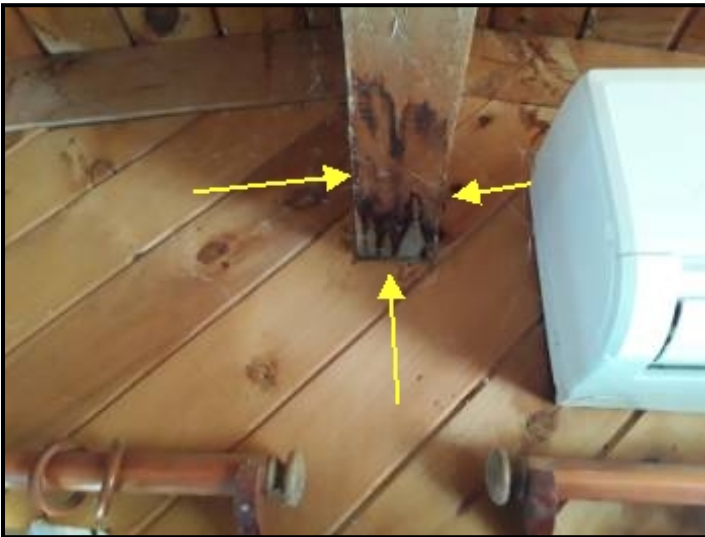
2. Wall Condition

Materials:

- Gib board walls noted.
- Walls are clad in paneling to the main house living room.

Observations:

- Some areas not accessible due to stored personal items.
- There is evidence of moisture entering structure.
- The walls to lounge areas around the windows showed high moisture levels.



Water entering around ridge beam.



There is signs of water ingress to ridge beam.



Old water stains. Tested dry here.



Water staining from dampness.

3. Ceiling Condition

Observations:

- There are signs of past leaks in lounge ceilings.
- Lounge ceilings tested dry with moisture meter.
- The ceiling in the main bedroom tested dry with the moisture meter.



Bedroom ceiling tested dry at time of inspection.

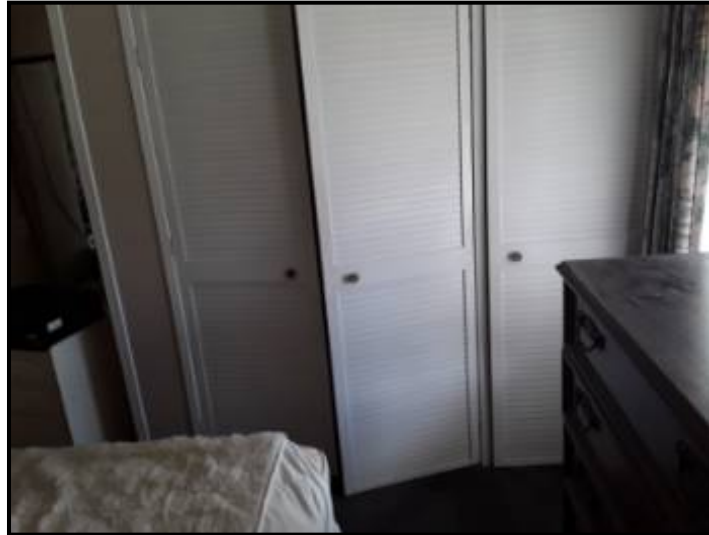
4. Doors/Handles/Hardware

Materials:

- Hollow core doors noted.

Observations:

- Doors in adequate condition.
- All door hardware appears to be in an acceptable condition.
- Louvred doors to main bedroom wardrobes.



Wardrobes acceptable.

5. Window Condition

Materials:

- Aluminium framed windows and doors noted.

Observations:

- Most windows and sliding doors were functional at time of inspection.

6. Stairs & Handrail

Observations:

- Stairs are functional. A handrail is recommend in the middle stairway part.



Handrail was secured correctly.



Handrail required here.



Missing handrail.

7. Cylinder Condition

Materials:

- Could not determine age of cylinder at time of inspection.

Observations:

- There is no seismic straps fitted.
- Appeard functional at the time of inspection.
- There were personal items in cupboard and cylinder could not be fully inspected.



No seismic straps fitted.



Novel door catch to hot water cupboard.



The kitchen inspection involves checking cupboards, taps, bench tops and range hood venting where possible. Appliances are not checked for functionality. If in doubt. A qualified serviceperson should be engaged.

1. Window Condition

Materials:

- Aluminum framed double hung window noted.
- Aluminum framed sliding window noted.

Observations:

- Windows operated ok. Right hand window stiff catch.

2. Cabinets

Observations:

- Cabinets doors and drawers are in adequate condition for age.
- Appeared functional, at time of inspection.
- Some cabinet drawers need hardware repair/adjustment (to stay shut). Repair as needed.



Cabinets need attention.

3. Sinks

Observations:

- Stainless steel top mounted sink noted.
- Sink appears clean and functional.



Tap functioned correctly.



Bedrooms

1. Floor Condition

Flooring Types:

- Carpeted floors to bedrooms.

Observations:

- Carpet is at the end of its usable life.
- The moisture levels from the floor readings were extremely high.
- This indicates that there is moisture penetrating through the concrete floor.

2. Wall Condition

Materials:

- Gib board walls noted.

Observations:

- Some areas not accessible due to stored personal items.
- There is high moisture levels in the bedroom closest to the road. Most likely moisture is coming through the block work. The vegetation to the outside should be stripped right back as well.



Water ingress has destroyed wall lining.

3. Ceiling Condition

Materials:

- There are gib board ceilings noted.

Observations:

- The ceilings appear to be in adequate condition with no major issues noted.

4. Doors/Handles/Hardware

Materials:

- Hollow core doors noted.

Observations:

- Doors in adequate condition.
- Road side bedroom door binds on top. Other bedroom door rubs on carpet. Both open and close.

5. Window Condition

Materials:

- Aluminium framed windows and doors noted.

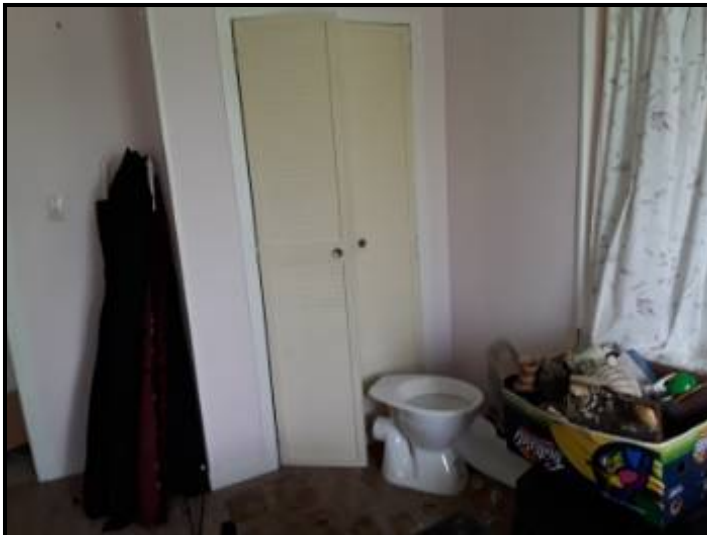
Observations:

- All windows and downstairs door functioned adequately.

6. Wardrobes

Observations:

- The wardrobe is in serviceable condition.



Wardrobe door jambs.



Water damage here.

7. Overall condition.

Observations:

- Both bedrooms require major attention to get them up to a healthy living standard.



Water issues here.



High moisture readings.



High moisture readings.



Bathroom 1

Bathrooms can consist of many features from Jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved, it is an important area of the house to inspect. Moisture in the air due to inadequate ventilation and leaks can cause mildew, wallpaper and paint to peel. However some problems may be undetectable due to issues within the walls or under the flooring.

1. Floor Condition

Materials:

- Sheet vinyl flooring is noted.

Observations:

- Please note. The condition of the bathroom floor can not be assessed effectively with vinyl floor coverings over.
- Water damage observed.
- In the inspectors opinion the floor is near the end of its useful life.

2. Wall Condition

Materials:

- Walls are clad in tounge and groove paneling.

Observations:

- Walls are in adequate condition.



High moisture readings here.

3. Ceiling Condition

Materials:

- There are acoustic grid and tile ceilings noted.

Observations:

- Ceiling showed a dry moisture level. When tested.

4. Shower Enclosure

Observations:

- The shower enclosure was functional at the time of the inspection.
- Unable to determine if glass is tempered safety glass.
- There is evidence of leaking noted. Recommend resealing the enclosure to prevent further leaking.
- The moisture test around the outside of the shower and bath surround showed high readings.
- This indicates long term leaking in the shower and possibly the plumbing under the bath area.

5. Cabinets

Observations:

- Appeared functional and in satisfactory condition, at time of inspection.
- Moisture levels were high under the vanity cabinet at the back wall.



High moisture readings here.

6. Bath Tubs

Observations:

- * Please note access under bath was not possible due to flooring vynal lifting.



High moisture readings here.

7. Toilets

Observations:

- Observed as functional and in good visual condition.
- Operated when tested. No deficiencies noted.
- Toilet loose and may need re-anchoring.
- High moisture levels were noted behind toilet bowl.



High moisture readings here.



Laundry

This area is inspected for water leaks, moisture, cupboards, and floor coverings and venting. Laundries tend to be at the rear of the houses where the temperature is less than other rooms. Insufficient air flow to these areas can sometimes cause mold and mildew.

1. Floor Condition

Materials:

- Sheet vinyl flooring is noted.

Observations:

- Floor by tub showed high moisture levels.

2. Wall Condition

Materials:

- Hardboard walls noted.

Observations:

- Adequate condition.

3. Ceiling Condition

Materials:

- There are acoustic grid and tile ceilings noted.

Observations:

- The ceilings are in adequate condition.

4. Doors

Observations:

- Laundry door and window could not be opened.



Cracked glass.

5. Wash Basin/Tub



High moisture readings behind tub.



Disclaimer

"Disclaimer"

- a. This is a report of a visual only, non-invasive inspection of the areas of the building, which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).
- b. The inspection does not assess compliance with the NZ Building Code including the Code's Weathertightness requirements, or structural aspects.
- c. As the purpose of the inspection is to assess the general condition of the building based on the limited visual inspection described in (a), this report may not identify all past, present defects or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected is deemed to be excluded from the scope of the inspection".
- d. This inspection carried out at the client's request is to provide the client with a better understanding of the property condition as observed at the point of time of the inspection and the company cannot be held accountable for what happens after this date.
- e. It is not our policy to give a verbal report. We will provide a written report. We are happy to discuss the written report with the client if required.
- f. The report is not to be used as a substitute for a final walk-through inspection by the client.
- g. The goal of the inspection is to identify any major visual deficiencies visible at the time of the inspection requiring immediate major repair.
- h. The inspection report is prepared for the client based on an above ground visual inspection of the main dwelling to provide general comments on the condition of the components of the building at the time of the inspection and is intended as a guide only.
- i. Read this report in its entirety to put the inspection, its terminology and its limitations in the proper perspective.

Final SSummary