



# Buysafe Home Inspections Ltd

**Client Name:**

Mr & Mrs Smith

**Address of Property Inspected:**

123 Sea Road

Auckland

**Date of Inspection:**

11.00 am – 05 August 2009





# BuySAFE Home Inspections

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## Disclaimer

Buysafe Property Inspections (a division of A1 Renovation & Design Ltd) agrees to perform a visual inspection and to offer an opinion as to the general condition of various components of the building.

The inspection is limited to accessible areas only. Inaccessible areas include, but are not limited to: behind walls, under carpeting, below soil, behind or under furniture or other obstructions, any areas with potential health or safety hazards, areas considered too small and areas where potential damage may result from inspector's activities. Also excluded from the inspection was an assessment of roofing, plumbing, electrical, the level of insulation and ventilation.

The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the inspection. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in the building.

The client understands that the inspector did not build or perform work on this building and is not responsible or liable for anything other than the completion of the attached checklist and opinion on the areas reviewed.

Our inspection may indicate that some reported items may require a specialist, such as a licensed electrician or plumber or other licensed person is needed to determine or repair deficiencies. We only inspect. We do not repair any items reported unless this is agreed separately, in addition to the completion of the inspection.

Our inspection only includes those items mentioned above. The following are specifically excluded from this inspection: Pests and termites and insects of any kind, asbestos, lead, mould, fungi, formaldehyde, soil conditions, water filtration systems, wells, phone, cable, Sky satellite, window treatments, septic systems, and others beyond the scope of general visual building inspections.

The inspection report is an opinion, and may be different than yours. We are not a home warranty company. This inspection is to reduce the risk of finding a potential problem, not to eliminate them.

**John Naisbett**  
**Buy Safe Home Inspections Ltd**

## Executive Summary

The house was originally constructed in the 1950's and in general, appears to be structurally sound and in fair condition for its age.

The interior of the home is largely in what can be described as its original state and therefore is in need of extensive renovation and general modernising. Timber (rimu) flooring is carpeted in living areas with lino installed in all wet areas.

The exterior of the house is clad with brick and constructed on concrete and block work foundations. There is a 300mm soffit around the perimeter of the home and the roof consists of concrete tiles, in fair condition. There was no evidence of leaks in the roof and insulation (batts) is present in the ceiling.

The aspects of the property that require attention have been explained in more detail in the body of the report. Our checklist (detailed in Appendix One) sets out what aspects of the property were looked at as part of our inspection process.

## Scope of Inspection

Moisture readings were taken around windows and external doors only. In addition to this a visual inspection was carried out on accessible internal areas to offer an opinion as to the general condition of various components of the building including: windows, doorways, lintals, sills, condition of the hot water cylinder, bottom wall plates and general condition of the walls.

## Moisture Readings

The table below shows the results from the moisture readings taken in the property (as noted above these were carried out on the windows and doors only):

Window & door readings	Reading
All windows and doors range from	28 to 43

Readings of below 40 – 50 are within an acceptable range. Those between 50 to 70 can be of concern and readings over and above 70 require further investigation.

Areas with moisture readings over 50 (note usually 40 is the acceptable level) should either be infrared camera tested and/or the Gib removed, areas exposed and the insulation viewed to determine if it is wet and requires replacement. Dampness can rot bottom wall plates and cause a mouldy/mildew smell.



## General House Condition

**Interior** – parts of the interior show signs of Gib cracking, especially in the areas situated on the colder aspects of the property. Recommended work includes:

- Garage – Main Garage door does have large gap at top, this will let cold air into the house, and maybe even a little water. Also sighted oil on floor at rear of garage.
- Bathrooms – Tile floors, note no under floor heating has been installed. Also note no ceiling fans to exhaust shower moisture out. Sighted minor crack in wall, tested with moisture scanner - readings came through acceptable.
- Bedroom/Office - Wardrobe doors need minor adjustment to roller catch. Bedroom door also needs adjusting. My only concern is in the office outside wall there has been a TV cable drilled right through the wall, we do NOT Recommend this as water can get in and travel inside causing major rot. Should you purchase the property it would be our recommendation to keep a close eye on this - we did carry out a moisture test in the general area and the results appeared reasonable and we did note that it had been siliconed from the outside. There were also signs of minor Gib cracks, this in itself is no concern and can often occur when the house settles over the years.
- Kitchen - Only real comment is we noted a gap under the kitchen cabinet (between the floor and the skirting) under the sink, however this is of no real concern.
- Hot water cylinder – This is a Rheem system which is classed as a good cylinder. Year of manufacture 1990

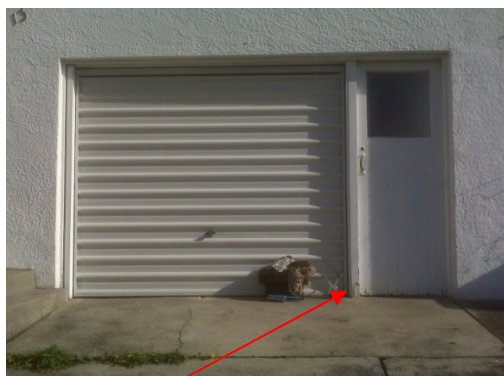
**Exterior** – the exterior of the property is Brick –Which has a cavity of 60mm this is normal for a brick home. On visual inspection there were no signs of cracks, however it was noticed at the rear of the house as per photo above the window will need replacing due to a crack in the corner and timber rot. Also the spouting down pipe connection has rusted away and lastly the gulley trap is blocked.

**Joists and bearers** – these were checked and appeared to be in good condition. However one of the concrete beams has a large crack, this will need urgent attention.

## Pictures & Comments On Key Areas



Flashing broken down



Garage side door rotting at bottom



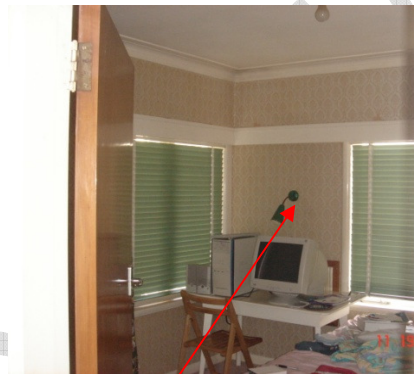
Odd window in aluminium



Toilet window glass louvers jammed



Office door requires adjusting



Bedroom light has no power to it



Loose tiles around window area



Ceiling paint flaking



Spouting pipe Rusted away



Garage ceiling is asbestos



Bathroom Lino damp here



Copper hot water pipes need lagging



Switch board is very old & will  
Need updating – this can be costly.



The oven rear elements do not work.



## Areas of Concern/Recommended Work to be Carried Out

Further to the points raised in the section above, we have listed below suggestions regarding work to be carried out on the property:

- Decks: This has been built with a drop of only 40mm from the house floor level with a slight fall to an internal gutter to the outside. A close eye will need to be kept over this as if the internal gutter ever blocks (and if a build up occurred) water could come through to into the house - council used to require a 60mm drop from the house floor level to the top of the tiles (or decking) and have since changed this to be 100mm firm.
- Bathroom: Fans should be fitted for the shower to remove moisture or keep a window open/or install a skylight.
- Note was not able to check wall and ceiling insulation is all in place due to NO ceiling access.
- Roof This needs water blasting and top ridge will need replacing due to a lot of cracks and badly installed, looks like this has been temporally fix up
- Note missing four main lounge light bulbs.

As discussed, we recommend you obtain a LIM report for the property also as this will highlight any information contained on council records that you should be aware of.

## Suggested Maintenance Schedule

Should you go ahead and purchase the property, we have set out below our suggestion regarding ongoing maintenance required to keep the property in reasonable condition:

Interior	Checks/Work Required	Frequency
Joinery	Paintwork to be kept in good condition – particularly on the northerly aspects	Repaint every 3 – 4 years
Bathroom	Keep tiles clean & free from mould & mildew. Ensure extraction fans are used & windows are opened regularly to increase airflow. Get any signs of dampness checked asap	Monthly
Laundry	Dryers should have extraction fans fitted & these should flow to the exterior of the building. Check connections do not have drips/slow leaks.	Annually
Hot Water Cylinder	Check for signs of leaks	Annually
Exterior		
Guttering	Clean out all gutters & drains regularly	Every 2 – 3 months
Paths & Driveways	Keep clear of moss	Spray/waterblast annually
Brickwork	Keep clean & watch for cracking. Ensure washout areas are kept clean & free from soil	Annually
Roof	Check for loose tiles & clean to prevent mould & moss build-ups	Annually
Garage Doors	Keep rollers & tracks greased	Annually
Foundations	Make sure the air vents are kept clear to allow air flow to reach these areas	Annually



## Appendix One

A-Very Good B-Good C – Will Need Attention Soon D – Need Attention Now R- Needs Minor Repairs MR- Mayor Repair Required

STAIRS		A	B	C	D	R	MR	
	Doors							No doors
	Walls		√					
	Ceiling		√					
	Floor Coverings			√				
	Windows		√					
	Hand Rails			√				No handrails fitted

FAMILY ROOM		A	B	C	D	R	MR	
	Doors			√				Sliding doors need adjusting
	Walls		√					
	Ceiling		√					
	Floor Coverings		√					
	Windows	√						

GARAGE		A	B	C	D	R	MR	
	Garage Door			√				Adjust door gap
	Walls		√					
	Ceilings		√					
	Floor Coverings			√				Painted (Remove oil)
	Windows		√					
	Loft							Nil

BATHROOM		A	B	C	D	R	MR	
	Doors		√					
	Walls				√			
	Ceiling				√			
	Floor Coverings			√				Tiles, no under floor heating
	Windows		√					
	Vanity			√				
	Shower		√					
	Toilet		√					
	Bath		√					

A-Very Good B-Good C – Will Need Attention Soon D – Need Attention Now R- Needs Minor Repairs MR- Mayor Repair Required

		A	B	C	D	R	MR	
LOUNGE	Doors			√				Outside door has dropped (as indicated on picture)
	Walls		√					
	Ceilings		√					Missing 4 light bulbs
	Floor Coverings			√				
	Windows		√					

		A	B	C	D	R	MR	
DINING	Doors		√					
	Walls			√				
	Ceiling		√					
	Floor Coverings			√				
	Windows		√					

		A	B	C	D	R	MR	
ENTRANCE	Front Door		√					
	Walls		√					
	Ceilings		√					
	Floor Coverings			√				
	Windows		√					

		A	B	C	D	R	MR	
MASTER	Doors		√					
	Walls		√					
	Ceiling			√				
	Floor Coverings			√				
	Windows					√		Window need repairs

		A	B	C	D	R	MR	
ENSUITE	Doors		√					
	Walls			√				Small crack between window and shower
	Ceiling		√					Requires an exhaust fan
	Floor Coverings		√					
	Windows		√					
	Shower		√					
	Wardrobe		√					

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BEDROOM 2		A	B	C	D	R	MR	
	Doors			√				Door will need adjustment
	Walls		√					
	Ceiling		√					
	Floor Coverings			√				
	Windows		√					

BEDROOM 3		A	B	C	D	R	MR	
	Doors		√					
	Walls			√				TV wire right through wall
	Ceiling		√					
	Floor Coverings	√						
	Windows		√					

KITCHEN		A	B	C	D	R	MR	
	Doors		√					
	Walls		√					
	Ceilings		√					
	Floor Coverings			√				
	Windows		√					
	Cabinetry			√				Gap under sink cabinet
	Bench Tops		√					
	Hobb/Oven							Not tested Very old
	Wastemaster							Not fitted
	Rangehood					√		Not working

LAUNDRY		A	B	C	D	R	MR	
	Walls			√				
	Ceiling			√				
	Floor Coverings		√					
	Windows					√		Rot on bottom of window
	Door		√					

HALLWAY		A	B	C	D	R	MR	
	Cupboards		√					
	Walls		√					
	Ceilings		√					
	Floor Coverings			√				
	Windows							

A-Very Good B-Good C - Will Need Attention Soon D - Need Attention Now R- Needs Minor Repairs MR- Mayor Repair Required

SITE		A	B	C	D	R	MR	
	Slope		✓					
	Fencing		✓					
	Paths/Driveways				✓			Just side path
	Surface Water							

DECKS &		A	B	C	D	R	MR	
	Material			✓				Tiles
	Piles		✓					
	Joists		✓					
	Decking			✓				Tiles

EAVES		A	B	C	D	R	MR	
	Soffit		✓					
	Fascia		✓					
	Gutter			✓				
	Downpipes						✓	Rusted out

ROOF		A	B	C	D	R	MR	
	Material				✓			Concrete tiles
	Slope							
	Flashings							
	Penetrations							

ROOF SPACE		A	B	C	D	R	MR	
	Construction							) Unable to access this
	Dampness							) area as no man-hole
	Insulation							) in sight
	Insects & Pests							)
	Rotting Timbers							)

A-Very Good B-Good C - Will Need Attention Soon D - Need Attention Now R- Needs Minor Repairs MR- Mayor Repair Required



NORTH		A	B	C	D	R	MR	
	Cladding		✓					Plaster over hardibacker
	Joinery		✓					Aluminium
	Base Cladding		✓					Block work

EAST ELEVATION		A	B	C	D	R	MR	
	Cladding		✓					
	Joinery		✓					
	Base Cladding		✓					

WEST ELEVATION		A	B	C	D	R	MR	
	Cladding		✓					
	Joinery		✓					
	Base Cladding		✓					

SOUTH ELEVATION		A	B	C	D	R	MR	
	Cladding		✓					
	Joinery		✓					
	Base Cladding		✓					

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