



## **Property Condition Report**

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**30 First Avenue  
Whangarei Central  
Whangarei District**

**Client:** Paul Summich

**Inspection Date:** 14/10/2020

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## REPORT INTRODUCTION

Dear Paul Summich.

RE: Property Inspection Report: 30 First Avenue, Whangarei Central.

Thank you for the opportunity to provide you with the following report, we hope it aids you with your investment.

This report has been compiled following a site inspection carried out on the 14/10/2020.

Please read this report in its entirety.

This report should not be seen as an all-encompassing report dealing with a building from every aspect, but rather a reasonable attempt to identify any significant defects visible at the time of the inspection.

This report is not a warranty against problems developing with the building after the date of the report. It is outside the scope of this report to investigate, or comment on if the dwelling complies with any building code legislations or local body bylaws.

Scope Building Surveyors recommend that quotes and advice are sought from Independent Qualified Persons on receipt of the property report for a more specific qualification of comments made by Scope Building Surveyors in the report, regarding any faults or defects identified, if more intrusive investigation is desired or simply in relation to any comment made.

This also applies to any verbal communication made by Scope Building Surveyors regarding any faults or defects identified or comments made.

If you require any clarification or wish to discuss any details of the report, please do not hesitate to contact us.

Yours sincerely

***Scope Building Surveyors Ltd***

## EXECUTIVE SUMMARY

Overall based on a visual examination, the property exterior as inspected is considered to be in an above average condition for the age of the property and the materials and finishes incorporated.

The interior of the House is again in an above average condition considering the age of the fittings and finishes, with some areas having been redecorated.

The following items have been flagged during the inspection and need to be taken in to consideration.

## REPAIR OR REPLACEMENT RECOMMENDED

### FOUNDATION

#### PILES

##### *Findings:*

Timber pile direct fixed to joist, no bearer. We recommend engaging the services of a licensed building practitioner to inspect this detail further. Pile may require modification or replacement.

### ROOF

#### ROOF COVERING

##### *Findings:*

Evidence of corrosion to galvanized roof covering at ridge flashing junction. We recommend engaging the services of a suitably qualified roofer to inspect this area further. Corroded areas may require treatment with a suitable rest inhibitor to prevent further damage.

#### GUTTERS

##### *Findings:*

Evidence of corrosion to galvanized roof covering at galvanised metal Gutter system . We recommend engaging the services of a suitably qualified roofer to inspect this area further. Corroded areas may require treatment with a suitable rest inhibitor to prevent further damage.

### DETACHED GARAGE

#### CLADDING SYSTEM

##### *Findings:*

Garage door facings in close proximity to paved ground. We recommend engaging a builder to modify clearance to reduce the risk of moisture damage to cladding.

## SUMMARY CONCLUSION

Items noted in the following report should receive eventual attention, as some of these if left unattended may have the potential to affect the habitability of the house.

Further investigation is recommended for any item that may impede habitability; unsafe or hazardous; does not operate properly or perform its intended function in response to normal use.

Items identified as requiring repair or replacement either are or have potential to significantly affect habitability and/or can be considered as requiring reasonable expense to mitigate and should be evaluated by professionals in appropriate trades prior to closing.

Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes that could be expected with age, and general wear and tear.

## PROPERTY DESCRIPTION

This 4 bedroom, two bathroom dwelling is situated on a sloping section, above road level.

The building faces the road side to the East with access via a gravel and concrete driveway providing access to a detached garage.

The dwelling has been constructed on a Type A - Timber floor with pile foundation.

Exterior cladding consists of painted timber weatherboard with a pitched timber framed roof clad in rolled metal with single glazed painted timber joinery.

The building appears to be originally constructed in the early 1900's with signs of alteration over the intervening years.

## CLIENT & INSPECTION DETAILS

### JOB BOOKING

Reference Number	2020/1330.
Property Address	30 First Avenue.
Inspection Type	Property Condition Report.
Date of Inspection	14/10/2020.
Time of Inspection	12:00 AM.
Property Type	Residential.
Present at Inspection	Vendors Agent.
Occupancy	Occupied.

### CLIENT DETAILS

Report Commissioned by	Paul Summich.
Email Address	paul.summich@harcourts.co.nz.

### WEATHER CONDITIONS

Atmosphere	Fine.
Soil	Soil conditions were dry at the time of the Inspection.

### BUILDING CHARACTERISTICS

Approx Year of Construction	1910.
Building Type	Stand alone.
Levels	Single storey.
Building Orientation	East facing street.
Site Contour	Sloping section, above road level.

### UTILITY'S

Water Source	Mains Supply.
Sewage Disposal	Council Sewage System.
Power Supply	Overhead Power Supply.

# SITE FEATURES

## DRIVEWAY

Description

Gravel Surface.



Concrete Surface.



## SURFACE WATER CONTROL

Description

Surface water is caught via drain/sump and fed to the Street.







# NORTH ELEVATION

## OVERVIEW

North Section:



## CLADDING SYSTEM

Description:

Painted timber weatherboard, direct fixed.



## EXTERIOR JOINERY

Description:

Timber joinery, painted and single glazed.



# EAST ELEVATION

## OVERVIEW

North Section:



## CLADDING SYSTEM

Description:

Painted timber weatherboard, direct fixed.



## EXTERIOR JOINERY

Description:

Timber joinery, painted and single glazed.



## TIMBER DECKS & BALCONIES

Description: Painted timber deck.



## STAIRCASES

Description: Coloured concrete staircase providing access to front door.



# SOUTH ELEVATION

## OVERVIEW

North Section:



## CLADDING SYSTEM

Description:

Painted timber weatherboard, direct fixed.



## EXTERIOR JOINERY

Description:

Timber joinery, painted and single glazed.



# WEST ELEVATION

## OVERVIEW

North Section:



## CLADDING SYSTEM

Description:

Painted timber weatherboard, direct fixed.



## EXTERIOR JOINERY

Description:

Timber joinery, painted and single glazed.



## TIMBER DECKS & BALCONIES

Description:

Painted timber balcony.



## PERGOLA'S & VERANDA'S

Description:

Painted timber frame veranda.



# FOUNDATION

## CONSTRUCTION TYPE

Description: Type A - Timber floor with piles.

## SUBFLOOR ACCESS

Description: Subfloor access located on the North elevation.



## FOUNDATION WALL

Description: Slatted timber base boards.

## GROUND CONDITION

Description: At the time of inspection subfloor ground conditions were dry.

## PILES

Description: Timber piles.



**Findings:**

Timber pile direct fixed to joist, no bearer. We recommend engaging the services of a licensed building practitioner to inspect this detail further. Pile may require modification or replacement.



**SUBFLOOR FRAMING**

Description:

140x45 timber floor joists.



**FLOORING**

Description:

Unable to visibly identify due to the installation of subfloor insulation.

**SUBFLOOR SERVICES**

Description:

PVC waste connections.

**SUBFLOOR VENTILATION**

Description:

Ventilation via slatted perimeter base boards.

**VAPOUR BARRIER**

Description:

No vapour barrier present.

**INSULATION**

Description:

Segmented polyester insulation.





Approximate Thickness: 100mm.

# ROOF

## ROOF COVERING

Accessibility:

Roof covering inspected from the access of a 3.6m ladder only. Inspection of areas not visible from the access of a 3.6m ladder may require additional access such as scaffolding or a fall arrest system.

Description:

Profiled Colorsteel roofing, Galvanised Rolled Metal.



### Findings:

Evidence of corrosion to galvanized roof covering at ridge flashing junction. We recommend engaging the services of a suitably qualified roofer to inspect this area further. Corroded areas may require treatment with a suitable rest inhibitor to prevent further damage.



## GUTTERS

Description:

PVC gutter system.



Galvanized internal gutter system.



**Findings:**

Evidence of corrosion to galvanized roof covering at galvanized metal Gutter system . We recommend engaging the services of a suitably qualified roofer to inspect this area further. Corroded areas may require treatment with a suitable rust inhibitor to prevent further damage.



**FASCIA**

Description:

Painted timber fascia boards.

**DOWNPIPES**

Description:

PVC downpipes discharging to Council Stormwater.

# ROOF SPACE

## ACCESS

Location

Roof space access via manhole located in the Hallway.



## ROOF CONSTRUCTION

Description:

Pitched Timber frame. 180x25mm timber ridge board.



## ROOF COVERING UNDERLAY

Description:

Self supported Bituminous paper underlay.

## INSULATION

Description:

Bulk insulation segments between ceiling joists.



Approximate Thickness:

150mm.

## ELECTRICAL WIRING

Description:

Visible roof space Electrical wiring consists of, TPS.

# KITCHEN

## LOCATION

Description: Open plan with dining.



## FLOOR COVERING

Description: Polished T&G.

## WALL LINING

Description: Painted Plasterboard.

## CEILING

Description: Painted Plasterboard.

## KITCHEN JOINERY

Description: Meltica Carcass.

## BENCH TOP

Description: Stainless Steel.

## SINK

Description: Stainless steel sink, Mixer style tap, PVC waste.

## OVEN

Description: Recessed electric wall oven.

## HOB

Description: Gas hob.

## RANGE HOOD

Description: Wall hung unit vented through soffit.

## ELECTRICAL PROVISIONS

Description:

Sockets tested and working at the time of inspection.

## DINING

### LOCATION

Description:

Open plan with Kitchen.



### FLOOR COVERING

Description:

Polished T&G.

### WALL LINING

Description:

Painted Plasterboard.

### CEILING

Description:

Painted Plasterboard.

### ELECTRICAL PROVISIONS

Description:

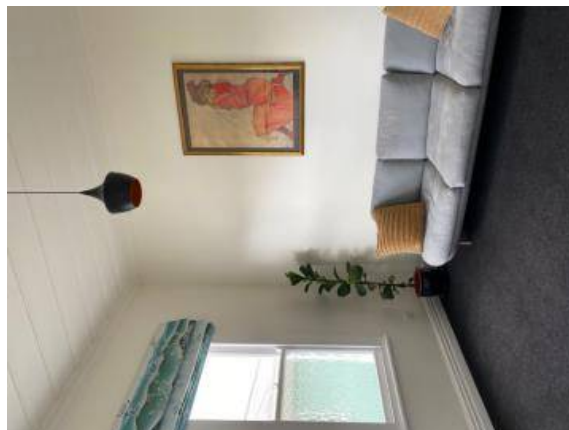
All sockets tested and working at the time of inspection.



# LOUNGE

## LOCATION

Description: Off dining.



## FLOOR COVERING

Description: Carpet floor covering.

## WALL LINING

Description: Painted Plasterboard.

## CEILING

Description: Decorative panel ceiling.

## ELECTRICAL PROVISIONS

Description: All sockets tested and working at the time of inspection.

# BEDROOM 1

## LOCATION

Description: Master.



## FLOOR COVERING

Description: Polished T&G.

## WALL LINING

Description: Painted Plasterboard.

## CEILING

Description: Decorative panel ceiling.

## INTERIOR JOINERY

Description: Painted solid timber door.

## ELECTRICAL PROVISIONS

Description: All sockets tested and working at the time of inspection.

## BEDROOM 2

### LOCATION

Description:

NE corner.



### FLOOR COVERING

Description:

Carpet floor covering.

### WALL LINING

Description:

Painted Plasterboard.

### CEILING

Description:

Decorative panel ceiling.

### INTERIOR JOINERY

Description:

Painted hollow core with timber frame.

### ELECTRICAL PROVISIONS

Description:

All sockets tested and working at the time of inspection.

## BEDROOM 3

### LOCATION

Description: Off Hallway.



### FLOOR COVERING

Description: Carpet floor covering.

### WALL LINING

Description: Painted Plasterboard.

### CEILING

Description: Decorative panel ceiling.

### INTERIOR JOINERY

Description: Painted solid timber door.

### ELECTRICAL PROVISIONS

Description: All sockets tested and working at the time of inspection.

## BEDROOM 4

### LOCATION

Description:

Sleep out.



### FLOOR COVERING

Description:

Carpet floor covering.

### WALL LINING

Description:

Painted Plasterboard.

### CEILING

Description:

Painted Plasterboard.

### ELECTRICAL PROVISIONS

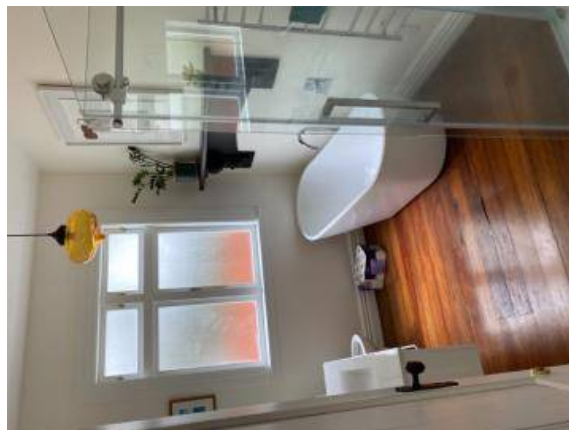
Description:

All sockets tested and working at the time of inspection.

# BATHROOM 1

## LOCATION

Description: Off hallway.



## FLOOR COVERING

Description: Polished T&G.

## WALL LINING

Description: Painted Plasterboard.

## CEILING

Description: Painted Plasterboard. Softboard sheets.

## INTERIOR JOINERY

Description: Painted solid timber door.

## VANITY

Description: Wall hung melteca carcass with composite top.

## SHOWER

Description: Modular shower unit with moulded wall liner, glass door and composite base.  
 Water Pressure: Average water pressure at the time of inspection.

## BATH

Description: Freestanding bath.

# ENSUITE

## LOCATION

Description: Master bedroom.



## FLOOR COVERING

Description: Polished T&G.

## WALL LINING

Description: Painted Plasterboard.

## CEILING

Description: Painted Plasterboard.

## INTERIOR JOINERY

Description: Painted solid timber door.

## **VANITY**

Description: Wall hung ceramic basin.

## **SHOWER**

Description: Modular shower unit with moulded wall liner, glass door and composite base.  
Water Pressure: Average water pressure at the time of inspection.

## **TOILET**

Description: S-Trap, Ceramic bowl, dual flush ceramic cistern.

## **ELECTRICAL PROVISIONS**

Description: All sockets tested and working at the time of inspection.



# ENSUITE 2

## LOCATION

Description: Sleepout.



## FLOOR COVERING

Description: Vinyl floor covering.

## WALL LINING

Description: Painted Plasterboard.

## CEILING

Description: Painted Plasterboard.

## INTERIOR JOINERY

Description: Painted wall hung slider.

## **VANITY**

Description: Ceramic basin with mixer.

## **SHOWER**

Description: Modular shower unit with moulded wall liner, glass door and composite base.  
Water Pressure: Average water pressure at the time of inspection.

# HALLWAY

## LOCATION

Description: Off kitchen.



## FLOOR COVERING

Description: Polished T&G.

## WALL LINING

Description: Painted Plasterboard.

## CEILING

Description: Decorative panel ceiling.

## ELECTRICAL PROVISIONS

Description: All sockets tested and working at the time of inspection.

# LAUNDRY

## LOCATION

Description: Off Hallway.



## FLOOR COVERING

Description: Polished T&G.

## WALL LINING

Description: Painted Plasterboard.

## CEILING

Description: Painted Plasterboard.

## FREESTANDING TUB

Description: Joinery unit with stainless sink.

## VENTILATION

Description: Nil.

## ELECTRICAL PROVISIONS

Description: All sockets tested and working at the time of inspection.

# INTERNAL GARAGE

## LOCATION

Description: Detached garage.



## FLOOR COVERING

Description: Bare Concrete floor.

## GARAGE DOOR

Description: Double metal clad sectional door, automatic opener.

## ELECTRICAL PROVISIONS

Description: Sockets tested and working fine at the time of inspection.

# DETACHED GARAGE

## OVERVIEW

Section:



## CLADDING SYSTEM

Description:

Painted timber weatherboard.



Plywood & Batten cladding.



**Findings:**

Garage door facings in close proximity to paved ground. We recommend engaging a builder to modify clearance to reduce the risk of moisture damage to cladding.



**ROOF COVERING**

Accessibility:  
Description:

Inspection carried out from 3.6m ladder.  
Profiled Colorsteel roofing.



**GUTTERS**

Description:

Internal liquid applied membrane gutter system over formed substrate.



# DWELLING SERVICES

## HEATING SYSTEMS

Description:

Heat pump. This unit was not assessed as it falls outside the scope of this inspection, further inspection from a heating specialist is recommended.



## ELECTRICITY SERVICES

Description:

RCD switchboard, Due to the age of the building, we recommend engaging the services of a registered electrician to conduct an electrical inspection.



## WATER SERVICES

Description:

Water supply to site via council mains.



Main connection valve location:

Toby located on at the road facing boundary.



## FOUL WATER DISPOSAL

Description:

Foul water discharged to council supply.

## INSPECTION SCOPE

This inspection is based on experience and reasonable opinion and is not a guarantee against moisture ingress at the time of inspection or in the future. This inspection has been carried out to the writer's best ability with all reasonable care taken using visual and non-invasive testing with meters as noted. This report is a guide only (as per NZS 4306:2005) and not a guarantee against moisture ingress or structural failure and is to be accepted as such by the owner.

All reasonable attempts have been made to identify any significant defects visible at the time of the inspection. The inspector has not moved furniture, fixtures, stored items, soils, plants, checked window/door locks, etc. at the time of inspection. He cannot see inside walls or other concealed areas and cannot detect damage or defects that are not visible in most cases. The aid of testing equipment was used at the time of inspection, but these tools have limitations and cannot detect defects in all circumstances.

Whether or not services have been used for some time prior to an inspection being carried out may affect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily mean that the enclosure will not leak.

A Trotec T660 non-invasive moisture meter was used as an aid in this inspection. This in itself cannot be used to confirm or eliminate the possibility of moisture or deterioration in the framing timber or underlying materials. It is of limited use with some plaster systems and other factors.

This property report is not a Code of Compliance Certificate or a Certificate of Acceptance under the Building Act. It is also not a statement that the property complies with the requirements of any other Act, regulation or by-law. Nor is this property report a warranty against problems developing with the building after the date of this report. This inspection should not be confused with an appraisal, building code inspection or any guarantee of any kind, but as a tool to aid you to be better prepared and knowledgeable.

Inspections – over three meters. Worksafe regulations state that working at heights over three meters is done safely. If climbing over three meters then Worksafe state – guarding, safety nets or fall arrest systems should be in place. This is impracticable in the situation of house inspections, therefore our policy is, that Inspector's only climb as far as their ladders take them, keeping their own personal safety paramount.

Reasonable access – areas where safe, unobstructed access is provided and the minimum clearance's specified below are available; or where these clearance's are not available, areas within the inspector's unobstructed line of sight:

Roof space – access manhole 450 x 400mm; crawl space 600x 600mm; height accessible from a 3.6m ladder or such other means of access that meet H&S requirements.

Subfloor – access manhole 500 x 400mm; crawl space vertical clearance timber floor 400mm (from underside of bearer) Concrete floor 500mm.

Roof exterior – accessible from a 3.6m ladder or such other means of access that meet Worksafe requirements.

This inspection has been undertaken in accordance with the guidelines as set down by Standards New Zealand NZS4306:2005.

## STATEMENT OF POLICY

- 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 did not assess compliance with the NZ Building Code including the Code's weather tightness requirements, or structural aspects. On request, specialist inspections can be arranged of weather tightness or structure or of any systems including electrical, plumbing, gas or heating.
- c) The purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in this report and may not identify all past, present 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 was excluded from the scope of the inspection.
- d) This report has been prepared on the basis of a visual inspection of the building works using normal readily available access, and without testing of components for the assessment of the overall structural condition of it and associated items, and without recourse to construction drawings.
- e) This report is based on experience and reasonable opinion however is not a guarantee against moisture ingress at the time of inspection or in the future. This inspection has been carried out to the writer's best ability with all reasonable care taken using visual and non-invasive testing with meters as noted. This report is a guide only (as per NZ Standard 4306:2005) and not a guarantee against moisture ingress or structural failure and is to be accepted as such by the owner.
- f) It is confirmed that no detailed geotechnical investigation has been included in this brief. An investigation of the condition and location of underground drainage and services and of electrical, gas and plumbing (except as otherwise may be described in this report) is not included in this brief.
- g) No warranty can be given as to other defects, not apparent to visual inspection at the time; inclusive of underground services, waterproofing, soil stability or the moisture content in partitions or exterior cladding's.
- h) Weather conditions can affect moisture found e.g. long dry spells, driving rain in certain directions which can cause localised leaks and may only occur three to four times per year. Guidelines as below, flashings, ground levels, etc. This stresses the importance of flashings, ground levels, etc., which may be highlighted in this report.
- i) 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.
- j) This report does not include any positioning of building or improvements in relation to site boundaries, or provide any guarantee whatsoever those items surveyed will not fail at some later date, and information herein pertains strictly to observations the day of inspection and accessibility only.
- k) If the property is controlled by a Body Corporate or similar it would be recommended prior to purchase a copy of the minutes be obtained from the Corporate Secretary to establish the history of the inspected property or other properties under such Body Corporate. This inspection has been undertaken on this sole dwelling and does not extend to remainder of complex, or common areas. The inspection is confined to the above property only and does not cover structural integrity of the entire complex.
- l) This document and information contained within is intended only for the use of the addressee named above.

All reasonable measures have been employed to detect possible defects but give no warranty against, and is not limited to:

- m) the assessment of an apparent defect which may be subject to extreme weather conditions
- n) misinformation supplied by vendor, agent, person for whom report being prepared.
- o) concealment, intentional or otherwise, of a possible defect.
- p) assessment of any apparent defect which may occur intermittently or usually occurs after regular use.

- q) presence of chattels, furnishings and personal effects
- r) adequacy of footings
- s) adequacy of concealed damp-proof membrane's
- t) adequacy of concealed drainage
- u) swimming pools, spa pools, sauna's and associated equipment
- v) the operation of fireplaces and chimneys
- w) intercom systems
- x) floor coverings
- y) appliances, including but not limited to; dishwasher's, waste disposal units, ovens, ducted vacuum systems
- z) structural stability (other than pipe instability)
- aa) hazards including but not limited to Asbestos and Illicit Substance contamination.
- ab) hot water cylinders
- ac) window/door locks, bolts, etc.
- ad) any other factors limiting the preparation of this report.

CONFIDENTIAL REPORT: The inspection report is **prepared for the client solely and exclusively** for the clients own information and may not be relied upon by any other person. The client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. The client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this agreement or the inspection report. The client and the inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this agreement or the inspection report. The client agrees to indemnify, defend and hold the inspector harmless from any third party claims arising out of the clients unauthorised distribution of the inspection report.