



Property Condition Report

**58 Keyte Street
Kensington
Whangarei District**

Client: Paul Sumich

Inspection Date: 13/02/2021

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REPORT INTRODUCTION

Dear Paul Sumich.

RE: Property Inspection Report: 58 Keyte Street, Kensington.

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 13/02/2021.

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 average condition for the age of the property and the materials and finishes incorporated.

The interior of the House is again in an average condition considering the age of the fittings and finishes.

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

REPAIR OR REPLACEMENT RECOMMENDED

ROOF

GUTTERS

Findings:

Gutter system to sleepout not complete. We recommend the installation of a gutter system to ensure rain water is diverted away from the building.

DOWNPIPES

Findings:

Pergola down pipe discharging to open ground. We recommend connecting to storm water service to ensure rain water is diverted away from building.

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 three bedroom, one bathroom dwelling is situated on a flat section, below road level.

The building faces the road side to the North facing street with access via a sloped concrete driveway providing access to a detached garage.

The dwelling has been constructed on a Type B - Timber floor with perimeter footing foundation.

Exterior cladding consists of painted stucco with a pitched timber framed roof clad in clay tile with single glazed painted timber and aluminium joinery.

The building appears to be originally constructed in the 1940's with signs of structural alteration over the intervening years. The alterations include the open plan lounge dining and the addition of the cabin to the rear of the property.

CLIENT & INSPECTION DETAILS

JOB BOOKING

Reference Number	2021/1349.
Property Address	58 Keyte Street.
Inspection Type	Property Condition Report.
Date of Inspection	13/02/2021.
Time of Inspection	12:00 AM.
Property Type	Residential.
Present at Inspection	Vendor.
Occupancy	Vendor occupied.

CLIENT DETAILS

Report Commissioned by	Paul Sumich.
Phone Number	02160-6460.

WEATHER CONDITIONS

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

BUILDING CHARACTERISTICS

Approx Year of Construction	1948.
Building Type	Stand alone.
Levels	Single storey.
Building Orientation	North facing street.
Site Contour	Flat section, below road level.

UTILITY'S

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

NORTH ELEVATION

OVERVIEW

North Section:



CLADDING SYSTEM

Description:

Solid Plaster.



EXTERIOR JOINERY

Description:

Timber joinery, painted and single glazed.



TIMBER DECKS & BALCONIES

Description:

Painted timber frame deck.



Painted concrete balcony.



STAIRCASES

Description:

In-situ poured concrete staircase with plaster finish.



PERGOLA'S & VERANDA'S

Description:

Timber frame veranda with clear lite roof.



EAST ELEVATION

OVERVIEW

North Section:



CLADDING SYSTEM

Description:

Solid Plaster.

EXTERIOR JOINERY

Description:

Timber joinery, painted and single glazed.

SOUTH ELEVATION

OVERVIEW

North Section:



CLADDING SYSTEM

Description:

Solid Plaster.



EXTERIOR JOINERY

Description:

Timber joinery, painted and single glazed.



Aluminium joinery, single glazed.



TIMBER DECKS & BALCONIES

Description:

Stained timber deck.



Raised concrete balcony.



PERGOLA'S & VERANDA'S

Description:

Timber frame veranda with clear lite roof.



WEST ELEVATION

OVERVIEW

North Section:



CLADDING SYSTEM

Description:

Solid Plaster.



EXTERIOR JOINERY

Description:

Timber joinery, painted
and single glazed.



FOUNDATION

CONSTRUCTION TYPE

Description:

Type B - Timber floor with piles and perimeter footing.

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:

Clay roof tiles.



GUTTERS

Description:

PVC gutter system.



Findings:

Gutter system to sleepout not complete. We recommend the installation of a gutter system to ensure rain water is diverted away from the building.



FASCIA

Description:

Painted timber fascia boards.



SOFFITS

Description:

Painted cement sheet.
Approximate Width: 500mm.

DOWNPIPES

Description:

PVC downpipes discharging to Council Stormwater.

Findings:

Pergola down pipe discharging to open ground. We recommend connecting to storm water service to ensure rain water is diverted away from building.



ROOF SPACE

ACCESS

Location

Roof space access via manhole located in the Laundry.

Findings:

Unable to gain entry, access obstructed by timber batten.



ROOF CONSTRUCTION

Description:

Pitched Timber frame.



ROOF COVERING UNDERLAY

Description:

No 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:

Tiled floor covering.

WALL LINING

Description:

Painted Plasterboard. Tiled wall linings.

CEILING

Description:

Painted Plasterboard.

KITCHEN JOINERY

Description:

Meltica Carcass.

BENCH TOP

Description:

Laminate Formica.

SINK

Description:

Stainless steel sink.

SPLASH BACK

Description:

Tiled splashback.

OVEN

Description:

Free standing oven with five burner gas hob.

RANGE HOOD

Description:

Wall hung unit vented through soffit.

DISHWASHER

Description: Freestanding dishwasher.

ELECTRICAL PROVISIONS

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

LOUNGE

LOCATION

Description: Open plan with Dining.



FLOOR COVERING

Description: Tiled floor covering.

WALL LINING

Description: Painted Plasterboard.

CEILING

Description: Painted Plasterboard.

ELECTRICAL PROVISIONS

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

BEDROOM 1

LOCATION

Description:

First left off hallway.



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.

BEDROOM 2

LOCATION

Description: Second left off hallway.



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.

BEDROOM 3

LOCATION

Description:

Right of hallway.



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 laundry.



FLOOR COVERING

Description: Tiled floor covering.

WALL LINING

Description: Tiled wall linings.

CEILING

Description: Painted Plasterboard.

VANITY

Description: Wall hung unit.



SHOWER

Description: Tiled shower.

TOILET

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

VENTILATION

Description: Passive ventilation via window. Mechanical ventilation via extraction unit.

ELECTRICAL PROVISIONS

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

OFFICE

LOCATION

Description: Off Master.



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.

LAUNDRY

LOCATION

Description: Off Kitchen.



FLOOR COVERING

Description: Tiled floor covering.

WALL LINING

Description: Painted Plasterboard.

CEILING

Description: Painted hardboard.

FREESTANDING TUB

Description: Freestanding tub with coated steel base, stainless sink. Supplies water provisions and waste for Washing Machine.

ELECTRICAL PROVISIONS

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

DETACHED GARAGE

OVERVIEW

Section:



CLADDING SYSTEM

Description: Pressed steel sheet cladding.

ROOF COVERING

Accessibility: Inspection carried out from 3.6m ladder.
Description: Painted profiled metal.

GARAGE DOOR

Description: 2x Tilt doors.

Findings:

Door runners hung from rafters with chain. We recommend the installation of additional framing to ensure doors are safely secured.



DWELLING SERVICES

HEATING SYSTEMS

Description:

Recessed log burner, exhaust via external chimney. This unit was not assessed as it falls outside the scope of this inspection, further inspection from a heating specialist is recommended.



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:

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.

HOT WATER SERVICES

Description:

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



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.