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Property Inspection of xxxxxxxxxxxxxxxxx

Prepared for: Angela & Brian xxxxxxxxx

Present: Jeff Wicks, Agent: xxxxxxxxx

Date of Inspection: 16th Feb, 2015

Weather Conditions: Fine



The subject house was originally built in the 1960's. It had composite cladding of concrete blocks, a stone feature wall & vertically clad cedar. The original windows are steel framed & the building relies on square hollow section portals at approx. 12ft (4 metre) centres.

There have been some renovations & much of the cedar cladding has been over clad / re-clad with an EIFS (external insulation finish system) cladding & aluminium windows have been added. That work appears to have been done in the late 1990's.

I conducted a visual inspection of the interior and exterior including the roof. I used a Trotec capacitance type moisture meter to assist me in looking for signs of water ingress / undue dampness.

My observations are as follows:



1. Here above the back door the butynol roof finishes against glass. This is a junction that is difficult to finish properly & must require constant maintenance.



2. This is a close up of the above mentioned area & it appears rainwater runs down the SHS at the roof / portal to cladding junction.



3. This is below the above mentioned junction. You can see water staining on the copper flashing.



4. On the Western side of the lower flat roof there is an area where the substrate moved from the weight of me walking on it. This may be due to decay of the substrate.

Comment: the butynol roofing has been maintained by applying a paint on water proofing membrane over the entire surface.



5. Here you can see a metal cap flashing on the Western edge of the lower butynol roof. It has rusted away & the paint on membrane has been applied over the remnants of it.



6. The down pipe to the lower roof is dislodged.

Comment: the spouting & the Western part of the roof has a lot of leaf litter & debris on it. It should be cleared regularly.



7. In places hairline cracks are visible in the EIFS cladding, particularly at this junction where the EIFS abuts the fascia board.



8. Here is a junction where you can see the original cedar cladding & the new EIFS. It appears that the EIFS has been clad directly over the cedar.



9. The concrete floor of the cupboard off the garage has settled causing this gap to open up.



10. This shows the crack in the concrete floor. The floor has slumped noticeably.



11. There is a lot of debris on the covered roof. It appears to leak & the gutter dropper (downpipe) is very small.



12. A decayed window sill on the Western wall of the lounge.



13. This junction of the cupboard roof to the cladding is not weathertight.



14. This shows severe corrosion of the SHS portal on the NW corner. You can see I have pushed my finger through the rust.



15. A broken skylight. This should be replaced ASAP.



16. Waterstaining is visible on the gib board ceiling of the ensuite bathroom under the skylight. The leak is probably coming from the disused flue.



17. The disused flue.



18. The roof has a lot of penetrations that appear to be superfluous.



19. The entire roof has been covered with a paint on membrane but not a lot of attention was paid to detail & prep work. As an example I am pointing to a screw that was lying loose in the guttering & simply painted over.



20. The roof has lots of penetrations & junctions. This is always a maintenance hassle on an old flat roof.



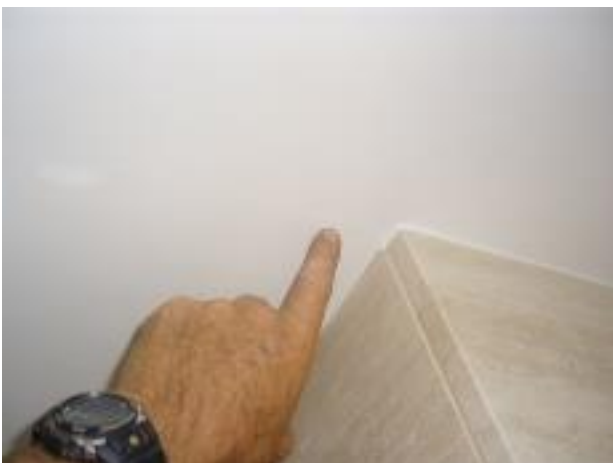
21. as above.



22. as above.



23. as above.



24. It is difficult to see in the photo but there is some damage to the gibboard ceiling below the skylight. See photo no. 16.



25. This waterstaining to the cedar soffit under the hidden gutter on the North wall is evidence of leaking.



26. Water damage & corrosion is visible all along the base of the North wall.



27. I took this photo to show that this area of the door track looked to be in poor condition....



28...and a little later during the inspection I stood on it & it broke away.



29. Another view of the door track of the North wall. Note the corrosion.



30. In the NE corner of the master bedroom the architrave of the window is discolored & moldy probably due to condensation around the steel window frame on the North wall.



31. The same thing is visible on the skirting board directly below it. Again probably due to the condensation on the joinery unit. I received slightly elevated moisture readings in this location.



32. Water ingress likely occurs where this gate structure is bolted to the EIFS cladding. Also note the holes drilled in the cladding above the gate structure. They are not stopped up.



33. There are 2 gully traps on the Eastern wall. The overflow level of these appears to be higher than the lowest sanitary fixture – the downstairs shower. I recommend that the overflow level of these gullies be dropped.



34. Small cracks are visible in the EIFS cladding on the Eastern wall.



35. as above.

Note: this appears to be at floor level. It looks as if the original blocks have been removed & because the EIFS is thinner than the original blocks the slab protrudes out past the face of the wall.



36. The handrail balusters are in poor condition. Several are broken away at the base.



37. as above.

Note: some of the balusters are steel tubing. Others are timber dowel. These loose balusters are a hazard to small children.



38. The timber deck at the rear of the property slopes noticeably down to the West. Presumably it was built level & ground movement is the reason.



39. More evidence of ground movement in the landscaping around the pool. This is possibly due to loose fill not being properly compacted after the pool excavation.



40. This is the ceiling of the cupboard off the garage. You can see that it leaks.



41. Another view of the cupboard ceiling.



42. The bottom plate of the cupboard is severely decayed.



43. The kitchen looks to be of good quality & well installed. The cabinet fronts would have originally had a timber finish but they have now been painted over. I'll comment further in my summary.



44. The drawer front has had a knock & the damaged portion glued back on.



45. The discoloration around the edge of the skylight is caused by condensation / leaking.



46. The toilet door binds on the floor, I think due to substrate movement.



47. These cracked tiles, also in the bathroom, are probably also due to substrate movement.



48. Water damage is visible on the gibboard wall in the entry lobby. The water ingress here may well stem from the steel portal highlighted in photo 2 & 3.



49. When I opened this vanity cupboard which backs onto the above mentioned wall I got a strong smell of fungus. There is likely to be decay to the timber framing of this wall.



50. Rust is visible on the downstairs sliding door.



51. This door has had the original steel skin replaced.



52. I could detect the smell of gas around the gas meter. It needs to be check by a gas fitter.



53. This is another view of the exterior of the garage cupboard.

Summary

This is a lovely property but it is old now & requires a lot of maintenance. I am of the opinion that some of the building elements have reached or are getting close to the end of their economic life. The house really needs an extensive & invasive renovation. The extent of the corrosion to the SHS portals needs to be properly assessed before anything else is done. The flat roof clearly is a maintenance hassle. It should be re-roofed & any unnecessary penetrations omitted. The EIFS cladding is a failed product & claddings such as that were at the heart of the leaky homes crisis. Given the era it was installed & what I have observed I doubt that it is totally weathertight so during renovations it should be removed.

The kitchen appears to be in good condition & a quality installation. In the pdf file of the plans there is correspondence between Jocelyn Cheung of Auckland City Council & Colin Pauling Assoc. (the Architects). In this correspondence Pauline points out that the area is zoned residential 2b & no changes are permitted to the exterior of the building without a resource consent. As a result of this the architect confirms he will delete the external changes. But it looks like they carried them out anyway & installed the EIFS & aluminium windows. This may be why they omitted to apply for a CCC.

That correspondence took place in 1997 so 18 years ago. Although the work was illegal I am of the view that the council is unlikely to issue a notice to fix. I recommend that you discuss this with your conveyancing lawyer.

Please don't hesitate to call me on 092390123 or 0274469909 if you want to discuss this further.