




Onsite Inspections Ltd
Po Box 300725
Albany,
Auckland 0752
info@onsiteinspections.nz
www.onsiteinspections.nz

Onsite Inspections Ltd Property

Property Address	1 Sample Way
Photo Of Dwelling	



Inspection Details

Report Commissioned By	John Smith
Email Address	Johnsmith@gmail.com
Phone Number	021001001
Date of Inspection	04/10/2019
Time of Inspection	11:00 AM (13 GMT)
Inspection Conducted By	Justin Mackay
Present at time of inspection	Agent
Agent Name	Jim Smith
Purpose of Report	Pre Purchase Inspection
Weather at time of Inspection	Overcast/Cloudy
Main Cladding Type	Timber Weather Board
Approximate year of build?	1920's
Roof Material	Long Run Corrugated
Description of site	Flat to gently sloping
Property Occupancy	Occupied
Any know issues as advised by client?	No


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Inspector Had Limited/No Access to	Roof Space (Inside)
Comments	3 bedroom, 1 bathroom 1920's bungalow style home with garage under house. Realestate agent advise no previous issues or repairs had been raised by the vendor regarding the property.

Entrance, Driveways, Paths and Retaining Walls

Driveway	Concrete, Cobbles
Over All Condition (for age of property)	Good
Photos	
	<p>Some cracking</p> <p>Evidence of some cracking and possibly a previous repair.</p>
	
	<p>Cobbles in good condition</p> <p>Some cracking and small repair</p>
Adequate Drainage to Driveway and Patios	Yes

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Is house above or below road level?	Above
Does Water Flow Towards House?	No
Any Signs of Ponding?	No
Is the Property fully fenced?	Yes
Are Paths, Drives, etc safe for use?	Yes
Photos	
Comments	Paths and drive are even and not slippery. They are in good condition for their age. There is some signs of some small cracks and patches that have been repaired. All consistent with the age of the property.

Foundations

Foundation Type	Timber Subfloor
Subfloor of Correct timber Treatment and Span?	No
Ground Clearances	Good
Does Subfloor have adequate mechanical fixings?	N/A
Condition of Piles and Bearers (for age of home)	Good
Insulation to floor?	No
Floor Type?	Tongue and Groove
Ground Moisture Barrier?	No
Any obvious structural alterations?	Yes
Any Signs of Rodent Infestation	No

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Photos



No evidence of borer or similar insect to timber at time of inspection



Appears a stud may have been cut to gain access under house. This area requires attention.



Props under bearer. Requires attention



Bearer is over span.

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Bearer over span. Has props which go to ground.



4x2 canitlevered stringer holding up a bearer over the extension



Flitch plate to bearer below joists



Join with no support under it. Requires attention.

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Packer under joist. No support under join.
 No mechanical fixings. requires attention.

Splitting to some joists.

<p>Comments</p>	<p>Generally the condition of the subfloor is good for the age of the home. The subfloor is not insulated.</p> <p>There have been some additions to the subfloor over time, notably over the garage (master bedroom) and to the rear of he garage (children's play room) as well as the office and second lounge (these areas were unable to be inspected).</p> <p>There are joists and bearers to both areas, which are over span and have been propped up. The garage joists are spanning the entire width of the garage and are being held up by the flitched beam as shown above. It is recommended that an LBP is consulted to ensure the beams are supported correctly.</p> <p>To the rear of the garage, there is a 4x2 stringer, which is supporting a bearer and joists to the room above. There are also a number of supporting beams that are over span. There appears to have been some additional props added.</p> <p>There is no mechanical fixing to piles, bearers or joists - This is common for a house of this age.</p> <p>These areas require attention and it is recommended that an LBP is consulted to ensure the beams are supported correctly with the correct timber and required fixings. It is also recommended to ensure all additions have the relevant consents.</p>
<p>Plumbing Issues (Visual Assessment Only)?</p>	<p>No</p>
<p>Electrical Issues (Visual Assessment Only)?</p>	<p>No</p>
<p>Comments</p>	<p>It appears that the plumbing is relatively new. All electrical wires appear in good order. There is a lack of ventilation to the base cladding of the house.</p>


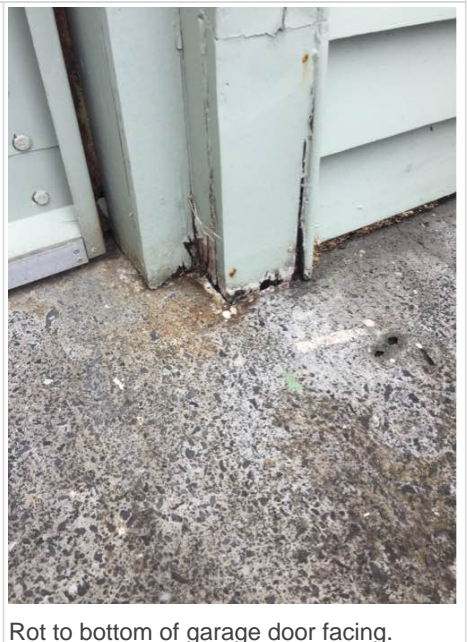


Constructions Type

<p>Construction Type</p>	<p>Timber Framed</p>
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Cladding

<p>Main Cladding</p>	<p>Timber Weather Board</p>
<p>Secondary Cladding</p>	<p>Hardie Sheet</p>

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Overall Condition	Good	
Photos		
	<p>Paint appears good.</p>  <p>Rot to bottom of garage door and build up of debris to weatherboard.</p>	<p>Rot to bottom of garage door facing.</p>  <p>Rot to bottom of garage door facing.</p>

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<p>Is there adequate ground clearance?</p>	<p>Facing in contact with ground.</p>	
<p>Is the Cladding on a cavity?</p>	<p>No</p>	
<p>Are the penetrations adequately sealed?</p>	<p>No</p>	
<p>Photos</p>		
	<p>Cladding in contact with ground.</p>	<p>Paint peeling off in small section to front of house.</p>

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Hole to cladding should she sealed



Penetration not sealed correctly.



Penetration not sealed correctly



Ground and vegetation in contact with cladding. Maintenance required.

Comments







The weather boards and paint appear to be in good condition for the age of the property. There are a few small areas that require attention, noted above.

High ground levels and cladding being in contact with the ground are known causes for timber rotting. Ongoing maintenance is recommended to ensure there is no build up of debris, as this can trap moisture.

Joinery

Joinery	Timber
Condition of Joinery	Good
Head Flashing Present	Yes
Condition of Head Flashings	Average

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<p>Double Glazing?</p>	<p>No</p>
<p>Photos</p>	  <p>Head flash present</p> <p>Joinery In good condition for age</p>
	  <p>Joinery in good contouring</p> <p>No head flashing to door under house. Maintenance required to ensure sealant does not crack and allow water to penetrate.</p>
	  <p>Head flashing present</p> <p>Timber eyebrow to garage door.</p>

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No head flashing



No head flashing



No head flashing

Comments

The joinery is in good condition for the age of the home, both inside and out. The head flashings are in a condition that reflects the age of home.





Both Garage doors do not have head flashings. Seeing as this is below floor level, it is not a cause for concern, however it is recommended that they are sealed with an outdoor silicone and regularly checked to help stop water ingress.

The windows to the rear of the house (lounge, office, children's play room) do not have head flashings. The lounge and children's play room have cover from the soffit overhangs and are of less of a risk, however it is recommended that these areas are constantly monitored to ensure the sealant does not deteriorate and allow water inside, especially to the office.

Lack of or poorly installed head flashings can cause issues with water ingress.

There were no elevated moisture readings in these areas inside at time of inspection.

Onsite Inspections Ltd Roof, Gutters and Down Pipes

Main Roof Material	Corrugated	
Overall Condition	Good	
Evidence Of	Lichen	
Photos	 <p data-bbox="533 918 750 952">Valley free of debris</p>	 <p data-bbox="999 1176 1300 1209">Sheets have been replaced</p>
	 <p data-bbox="533 1816 973 1881">Sheets in good condition with new barge caps</p>	 <p data-bbox="999 1816 1276 1850">Sheet has been replaced.</p>

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New and existing sheets



Lichen and Moss







Lichen and Moss





New ridge cap

Flashing Condition	Good
Roof to wall Junctions?	No
Roof (exterior) Safely Accessible?	No
Fascia Material	Timber
Approximate Soffit Width	750mm<, 450mm - 600mm
Soffit Material	Other
Reverse Sloping Soffit?	Yes
Gutter and Downpipe Material	Plastic

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Gutter Type	External	
Gutters Free of Debris?	Yes	
Overall Condition of Gutters and downpipes	Good	
Photos	 <p data-bbox="534 891 810 920">No reverse slope flashing</p>	 <p data-bbox="1002 1149 1139 1178">Gutter guard</p>
	 <p data-bbox="534 1792 687 1821">Free of debris</p>	

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		 <p>Paint to fascia flaking off. Would recommend painting</p>
<p>Comments</p>	<p>No signs of ponding and free of debris</p> <p>The roof is in good condition. It appears there have been some sheets replaced. There are also new barge caps to the end as well as a new ridge cap to the rear section.</p> <p>There is evidence of some lichen and moss. This has potential to cause issues and it penetrates the roofs surface. It is recommended to consult a professional to clean and treat the moss and lichen.</p> <p>Gutters and downpipes are in good condition and are free of ponding and debris. Ongoing maintenance required.</p> <p>Roof to front of house was not inspected due to height and slope.</p>	

Decks, Stairs and General Outdoors

Decks and Patios	Deck
Overall Condition	Poor
Handrail (If deck over 1000mm)	N/A
Are decks and stairs safe?	Yes
Adequate Clearance from Cladding (12mm min)	No

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Photos



Decking to side of house is in poor condition



Boards rotting



Decking in contact with cladding



Timber to landing appears to be of correct treatment.





Main deck is in average condition



Decking in contact with cladding


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Comments	<p>Decking in contact with handrail wall</p> <p>No balustrades to entry stairs.</p> <p>Overall the deck is average-poor condition. There are some boards that are rotten and require replacing.</p> <p>The main deck is in average condition. The decking is in contact with the cladding. Decking should be 12mm off the building for a 'wash down gap'. Constant contact makes it difficult for water and debris to escape, which over time can cause rot.</p> <p>Stairs appear to be constructed from the correct materials.</p> <p>Unable to inspect the deck structure do to no access.</p>	

Pergolas

Pergola	N/A
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Interior Overview

Ceiling Material Type	Gib Plaster Board (or similar)
Floor Coverings	Carpet, Tongue and Groove Timber
Number of Bedrooms	3
Number of Bathrooms	1.5
Working Smoke Alarms	Yes
Insulation to Ceiling Space?	Yes
Insulation to Walls	Unable to Determine
Overall Condition of Inside	Good
Photos	

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Comments

The inside is in good condition. The Roof space has insulation. There were no signs of rodents at time of inspection. Ceiling space had good ventilation. Not all of the roof space was inspected do to lack of access.

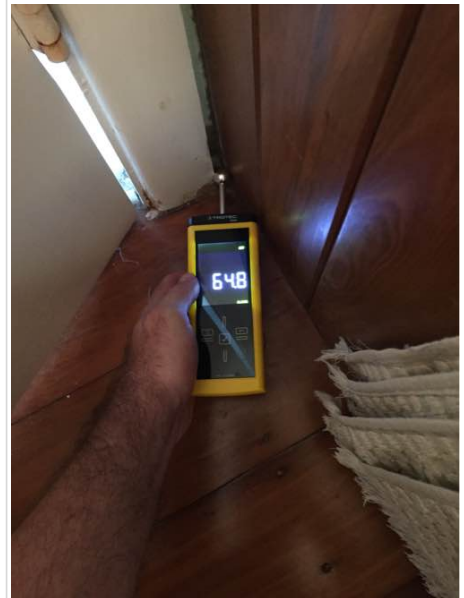
Bathrooms

Shower type	Bath with Acrylic Liner
Toilet in working condition	Yes
Overall Condition	Good
Checked for Moisture?	Yes

Photos

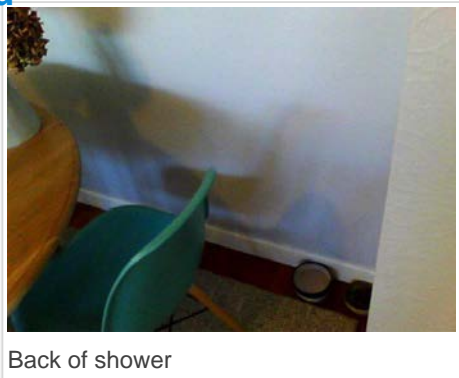
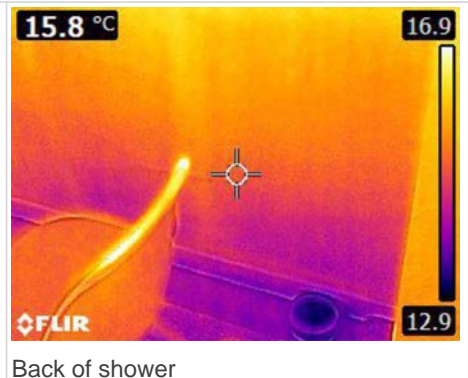


Normal



Slightly elevated moisture reading indicating Damp.

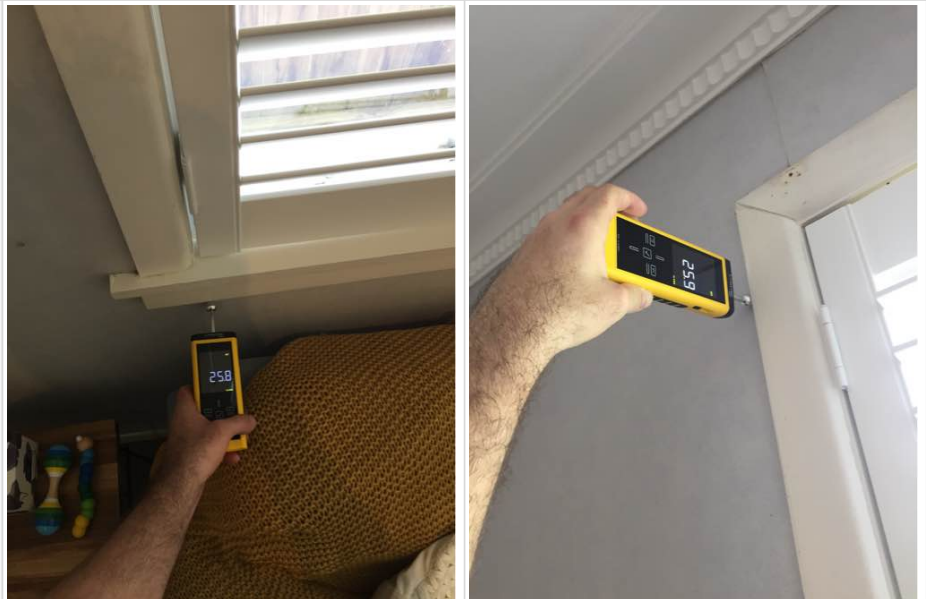
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<p>Comments</p>	<p>Back of shower</p> <p>Back of shower</p> <p>Bathroom in good condition for age. Left side shower indicated a 'damp' reading. It appeared the shower had been recently used and the shower curtain is located above it, which could be the cause for the reading.</p> <p>The back side of the shower were checked and no elevated moisture levels were found.</p>	

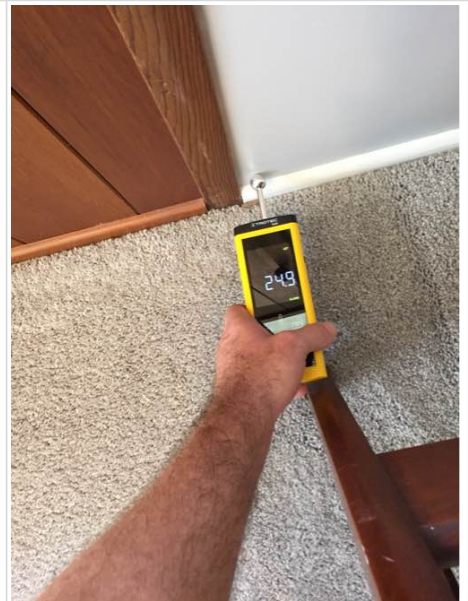
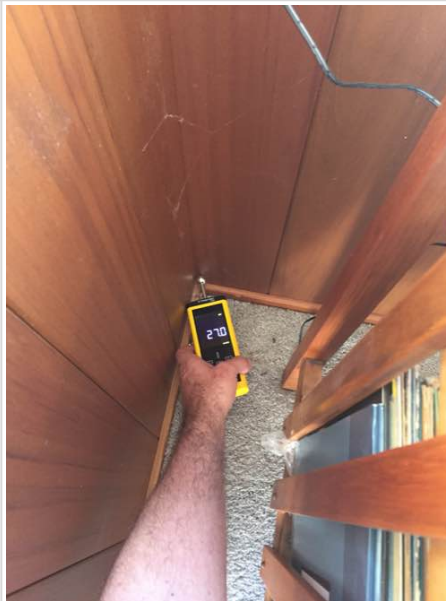
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<p>Checked for Moisture?</p>	<p>No</p>
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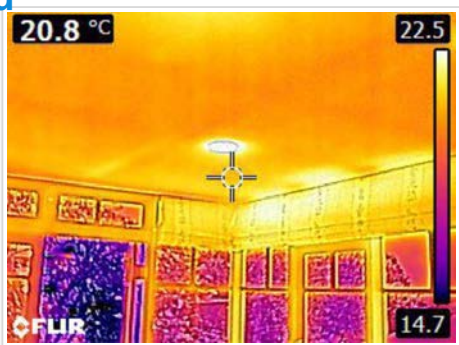
Lounge

<p>Overall Condition</p>	<p>Good</p>	
<p>Checked for Moisture?</p>	<p>Yes</p>	
<p>Photos</p>		


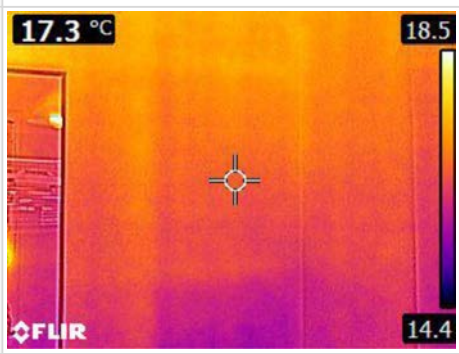
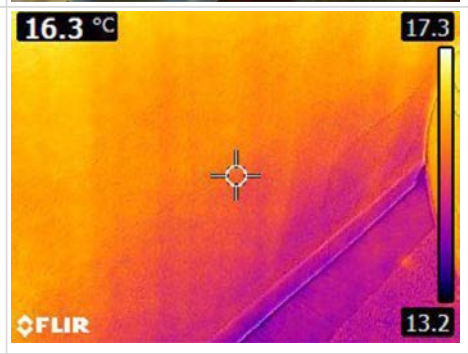
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Comments	Both lounges in good condition. No abnormal thermal images or elevated levels of moisture were recorded at time of inspection.	

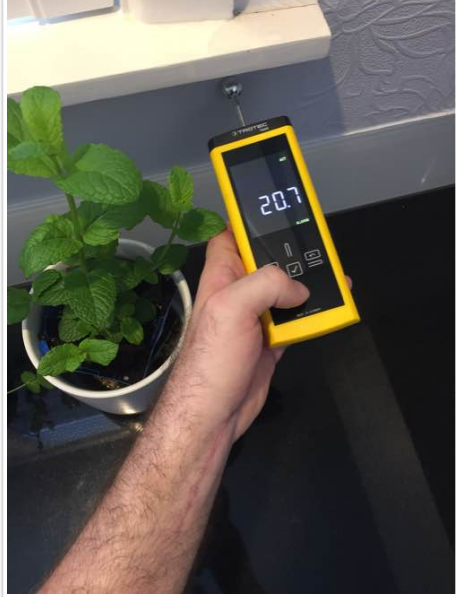
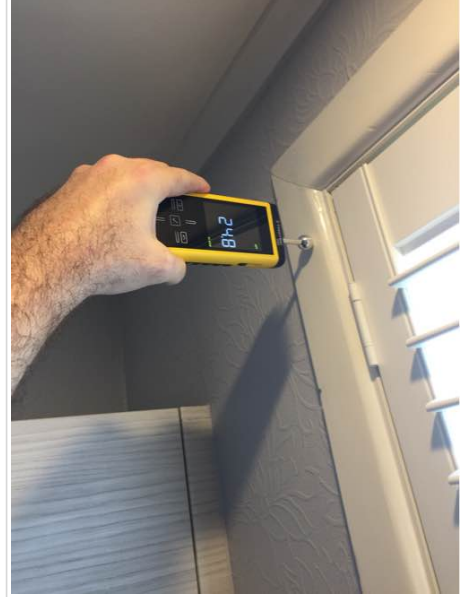
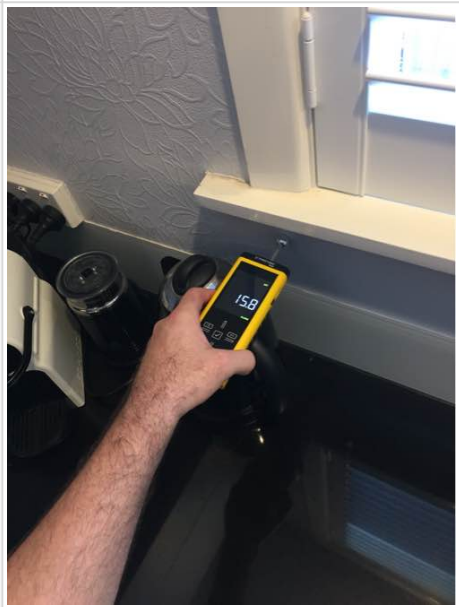
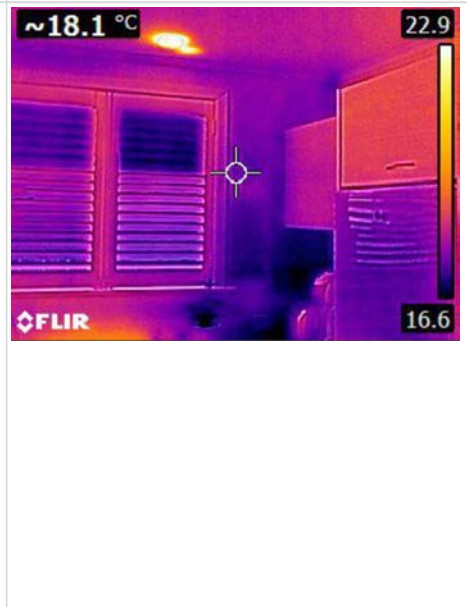
Dining

Overall Condition	Good	
Checked for Moisture?	Yes	
Photos		
		
Comments	No abnormal thermal images or elevated levels of moisture were recorded at time of inspection.	

Kitchen

Overall Condition	New	
Checked for Moisture?	Yes	

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<p>Photos</p>		
		
<p>Comments</p>	<p>No abnormal thermal images or elevated levels of moisture were recorded at time of inspection.</p>	

Laundry

<p>Overall Condition</p>	<p>Good</p>
<p>Checked for Moisture?</p>	<p>Yes</p>

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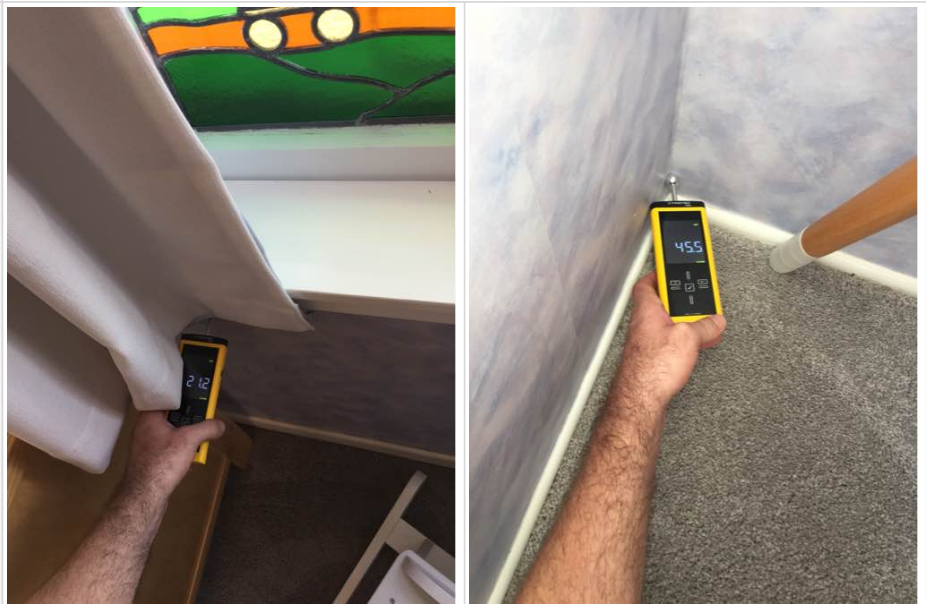
Photos



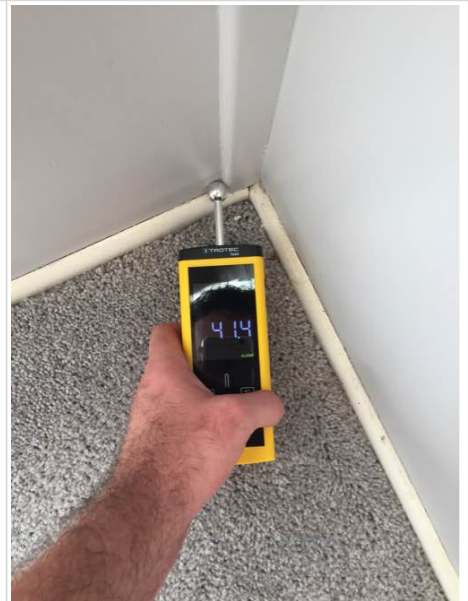
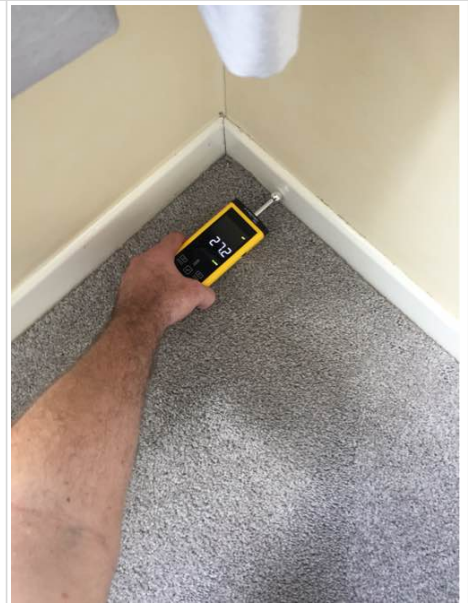
Comments

No abnormal thermal images or elevated levels of moisture were recorded at time of inspection.

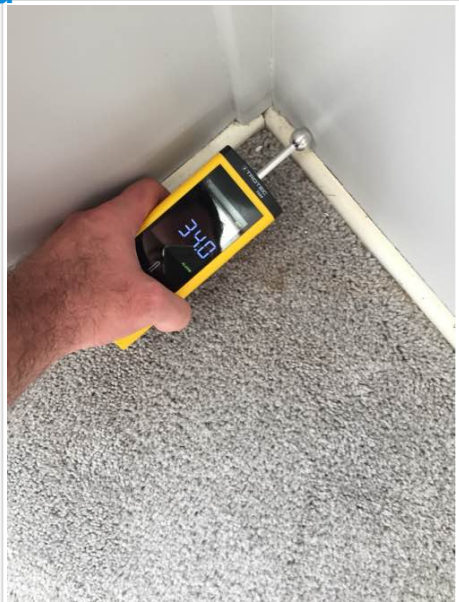
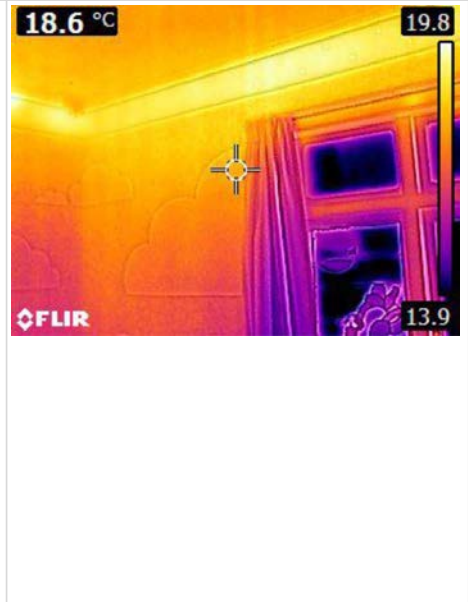
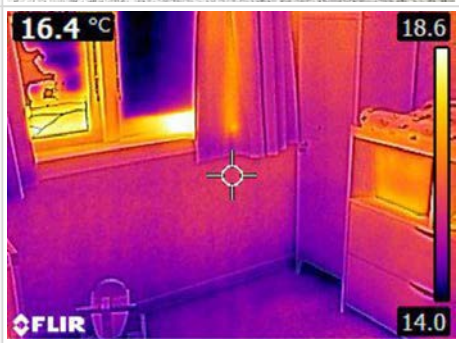

Bedrooms/Office

Overall Condition	Good
Checked for Moisture?	Yes
Photos	

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<p>Comments</p>	<p>No abnormal thermal images or elevated levels of moisture were recorded at time of inspection.</p>	

Garage

Overall Condition	Average
Number of Cars	1
Checked for Moisture?	No
Comments	Garage of average condition and is in keeping with a home of that age.

Plumbing

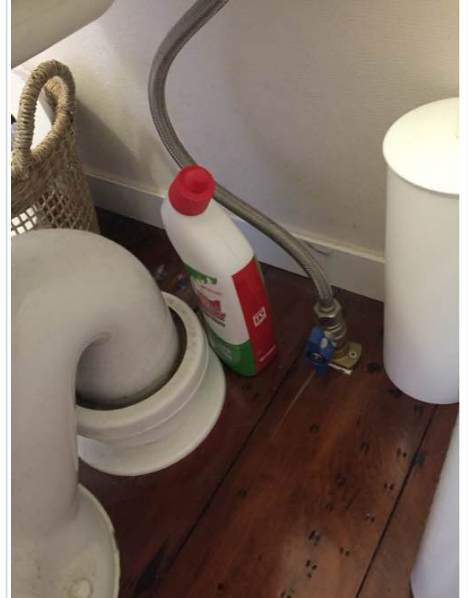
Overall Condition	Good
Any Visible Leaks?	No

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Photos



Under house plumbing appears new



Comments



Plumbing appears to be relatively new with buteline pipes. No visible leaks at time of inspection.

Electrical

Overall Condition

Good

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<p>Photos</p>		
<p>Comments</p>	<p>Fans in both toilet and bathroom are functional</p> <p>Modern switch board</p> <p>Both Fans are in working condition. Appears the electrical has been upgraded at some point and has a relatively modern switch board. All wiring under house is secured out of way. All lights worked at time of inspection.</p> <p>No appliances or power points were tested.</p>	

Overall Summary

<p>Overall Condition (for age of dwelling)</p>	<p>Good</p>
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Comments

The house is in overall good condition for its age.

There are a couple of areas which require remediation as outlined in the subfloor section. Recommend an LBP to add additional beams and supports where required.

There are some minor cladding issues that have been a result of direct contact with the ground.

High ground levels can cause water ingress as claddings and bottom plates can absorb water, it can also mean that cladding finish can be compromised. Regular maintenance is required to ensure water doesn't pool around these areas and can escape freely and easily.

Some head flashing are missing as indicated. These areas will need monitoring to ensure no water ingress. No elevated moisture readings in these areas at time of inspection.

The roof is in good condition with some sheets being replaced. Recommend moss and lichen treatment to preserve roof coating.

There was one section of elevated moisture in the bathroom. There were no other abnormal thermal images or elevated levels of moisture recorded at time of inspection.

Using a Trotec T660 Moisture meter the general building material moisture is;
Less than 40 digits = Dry
40 - 80 Digits = Damp
Over 80 Digits = Wet

Manufactures estimate (there is no conversion) for that a gib covered, timber framed wall at 40 digits = approx 15% WME (wood moisture equivalent) in the frame.

A Flir E6XT Thermal Imaging camera was used.

No Appliances were tested.