
Residential Apartment Inspection Report

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Inspection Address:

41e Tawa Street MT MAUNGANUI

Date of inspection: 22 March 2021

Time: 10.30 am to 11.45am

Weather condition: Sunny with a few clouds.

Property description:

Apartment on the first floor of a double storey building. One bedroom apartment, one bathroom, kitchen, lounge and deck area.

Type of inspection: Pre-purchase Residential Apartment Inspection

Age of building: Estimated 45 years+

Estimated Property size of Apartment: 102 m² Cross lease land

People on site: Client and agent

Orientation of the property: The entrance door faces east

Zoning: Earthquake Zone 1 and Low Wind Zone

Occupied and furnished: Yes



Bay Building Inspections

021 21 21 398

Inspector: André van Schalkwyk

NZ Institute of Building Inspectors member 078



Index

Views of the property	3
Views of neighboring properties	5
Site	7
Building Exterior	8
Garage interior/carport	13
Roof space	14
Bedroom	16
Interior living area	19
Wet areas	21
Subfloor	26
Ancillaries	26
General Comments	27
Summary of further actions recommended	27
Areas or sections of the building where access should be gained or fully gained	27
Summary	27
Conclusion	28

Views of the property



1. Front view



2. Entrance

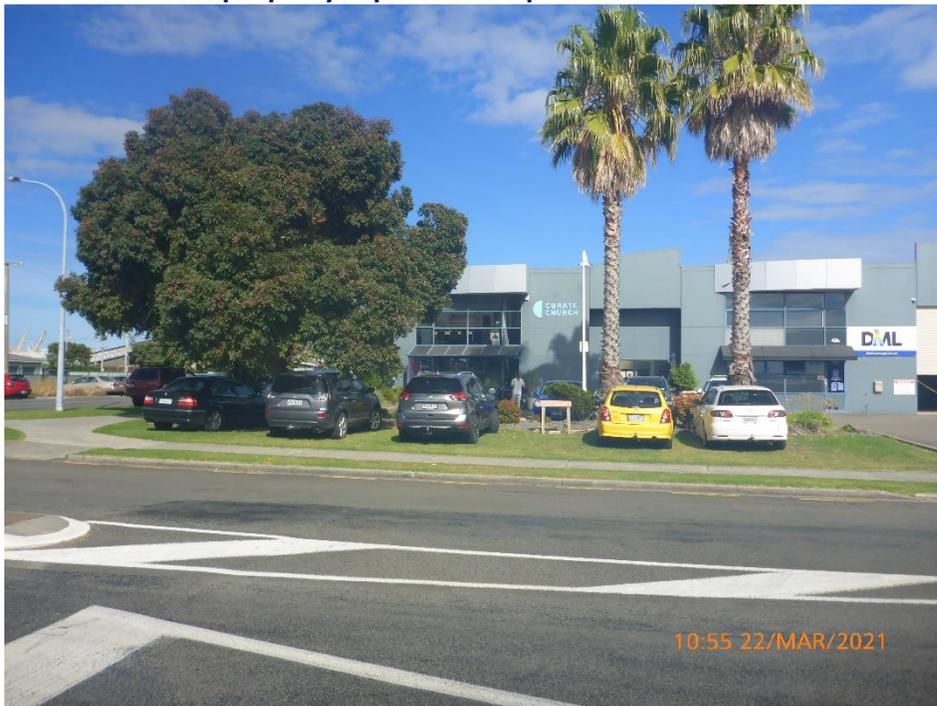


3. Shared back yard area

Neighboring properties



4. The property is part of an apartment block.



5. Commercial properties across the road



6. Properties across the road to the south.



7. Properties to the east (rear).

Site	Significant	Minor	No Fault	Not applicable	Comments
			✓		The site is relatively flat with a slight fall towards the road. The fences are in a good condition for their age. Clarification needs to be sought regarding responsibility when fences may need repairs or replacement.



A1. Flat site with slight gradient towards the road.

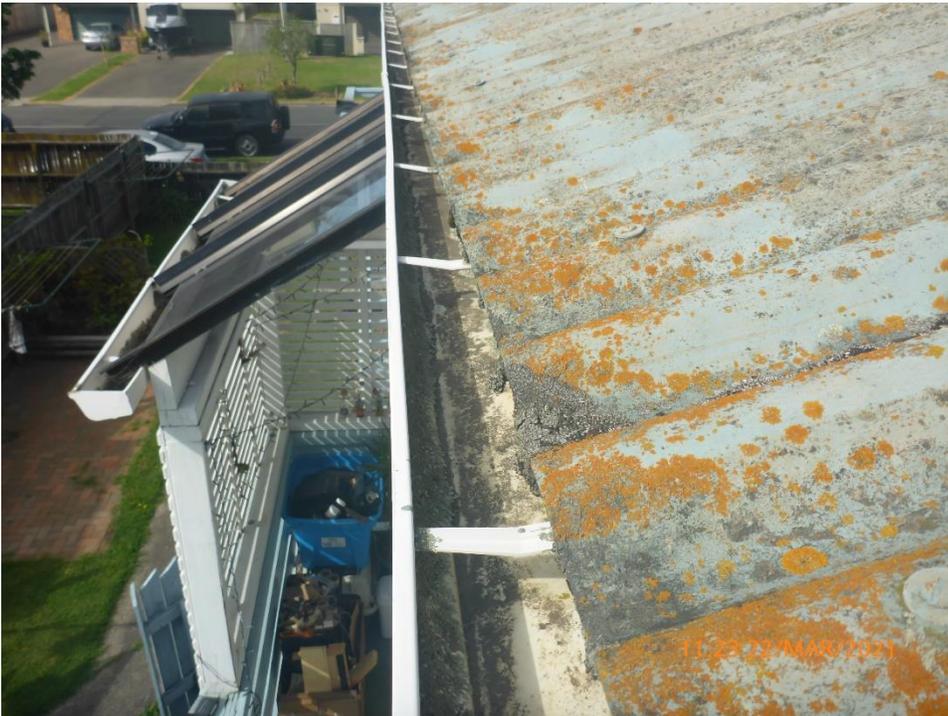
Building exterior	<i>Significant</i>	<i>Minor</i>	<i>No Fault</i>	<i>Not applicable</i>	<i>Comments</i>
Cladding			✓		The cladding of the upper floor consists of fiber cement Hardie weather boards. It is suspected that the hardie weather boards may contain asbestos fibers. The boards are in a good condition for their age with no visible defects noticed. The building is in need of waterblasting to remove dirt accumulated underneath the eaves.
Eaves		✓			The eaves are in a good condition for their age. The eaves protect the upper window edges from weather conditions. A dirt accumulation has been noticed underneath the eaves. It is recommended to wash the dirt from time to time to keep the building clean and tidy.
Gutters		✓			The gutter was clean on the day of the inspection. Some moss growth was noticed in the gutters of unit D. It is recommended to keep all gutters clean to prevent overflowing and potential damage to other building materials. A crack was noticed to the gutter, which indicate that the gutter is becoming brittle and replacement might be needed in the next 3 to 5 years.
Stair case	✓				Although the staircase was constructed to the regulations of the time, these regulations are out dated by current the health and safety standards. The structure also have sign of decay. The recommendation would be to reconstruct the stair case to the building code and health and safety regulations.
Deck Barriers	✓				Although the deck barriers were constructed to the regulations of the time, these regulations are out dated and to not meet current health and safety standards. The recommendation would be to reconstruct the deck to the current building code and health and safety regulations.
Roof		✓			The roof cladding is a corrugated fiber cement material. It is suspected the material contains asbestos particles. The roof sheets are in a good condition for their age. The roof is painted, but has lots of moss and lichen growth visible. It is recommended to treat the roof with a moss remover.



B1. The cladding consists of Hardie weather boards. It is suspected these weather boards may contain asbestos.



B2. The eaves protect the upper edges of the windows against weather conditions. It is suspected due to the age of the materials, that the eave boards may contain asbestos particles.



B3. The gutter of the unit was relatively clean on the day of the inspection.



B4. The gutter of the neighboring unit had moss growth present. Moss growth will prevent water draining properly and can cause the gutters to flood. Cleaning of gutters should be performed by all parties on a regular bases.



B5. The gutter has a crack. PVC gutters become brittle with aging. It is recommended to budget for replacement of the gutters within the next 3 to 5 years.



B6. All staircase risers should be the same height to prevent accidental trips and falls. The bottom riser is around half in height than the other risers.



B7. The stairs are moving, some wood rot was noticed in the support beam and nail are popping. Although the stairs might be constructed to the regulations of the time, the supporting post will not meet current standards. Comparing with current standards, the staircase will be considered a safety hazard. It is recommended to get a quote from a builder, deck builder or a carpenter to remove and reconstruct the stair case.



B8. Although the barriers may have been constructed to the regulations of the time, the barriers are not safe to children. As the stairs and barriers are communal area shared with the other cross lease holders, the recommendation is to replace the barriers to current regulations to prevent any accidental falls. A quote should be obtained from a builder, deck builder or a carpenter to ensure all the barriers meet current specifications.



B9. The roof cladding is a corrugated fiber cement material. It is suspected that the material contains asbestos particles. The roof sheets are in a good condition for their age. The roof is painted, but has lots of moss and lichen growth visible. It is recommended to treat the roof with a moss remover.

Garage interior/ Carport	<i>Significant</i>	<i>Minor</i>	<i>No Fault</i>	<i>N/A</i>	<i>Comments</i>
<i>Carport</i>				✓	
<i>Concrete slab</i>	✓				A few large cracks occurred in the concrete slab of the carport (parking area). It is recommended to monitor the cracks in future for any undulations. If a height difference occurs, a slip and trip hazard can present itself.



C1. The carport in the middle belongs to Apartment E



C2. A few large cracks were noticeable in the concrete slab (parking area) of the carport's floor slab. These cracks should be monitored. When a height difference occurs, a trip hazards can be possible.

Roof space		<i>Significant</i>	<i>Minor</i>	<i>No Fault</i>	<i>Not applicable</i>	<i>Comments</i>
The roof space was only inspected from the manhole due to the insulation covering the soft-board roof tiles						
<i>Roof Space</i>				✓		The roof space has access from the bathroom.
<i>Insulation</i>			✓			Insulation is present. No rating could be found, but with new regulations, an additional layer might be needed before the apartment can be tenanted. A few insulation bats are out of position and should be moved to their correct positions.
<i>Timber</i>				✓		The timbers in the roof space are in a good condition for their age.
<i>Sarking</i>				✓		No sarking was installed below the corrugated fiber cement sheets.
<i>Cables</i>				✓		Cables were visible – no defects were noticed but many cables were hidden by the insulation.



D1. The manhole to the roof space is located in the bathroom cupboard.



D2. Some debris and stored items were present in the roof space. The insulation has been moved in some places and should be replaced correctly to work effectively. Some electrical cables were visible, but most of them were hidden by the insulation.



D3. The roof timbers are in a good condition for their age. No sarking has been installed underneath the corrugated fiber cement sheets.

<i>Bedroom</i>	Significant	Minor	No Fault	NA	Bed 1
Floor Finish			✓		1
Wall linings			✓		2
Joinery			✓		3
Windows			✓		4
Ceiling linings			✓		5
Paintwork			✓		6
Doors			✓		7
Wardrobes			✓		8
Blinds				✓	

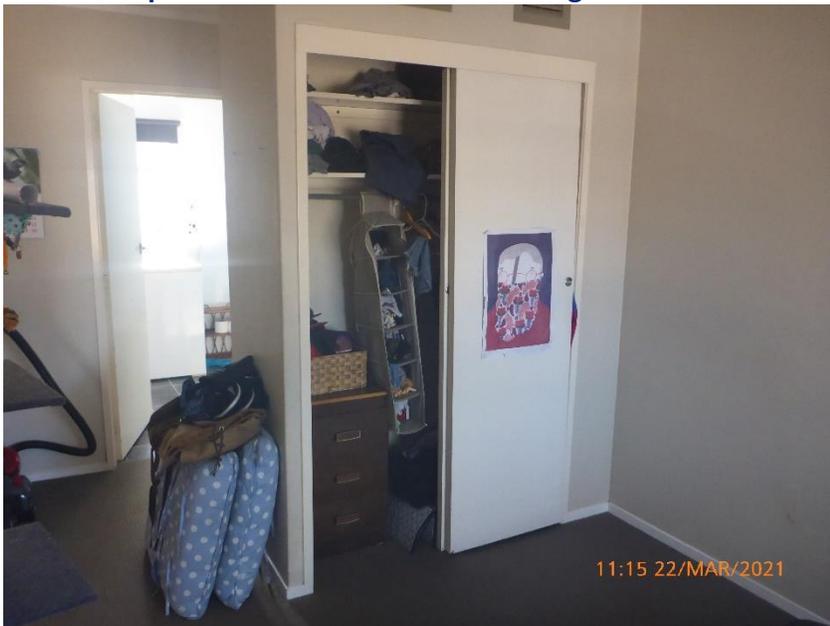
1. The floor of the bedroom is concrete covered with carpet. The carpet is in a good condition for its age.
2. The wall linings in the bedroom are in a good condition.
3. The joinery in the bedroom is in a good condition.
4. The exterior aluminium framed window is in a good condition. The window is single glazed. It is slightly stiff to open. Lubrication such as CRC might ensure smooth opening and closing.
5. The ceiling in the bedroom is in a good condition for its age.
6. All paint work is in a good condition for its age.

7. All doors open and close without scuffing.
8. The wardrobe had items that were neatly stored inside. Items were not moved for inspection purposes.

Photos that summarize the general condition of the bedroom.



E1. The carpet on the concrete floor is in a good condition for its age.



E2. Wall linings and joinery are in a good condition for their age.



E3. The aluminium window is in a good condition for its age. The window is single glazed and is slightly stiff to open and close. A lubricant such as CRC might ensure smooth opening and closing.



E4. The soft board ceiling tiles in the bedroom are in a good condition for its age.

Interior Living area	Significant	Minor	NF	NA	Lounge
Floor finish			✓		1
Wall linings			✓		2
Joinery			✓		3
Ceiling linings			✓		4
Windows		✓			5

1. The concrete flooring in the lounge is covered with a carpet which is in a good condition for its age.
2. Wall linings are in a good condition for their age.
3. All joinery is in good condition.
4. The ceiling linings are in a good condition for their age with a few deteriorated spots. These spots were tested for moisture, but were found to be dry.
5. The exterior aluminium framed window is in a good condition. The window is single glazed and are slightly stiff to open. Lubrication such as CRC might ensure smooth opening and closing.



F1. The concrete flooring is covered with carpet. The carpet is in a good condition for its age.



F2. The wall linings are in a good condition for their age.



F3. A few deterioration marks were present on the ceiling lining. No elevated moisture readings were recorded at these marks.

Wet areas	Significant	Minor	No Fault	NA	Kitchen	Bathroom
Floor Finish			✓		1	1
Wall linings			✓		2	2
Joinery			✓		3	
Ceiling Linings		✓			4/5	5
Extractor fans			✓		6	6
Doors			✓		7	7
Shower, Bath and toilet		✓				8/9
Tapware			✓		10	10

1. The kitchen has vinyl flooring and the bathroom has a tiled floor.
2. The wall linings appear to be in a good condition in the kitchen and bathroom/laundry.
3. The joinery in the kitchen is aged, but still in a good condition for its age.
4. The paint work on the kitchen’s ceiling has been patched.
5. Ceiling linings appear to be in a good condition for their age.
6. Extractor fans are installed in the kitchen, bathroom/laundry cupboard and correctly vents to the exterior of the building.
7. The entrance door scuffs slightly. It is assumed that the timber strip was added to prevent draughts.
8. The bathroom is in a reasonable condition for its age. Some renovations have been done.
9. Tapware is in a reasonable condition for their age.



G1. The kitchen floor has vinyl covering.



G2. The bathroom floor is tiled.



G3. The wall linings in the bathroom are in a good condition.



G4. The ceiling in the kitchen has a deteriorated spot. No elevated moisture levels were found.



G5. The extractor fan in the kitchen.



G6. The extractor fan in the bathroom/laundry cupboard.



G7. The tapware in the kitchen is aged, but free of drips.



G8. The kitchen plumbing was free of leaks.



G9. The outlet pipe in the bathroom appears to be leak free.

<i>Subfloor</i>	<i>Significant</i>	<i>Minor</i>	<i>No Fault</i>	<i>Not applicable</i>	<i>Comments</i>
No Subfloor.					

Ancillaries

1. Hot Water Cylinder

The hot water cylinder is located in the cupboard in the bathroom.

2. Electrical Switch Board

The apartment has one electrical switch board hosting the trip switches/isolators.

The switch board is aged with no RCDs installed.



3. Items not tested

Hobs, ovens, extractor fans, dishwashers, in-sinkerators, hot water cylinders, air conditions, electrical and gas appliances and heating equipment and systems, fire places, electrical reticulation, water reticulation system, fire and security alarms are not tested. The inspector only reports obvious visible defects and irregularities with above mentioned items or makes a general comment.

General Comments

The report is done to describe the condition of materials. Tenancy regulations have changed and landlords have to adhere to the healthy home standards. For more information on healthy homes, visit the following link: <https://www.tenancy.govt.nz/healthy-homes/about-the-healthy-homes-standards/>

Tools used for the weather-tightness inspection: General Deep Sensing Moisture Meter with a non-invasive Spherical Sensor. The instrument has a remote probe that could be used to further investigate or confirm elevated moisture readings (if needed), by using a different method. During the inspection no elevated moisture readings were detected.

Summary of further actions recommended:

Exterior

- The exterior of the building need some repairs and maintenance.
- The staircase and the barriers to the deck are dated and current regulations will not be met. It is recommended to obtain a quotation and replace the staircase and barriers as soon as possible for safety reasons.
- The dirt accumulation under the eaves could be water blasted.
- The gutter is in a stage where it is becoming brittle and may need replacement in 3 to 5 years. Gutters should be kept clean as regular maintenance on the property.
- Fences are in a good condition for their age. The owners should get clarity on the responsibility they have toward maintenance of the fence.

Interior

- The kitchen is dated.
- Minor deterioration on some soft board ceiling tiles.

It is advised that the buyer obtains quotations for budget purposes to be able to attend to the maintenance issues as soon as possible to prolong the durability of building materials and to prevent damage and accidental injuries by creating a safe environment for the inhabitants and visitors to the house.

Areas or sections of the building where access should be gained or fully gained:

All areas of the apartment were accessible, but stored goods inside wardrobes and cupboards and furniture were not moved. The roof space was inspected from the manhole.

Summary:

The apartment was presented in a clean and tidy condition. Issues are described in the report. It is strongly advised that recommendations for further actions are followed and quotes to repair/replace are obtained from trades and specialists. It is further recommended that a maintenance program is scheduled to ensure the apartment's durability and maintenance is always kept up to date to create a safe environment for occupants and visitors.

Conclusion:

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This report is an assessment of the condition of the structures to the best of Bay Building Inspections and its employee's abilities, competence and neither will be held responsible for areas of specialised knowledge such as electrical wiring and appliances (stoves, ovens, air-conditioners, heat rails, hot water cylinders and alarm systems, etc), plumbing or sewerage installation, gas fittings and installations, infestations of timber destroying organisms, glazing & asbestos auditing etc. No responsibility will be taken by Bay Building Inspections nor its employees for the subsequent repairs carried out by persons beyond the control of this firm. No enquiries or searches have been made of the Local Building Authorities, the Building Commissions, the Local Government Departments of the Main Roads, Valuer General's, or the Real Property Office unless instructed to do so specifically by the persons or company to whom this report is addressed. In after perusing this report you find some points need clarification, please do not hesitate to contact us on 021 21 21 398 as we are only too happy to assist. I take this opportunity to thank you for your instructions.

Should you require further information or clarification on the contents of this report please do not hesitate to contact Bay Building Inspections.

Yours faithfully
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