



Greenfield Construction

Big jobs, little jobs and everything inbetween!

Building report for 2114 Kimbolton Road, Kiwitea.

Roof

- Newer part of roof is in good condition.
- Ridging over the kitchen has too many joints in.
- Original house roof is in poor condition- reroof recommended for original part of roof.
- Flashing around brick chimney needs to be re-silicone into bricks.
- Shed roof is in good condition. Over the arts room the clearlite should be replaced with iron and building paper to stop condensation. **Estimated cost for this \$1500.**
- Wires have been chewed on by something next to man hole in roof.
- The insu-fluf has lost its loft in ceiling - needs to be replaced.
- Cannot comment on ceiling insulation in remainder of house as roof is Un-accessible.
- **Estimated cost for replacing the roof on the whole house \$27,000.**
- **Estimated cost to replace just the original house roof \$15,000.**

Exterior Paint

- Paint on facings, weatherboards and windows on western side of the house will need repainting.
- Paint on shed needs redoing on front but on west side is in good condition.
- Paint on shed needs redoing on front and western side as is in poor condition.
- Some cracked weatherboards above porch roof on western side.

Back Store Room

- Carpet is in good condition in the (office).
- Windows and linings are in good condition (office)
- Power point missing cover plates (office).
- Internet plug not attached to wall. (office)
- Trims are in average condition.
- Back door is in poor condition and will need a new handle if not a new door.
- Skirting is missing.
- Wall Linings half hardboard and half weather board are in poor condition.

Kitchen

- Units are good for their age.
- Ceiling is in good condition.
- Bench top is in average condition.
- Trims are in good condition.



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Entrance/Dining

- Ceiling is in average condition.
- Trims are in good condition.
- Flooring is in good condition.
- Wall has leak damage in the corner.
- Window sill needs to be replaced as has a crack through it.

Toilet

- All ok.

Bathroom

- Wall has a crack in plaster above window and some patches behind the door.
- Trims are in average condition and will need repainting.
- Windows will need repainting.
- Shower and bath both in good condition.
- Ropes for weights in sash windows need replacing.

Lounge

- Some finishing of trims around beams needed.
- A tile above the fireplace is loose.
- Walls, ceiling and trims are all in good condition.

Master Bedroom

- Door trim needs to be tidied up.
- Paint in poor condition on wall with window.

Bedroom 2

- Built in store unit needs hole in wall tidied up

Bedroom 3

- Patch in carpet.
- Floorboard has a lot of movement and noise.

Sleep Out

- Paint on trim in bathroom needs doing and resealing with silicone.
- Exterior French doors, pa door and French door off bedroom need reconditioning or replacing as in poor condition. **Estimated cost for replacement for all doors \$8000-\$10,000.**

Underfloor

- House piles, joists and bearers are all in good condition.
- Good underfloor insulation although some has fallen down in places.



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- New wiring from switchboard and new piping is lying on ground under house. Needs to be hung up under joists.