



HUTT HOUSE INSPECTIONS LTD

PROPERTY REPORT



PROPERTY INSPECTED:

**4 Thackeray Street
Trentham**



**CERTIFICATE OF INSPECTION IN ACCORDANCE
WITH NZS 4306:2005**

Client:	Brian Pedersen
Site:	4 Thackeray Street, Trentham
Inspector – Name:	James Patterson
Company:	Hutt House Inspections Ltd
Qualifications:	NZ Trade Certificate (Carpentry)
Date of inspection:	16 th September 2020 (Weather-Sunny)

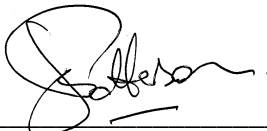
The following areas of the property have been inspected unless noted:

- | | | |
|-----|---------------|-----|
| (a) | Site | Yes |
| (b) | Subfloor | Yes |
| (c) | Exterior | Yes |
| (d) | Roof exterior | Yes |
| (e) | Roof space | Yes |
| (f) | Interior | Yes |
| (g) | Services | Yes |
| (h) | Garage | Yes |

Any limitations to the coverage of the inspection are detailed in the written report.

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 *Residential property inspection* – and I am competent to undertake this inspection.

Signature: 

Date: 16/09/2020

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.



TERMS AND CONDITIONS

This property inspection has been conducted in accordance with NZ Standard 4306-2005 Residential Property Inspection. The inspection and report are based on a limited visual inspection of the property.

The purpose of the inspection is to locate and identify any major faults that are visually identifiable at the time of the inspection.

The inspection will include the site, subfloor, exterior, roof exterior, roof space, plumbing, electrical, interior and insulation or ventilation, as long as these areas are accessible in accordance with the NZ Standard. Exclusions from the report include Building Codes and Permits, L.I.M. reports, zoning violations, geological stability, soil conditions, structural stability, engineering analysis, asbestos content and non-visual aspects of the property.

Limitations

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 the inspection.

The inspection does 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.

If the inspector has concerns with any of the above, it will be recommended that a suitably qualified person be consulted to give an independent opinion.

The report may be conditional on information provided by the current owners of the property, or their agent, and any apparent concealment of possible defects.

Also the assessment of any apparent defect which may be subject to prevailing weather conditions, or any defect which may occur intermittently or usually occurs after regular use.

As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described above, this report may not identify all past, present or future defects.

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.



INSPECTION DETAILS

INSPECTOR: James Patterson

COMPANY: Hutt House Inspections Ltd
P O Box 44-034
Lower Hutt 5040

PHONE: (04) 569 4552
MOBILE: (027) 541 7755

EMAIL: hutthouseinspectionsltd@gmail.com

**DATE OF
INSPECTION:** 16th September 2020

CUSTOMER: Brian Pedersen



Note:

This report is a visual inspection of the property on 16th September 2020 and has been carried out in accordance with the New Zealand Residential Property Inspection Standard NZ 4306.

This report has been prepared for the named customer.

Council records were not consulted.

Moisture:

Moisture meter readings were taken in relevant areas and all were satisfactory.

There were no weathertightness issues discovered at the time of the inspection.

Note:

The report is not intended to be a structural or weathertightness guarantee.

Minimum access required for physical inspection:

Sub floor access: 500mm x 400mm.

Roof space access: 450mm x 400mm

Roof exterior: Accessible from 3.6 metre ladder.



OVERVIEW OF PROPERTY

The house was built in the 1950s and has been constructed in a traditional style using well proven building materials.

It is sited on a level section which is fully fenced with gates.

There is drive-on access and a double garage as well as an attached carport.

Subfloor

Access to the subfloor is located in the foundation wall. Access is good.

The foundation consists of concrete foundation walls with concrete piles.

The bearers and floor joists are timber and the flooring is timber floorboards.

The plumbing is copper and buteline and the underfloor is insulated with R1.5 Autex.

See photos.

Exterior

The walls are timber framed and the exterior is clad with timber bevel back weatherboards.

The door and window joinery is timber and all the windows are single glazed.

The chimney is concrete and located on the exterior wall.

Roof

The roofing is concrete tiles and the spoutings and downpipes are copper.

The soffit linings are fibrolite.

The roof is in a well maintained condition overall.

See photos.



Roof space

Access to the roof space is located in the laundry.

The roof construction is pitched rafters and the roof tiles are supported by tile battens.

The ceiling is insulated with R3.6 pink batts which are laid over existing insulation.

See photos.

SUMMARY

I found the house to be structurally sound and in a well maintained condition overall.

The interior is in a dated condition.

I did not discover any obvious major concerns with the property, but there is some maintenance required and some observations as follows.

- There has obviously been a problem with the toilet waste at some time and a new inspection pipe has been installed.
A square has been cut in the toilet vent pipe, probably to ease a blockage, and this should be repaired.
- There is visible cracking to the concrete outside the front door but this is only superficial and has nothing to do with the house structure.
- The wet wall linings around the bath have reached the end of their life and will require replacing

See photo.

See photos.



Carport

There is surface rust visible on the carport roof and this will need treating and the roof should be painted.

Some of the sheets may require replacing.

See photo.

General

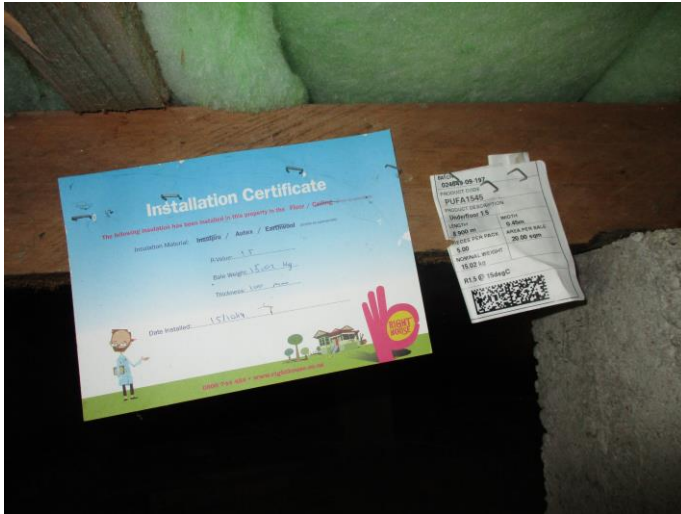
The cladding on the garage and carport boundary wall is either fibrolite sheets or hardiflex fibre cement, depending on the build date.

If fibrolite, be aware that this product contains asbestos.



SITE		
FEATURES INSPECTED	YES	COMMENTS
Site details	✓	Level section
Driveways & paths	✓	Concrete
Fencing & gates	✓	Fully fenced with gates
Drainage systems	✓	Drainage installed

SUBFLOOR		
FEATURES INSPECTED	YES	COMMENTS
Location of access point	✓	Through foundation wall
Accessibility	✓	Good
Foundation type	✓	Traditional
Foundation walls	✓	Concrete
Ground condition	✓	Dry
Ventilation adequacy	✓	Good
Pile type	✓	Concrete
Pile to bearer connections	✓	Wired
Bearers and floor joists	✓	Timber
Floor type	✓	Timber floorboards
Insulation	✓	R1.5 Autex installed
Plumbing	✓	Copper and buteline
Electrical	✓	TPS wiring
Insect and pest infestation	✓	Nothing noted





EXTERIOR		
FEATURES INSPECTED	YES	COMMENTS
Construction type	✓	Timber framing
Exterior cladding	✓	Timber bevel back weatherboards
Cladding condition	✓	Good
Windows	✓	Timber joinery, single glazed
Exterior doors	✓	Timber joinery
Chimneys & Flues	✓	Concrete chimney
Exterior steps & staircases	✓	Concrete
Balconies, verandahs, patios	✓	Concrete patio at front





ROOF		
FEATURES INSPECTED	YES	COMMENTS
Roof material	✓	Concrete tiles
Roof condition	✓	Well maintained
Spouting	✓	Copper
Downpipes	✓	Copper
Eaves	✓	Yes
Fascia & Bargeboards	✓	Painted timber
Soffits	✓	Fibrolite





ROOF SPACE

FEATURES INSPECTED	YES	COMMENTS
Accessibility	✓	Hatch in laundry
Insulation	✓	R3.6 pink batts laid over existing insulation
Roofing underlay & support	✓	Tile battens
Roof frame construction	✓	Pitched rafters
Ceiling construction	✓	Ceiling joists
Insect and pest infestation	✓	Nothing sighted
Electrical	✓	TPS wiring
Tile fixings	✓	Tiles wired to battens







INTERIOR		
FEATURES INSPECTED	YES	COMMENTS
Ceilings	✓	Fibrous plaster and hardboard
Wall linings	✓	Plaster board
Timber floors	✓	Timber floorboards
Internal doors and jambs	✓	Painted
Electrical wiring	✓	TPS wiring
Heating	✓	Rinnai flued gas heater in lounge
Kitchen: - Floor - Ceiling - Walls - Doors & Windows - Bench top - Stove - Cabinetry - Sink - Electrical - Air extraction system	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	Lino Painted Paint and wet wall linings Back door Formica Westinghouse electric Melteca Stainless steel Double plug Extractor fan
Bathroom: - Floor - Ceiling - Walls - Doors & Windows - Electrical - Bath - Shower - Vanity/Washbasin - Ventilation	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	Carpeted Painted Painted Good Operating Yes Over bath Vanity Window
Separate WC: - Floor - Ceiling - Walls - Doors & Windows - Toilet cistern - Electrical - Ventilation	✓ ✓ ✓ ✓ ✓ ✓ ✓	Carpeted Painted Painted Good Yes Operating Window



FEATURES INSPECTED	YES	COMMENTS
Laundry: <ul style="list-style-type: none">- Location- Floor- Ceiling- Walls- Doors & Windows- Laundry tub- Electrical- Ventilation	<ul style="list-style-type: none">✓✓✓✓✓✓✓✓	Separate Floorboards with concrete slab Painted Painted Good Stainless steel Double plug Window





LIVING AREAS		
FEATURES INSPECTED	YES	COMMENTS
LOUNGE <ul style="list-style-type: none">- Ceilings- Walls- Floor type- Doors- Windows- Electrical- Heating	<ul style="list-style-type: none">✓✓✓✓✓✓✓	Painted Wallpapered Carpeted Good Good 5 single plugs Rinnai flued gas heater
DINING AREA <ul style="list-style-type: none">- Ceilings- Walls- Floor type- Doors- Windows- Electrical	<ul style="list-style-type: none">✓✓✓✓✓✓	Painted Painted Carpeted Good Good Single plug
HALLWAY <ul style="list-style-type: none">- Ceilings- Walls- Floor type- Doors- Windows- Electrical- Heating	<ul style="list-style-type: none">✓✓✓✓✓✓✓	Painted Wallpapered Carpeted Front door Good Operating Rinnai unflued gas wall heater



BEDROOMS		
FEATURES INSPECTED	YES	COMMENTS
BEDROOM ONE <ul style="list-style-type: none">- Ceilings- Walls- Floor type- Doors- Windows- Electrical	<ul style="list-style-type: none">✓✓✓✓✓✓	<ul style="list-style-type: none">PaintedWallpaperedCarpetedGoodGoodSingle plug
BEDROOM TWO <ul style="list-style-type: none">- Ceilings- Walls- Floor type- Doors- Windows- Electrical	<ul style="list-style-type: none">✓✓✓✓✓✓	<ul style="list-style-type: none">PaintedPaintedCarpetedGoodGoodSingle plug
BEDROOM THREE <ul style="list-style-type: none">- Ceilings- Walls- Floor type- Doors- Windows- Electrical	<ul style="list-style-type: none">✓✓✓✓✓✓	<ul style="list-style-type: none">PaintedPaintedCarpetedGoodGoodSingle plug



SERVICES		
FEATURES INSPECTED	YES	COMMENTS
Heating	✓	Rinnai flued gas heater in lounge Rinnai unflued gas heater in hall
Security system	✓	Alarm installed but not tested
Electricity services	✓	TPS wiring Smart meter installed
Gas services	✓	Reticulated gas supply Meter dated 1982
Water services	✓	Connected to main supply Toby located inside front fence
Hot water services	✓	Rheem 150 litre mains pressure gas hot water cylinder Copper plumbing
Foul water disposal	✓	Connected to mains
Aerials & antennae	✓	Satellite dish
Telecommunications	✓	Chorus broadband installed

GARAGE		
FEATURES INSPECTED	YES	COMMENTS
Location & type	✓	Separate double garage with storage room
Exterior claddings	✓	Fibrolite or hardiflex fibre cement
Roofs	✓	Corrugated iron
Roof construction	✓	Timber rafters
Wall construction	✓	Timber framing and concrete blocks
Floor type	✓	Concrete slab
Garage door	✓	Twin manual doors
Side door	✓	Yes
Electrical	✓	Power connected



CARPORT		
FEATURES INSPECTED	YES	COMMENTS
Location and type	✓	Single attached carport
Exterior claddings	✓	Timber vertical board
Roofs	✓	Corrugated iron
Roof construction	✓	Timber rafters
Wall construction	✓	Timber framed boundary wall lined with either fibrolite or hardiflex sheets
Floor type	✓	Concrete

