



SUMMARY
1234 Main St. Wellington 6022
Buyer Name
10/27/2018 9:00AM

Adam Collins
LBP; NZQA in Carpentry
(advanced), Roofing level 4, Asbestos
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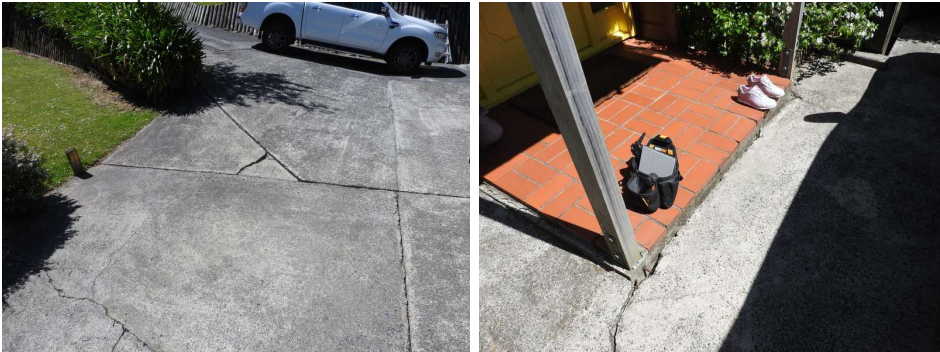
About :
This inspection attempts to identify significant defects, overdue maintenance, future maintenance issues, gradual deterioration, inferior building work, and/or other areas of concern. An inspection carried out in accordance with NZS 4306 2005 is not a statement that a property complies with the requirement of any 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 detail.

5.3.1 Driveway

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation
Contact a qualified concrete contractor.



5.3.2 Driveway

DRIVEWAY DRAINING TOWARDS HOME

The driveway has a negative slope and drains towards the structure. Recommend a driveway contractor to install a threshold drain.

Recommendation
Contact a qualified handyman.
Estimated Cost
\$850 - \$1,450



Example of a recommended product.



6.2.1 Fibre cement sheet product

ASBESTOS PRODUCT SUSPECTED (ACM)

ASBESTOS PRODUCT SUSPECTED. (ACM) These fibre cement sheet products are quite likely to be ACM. There is some damage and cracking in isolated areas, not considered to be living areas, however, wind can carry these fibres. We recommend encapsulate/sealing these products with flexible paint on a product.

Primarily for a lab to verify the presence of Asbestos used in any building material, an invasive test sample is required. This will involve removing a small portion of the product (an invasive inspection).

Asbestos is a naturally occurring mineral mined for its thermal and durability properties. Asbestos has been used widely throughout NZ in consumer products and building materials between the 1940's - 2000.

[New regulations](#) came into effect in 2018. This involves the requirement of any trade service carrying out works on any property, to have an asbestos management system in place. It is now mandatory to carry out an independent preliminary asbestos survey to any intended area of works where asbestos is likely to be found.

Prior to works, ACM products must be located and classed in an asbestos survey, results are issued via an IANZ accredited lab.

[link to the dangers of asbestos](#)

[link to WorkSafe PDF downloadable info: WorkSafe management](#)

Recommendation

Contact a qualified professional.



8.3.1 Jack frame

ROTTING

There are some elevated moisture readings in the area under the waterproofed deck substrate, located at the back door. This is a fairly well-protected area and may cause future problems if left unchecked - check under here during the next storm for a good indication on whether or not the waterproofing membrane is performing as it should. The owner mentioned that this has been installed fairly recently, recommend checking if there is a still warranty from the builder.

Information:

Rot is conditional to the environment surrounding the timber, there are many types of rot with many different causes. Change the environment and you will fix the issue, replace the timber like for like but use H4 treated timber this time.

[Here's a helpful link:](#)

Recommendation

Contact a qualified carpenter.





9.1.1 Subfloor Space

CLEARANCES - FLOOR LEVEL

Ground levels are too close to floor.

NZ building code standards 3604 states the minimum floor height in relation to ground level. The standards were different at the time of this build.

Suspended timber floor construction underside of joists (i.e. crawlspace) 450mm.

This is very important to maintain these minimum clearances, neglecting this will result in rotting of structural framing members.

The addition of ground vapor barrier and adequate ventilation is about the only solution for this age-old problem as mentioned elsewhere in this report.

Here's a helpful link to better understand types and attributes: [Weathertight -subfloor clearances.](#)

Recommendation

Contact a qualified professional.



10.1.1 Weatherboard - Timber

FLASHING

Some of the cutouts around the window head flashings have not been done properly and may be leaking during times of stormy weather.

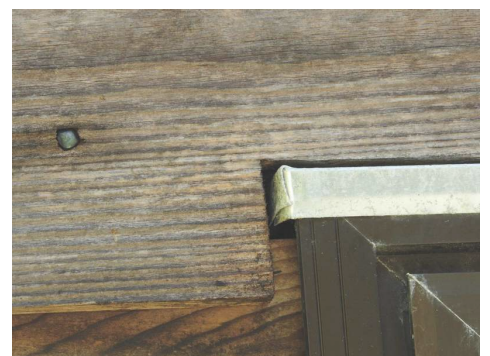
The raking windows should have kick out flashings, this in a modern building requirement because these have been known to leak.

Information:

Here's a helpful link to better understand types and attributes: [Flashings weather tightness](#)

Recommendation

Contact a qualified carpenter.



10.1.2 Weatherboard - Timber

WALL PENETRATIONS

Some attention required around the pipe penetrations.

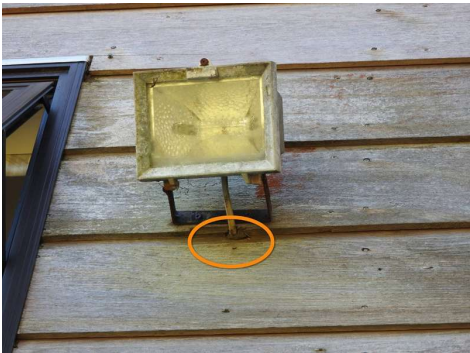
The electrical meter box should have a head flashing and side scribes

The windows on the back wall (master bedroom an ensuite) have no scribe plugs, this is poor workmanship and may be leaking during times of stormy weather

The floodlight by the kitchen has an exposed cable that is a high risk of rainwater ingress. these should be monitored.

Recommendation

Contact a qualified handyman.



POSSIBLE ASBESTOS PRODUCT

The soffit material is possibly ACM class b - non friable.

Information on asbestos below:

Asbestos was used widely throughout NZ in consumer products and building materials between the 1940's - 2000.

Left undisturbed, asbestos is safe but if it is exposed or damaged, it can be harmful. It poses a risk if it is no longer adequately contained in the material it came in (such as due to damage, being cut or drilled into during building work, home maintenance or wear and tear). For this reason, the Ministry of Health advises homeowners not to undertake home maintenance on materials that may contain asbestos, or dispose of such materials themselves.

Primarily for a lab to verify the presence of asbestos used in any building material, an invasive test sample is required. This will involve removing a small portion of the product (an invasive inspection completed).

New regulations came into effect in 2018. This involves the requirement of any trade service carrying out works on any property, to have an asbestos management system in place.

Prior to works, ACM products must be located and classed in an asbestos survey, results are issued via an IANZ accredited lab.

Given these rules you can expect any maintenance to these products (if confirmed as asbestos) to be at a significantly higher cost than regular repair costs.

[Here is information from Worksafe on Asbestos for homeowners](#)

[Here is the Ministry of Health information](#)

Recommendation

Contact a qualified professional.



14.2.1 Back porch

THRESHOLD - TO PERMANENT PATH

Water may splash onto absorbent cladding or track inside.

NZS 3604, gives a minimum threshold height of 150 mm at an opening onto a permanent path.

[Here's an option for a fix:](#)

[Find your local builder here:](#)

Recommendation

Contact a qualified concrete contractor.



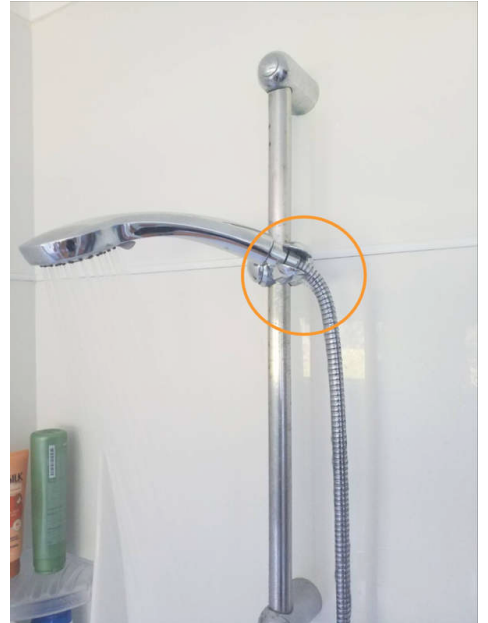
19.11.1 Shower

FAULTY TAPWARE

There are some issues with the fittings in this location.

Recommendation

Contact a qualified plumbing contractor.



20.1.1 General

DUX QUEST PIPES

Dux Quest pipes and connections identified - owner has advised verbally he plans to have it removed.

Dux Quest was withdrawn from the market about 30 years ago. It pre-dates the current Building Code and the Building Act.

This product has been causing serious problems for home owners throughout NZ.

Often insurance companies wont cover damage done by Dux Quest piping, especially if it has leaked before.

[More information here.](#)

Here's a Video with more info. [Dux quest Fair Go](#)

Recommendation

Contact a qualified professional.

