

Christiansen Building Services Ltd

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PROPERTY INSPECTION REPORT FOR: Far North District Council



Property Address:

Lighthouse

Kaitaia

DATE: 24-3-2018

DEFINITIONS:

The following “report relevant” definitions are provided partly as per NZS 4306:2005 (The NZ standard for Residential Property Inspection-A non-invasive visual inspection) and partly as appear in most inspection reports provided by Christiansen Building Services Ltd:

1. **MINOR FAULT/DEFECT or MAINTENANCE ISSUE:** (Often referred to in reports as “Cosmetic”): A matter which, in view of the age, type or condition of the residential building, does not require substantial repair or urgent attention and rectification and which could be attended to during normal maintenance (Commonly minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness and physical damage to materials or finish)
2. **REASONABLE ACCESS:** Areas where safe, unobstructed access is provided (Often the roof space access is in a fixed shelved wardrobe or access to the subfloor is not practical due to limited height in the subfloor)
3. **SIGNIFICANT/MAJOR FAULTS OR DEFECTS:** A matter which requires substantial repairs, urgent attention, rectification or remediation. (If a significant/major fault has been identified then there may be a need to undertake invasive investigation to establish the extent of the matter. This may enable a cost estimate to be provided on repair)
4. **MONITORING:** A matter which, in view of the method of construction, type of material used, type/age or condition of the building, may not require urgent or future repair/attention however should be visibly assessed/maintained on a scheduled basis.
5. **EXTERNAL MOISTURE MANAGEMENT ISSUE: (EMMI)** Such as noted/visible moisture ingress/leaks through the exterior cladding/roofing/foundation or building envelope.
6. **DESTRUCTIVE INVESTIGATION:** Destructive testing, removal of interior wall linings, exterior cladding, electrical face plates etc, is often the easiest way to establish or track the cause of an issue identified within a general visual assessment report. (Destructive Investigation is outside the scope of this report).
7. **APPEARS SERVICEABLE:** A matter which, with normal and suitable/adequate schedule monitoring and maintenance, will maintain its general integrity.

SUMMARY OF PROPERTY INSPECTION

GENERAL

This report is provided at the request of Rob Koops (FNDC) on the condition of the Lighthouse in Kaitaia.

The building is supported on a concrete slab type foundation with concrete block walls. The top light house section of the building appears to be clad with ply. The main part of the building has a sheet metal roof however the lighthouse part has a timber shingle roof.

In general there are no undue signs of any settlement in the concrete slab subfloor or supported concrete block walls and the main sheet metal roof has been recently installed.

WEATHERTIGHTNESS CONSIDERATIONS

The sheet metal roof appears to be in a reasonable serviceable however there are issues related to the roof and spouting installation that likely relate to the water damage in the back ceilings

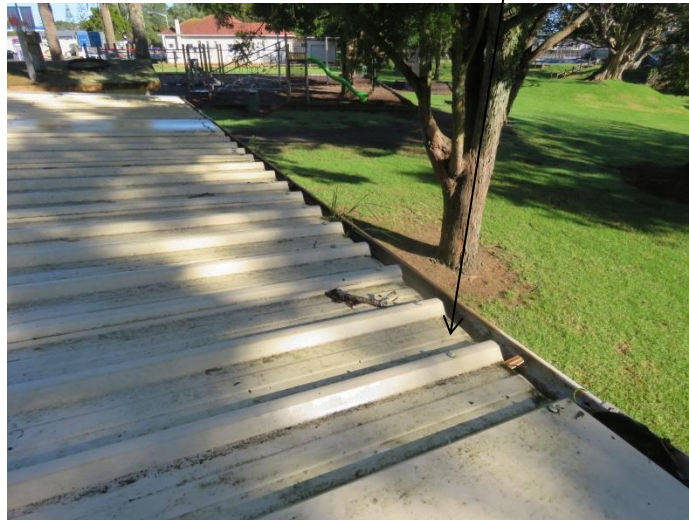


The water mark in the photo above aligns with damage in the spouting and fire flue flashing. However this damage and the water marking likely relate to the blocked downpipe



The plant growth in the downpipe indicates that it is and has been blocked for sometime

The new roof installation is not ideal as the bottom of the tray roof has not been turned down into the spouting and thus water is able to run back under the roofing and eventually rust will start along the bottom edge.



The light house section of the building has a shingle roof however there is a membrane application to the small perimeter deck



Even though at the time of inspection there were no visible signs of water ingress via the membrane or the shingles this type of acrylic membrane requires regular re-coating and on-going monitoring

The other issue is that ply sheets have been fixed over the original lighthouse windows and doors and these are not water tight as detailed in the following photo



Loose fitted ply over door that does not close

The main entry door lock needs repair

CONDENSATION/MOULD ISSUES

The tenant advised of damp musty smells and visible mould on the ceilings and in general this likely relates to the construction detailing of the building and the lack of insulation and ventilation



There is an option to pack and line the interior walls however minimal if any evidence of mould on exterior walls at time of inspection.

It should be possible to insulate and line in between the existing rafters over the back of the building once the indicated roof/spouting/downpipe repairs have been completed however the main issue will probably relate excessive mould and moisture damage in the enclosed lighthouse portion of the building (Part of the damp smell is very likely to be coming from this area)



Mould in enclosed light house

To reduce the impact of mould and dampness this entire lighthouse area will need to be insulated but also suitably ventilated and by doing so the entire roof will then be insulated. The issue is that to enable suitable thickness of insulation in the lighthouse area it is likely that most of the lighthouse structure/cladding and roof will be damaged or need replacement?

The wood fire is not ideal when used inside an exposed block building and the inner face of the blocks are likely to condensate over night as the block walls cool down?

There are a few other considerations such as age related damage to the kitchen unit and the disabled toilet is not fully compliant (Taps/door handles/grab rails and height of toilet seat etc)

FINAL SUMMARY:

In the opinion of the writer of this report the mould/dampness issue makes the building unhealthy and there is a question as to whether this building should be occupied at present?

If you have any questions related to this report, please call me on 021 407806

Mark Christiansen

Christiansen Building Services Ltd

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Disclaimer

(a) 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 did 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 removal of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).

(b) The inspection did not assess compliance with the NZ Building Code including the Code's weathertightness requirements or structural aspects. On request, specialist inspections can be arranged of weathertightness or structure or of any system including electrical, plumbing, gas or heating.

(c) As the purpose of this inspection was to assess the general condition of the building based on the limited visual inspection described in (a), this report may not identify all past, present or future defects. Descriptions in this report of systems or appliances related to existence only and not adequacy or life expectancy. 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. This report is not intended to reflect the value of a property, nor to make any representation as to the advisability of purchase.

(d) This Property report is a confidential, non-transferable building inspection report for customer use only (Not for use by others without written consent from provider) and does not provide indemnification for others. This is not a LIM report or Code Compliance Certificate nor is it provided to give advice on any Building Code/Resource Planning or Council regulations. Being a visual inspection, there will be no disassembling of equipment, moving of furniture, appliances/storage items or excavation undertaken during the inspection process.

(e) This property report does not provide any guarantee or warranty for any component or system on the property. This report is not a geological report, nor is a representation made on the adequacy of the site drainage or effluent disposal. Any comments made are relevant only in light of the conditions present at the time of the inspection.

(g) This visual inspection report often includes the use of a non-invasive moisture meter. It is important to note that moisture meter readings often provide no initial evidence of leaks yet further destructive investigation may reveal signs of severe moisture penetration. Destructive or invasive testing is not suitable for a Pre-Purchase type inspection.

(h) The report is undertaken in accordance with the provisions of NZS 4306:2005 (The Standard for Residential property Inspection) and comments on significant defects, particular attributes, gradual deterioration and significant maintenance issues. (Cosmetic deficiencies will not be covered) The report is to be used by the client only as a guidance for evaluating the condition of the premises and is not intended to provide an indication of the value, worth or suitability of the premises.

(m) Any liability that Christiansen Building Services Ltd may have to the client following or arising from the provision of the report is limited in its aggregate to the amount of the fee charged for the provision of this report.

(n) This report is valid for the date of release to the client after which time a re-inspection will be required. The existence or presents of formaldehyde, lead paints, asbestos, toxic or flammable materials, chemicals, pest infestation, borer, termites, dry rot and health or environmental/natural hazards are not covered in this report.

(o) This report does not exclude the property owners/agents liability to advise all parties that they are aware of any issues that could impact on the durability or maintenance of the inspected property. This report should not be used as a definitive guide to remediation as hidden issues maybe later revealed during the undertaking of remediation works that cannot be reasonably assessed when providing a non-invasive visual general condition assessment such as this.

(p) Testing for "P" (Methamphetamine) is strongly recommended (Especially for tenanted properties): Testing is only a "screening" test undertaken at request. If any of the screening tests show signs of meth, lab testing is required (This will then give you the levels it is over by which a cleaning company will require). Once the cleaning is completed. The lab tests have to be completed again to make sure the home is within the guidelines. Report writer is NOT suitably qualified to provide expert assessment of existence of hazardous contaminants, thus to achieve and suitable result testing should be undertaken by a suitably qualified/insured independent expert).

Disputes: The Client agrees to notify the Christiansen Building Services Ltd of any dispute in written form, within ten days of discovery. The client further agrees that with the exception of emergency conditions, no repairs, replacements or alterations of the claimed discrepancy shall be made before Christiansen Building Services Ltd can re-inspect the said item/area. The Client understands and agrees that any failure to notify Christiansen Building Services Ltd as stated above shall constitute a waiver of any and all claims for the said failure.