






**76 Gracechurch Dr,
Flat Bush**

Inspectors Details

Name Glen Goldfinch
Phone **mob** 021-626-652
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-  Good – fully functioning
-  Borderline – will need repair, servicing or finishing off in the near future
-  Needs attention – is damaged or needs replacement

Client Details

Name
Address
Email
Phone

Property Details

Property address 76 Gracechurch Dr, Flat Bush

Inspection date 6/5/16

Weather conditions Fine

Inspection time 11.30

Soil conditions Dry

Present during inspection Glen Goldfinch (CFHI)

Property description 2 storey, 5 bedroom, 4 bathroom, brick and plaster cladding, concrete tile roof house

Estimated age 10yrs

Property occupied Vacant

Sewage disposal Council

District Manukau

Storm water disposal Council

Electrics' on Yes

Water source Town supply

Gas on Yes

Water on Yes

Red and Amber Summary


Needs Attention (Red Dot)

- Nil

Borderline (Orange Dot)









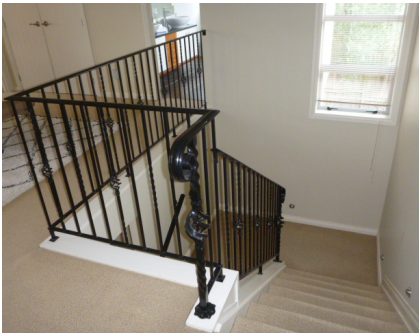
- Recommend a ring clamp on the dishwasher waste pipe
- Restrictor stay has come off lounge window
- Garage external door hits around lock area when opening and closing
- Master bedroom shower doors do not slide very smoothly and 1 handle is loose
- Roof insulation needs clearing away from lights
- 1 cracked roof tile and minor areas of Lichen
- 1 gate hinge has come off




















Entrance and Hallway					
	●	●	●	Details	Photo ref
Front door	●			Timber door, in good condition and works ok.	2
Walls	●			Painted gib	
Ceiling	●			Painted gib	
Floor coverings	●			Ceramic tiles	
Cupboard doors				Nil	
Windows	●			Fixed glass	
Photo one		Photo two		Photo three	
					
Additional notes					



Stairs

				Details	Photo ref
Internal doors				Nil	
Walls				Painted gib	
Ceiling				Painted gib	
Floor coverings				Carpet	
Windows				Fixed glass and 1 opening window	
Hand Rails				Iron handrails and balustrade, all secure	2
Photo one			Photo two		Photo three
					
Additional notes					

Kitchen					
				Details	Photo ref
Walls				Painted gib	
Ceiling				Painted gib	
Floor coverings				Ceramic tiles	
Windows				Work ok.	
Cabinetry				Melteca or equiv. in okay condition	
Bench Tops				Granite, in okay condition	
Hob				Free standing gas hob, all burners work ok.	
Oven				As above, oven not tested. Oven has not been used very often	
Wastemaster				Yes, works ok.	
Rangehood				Canopy type, all works ok and ducted to the outside	
Dishwasher				Yes, not tested	
Taps and fittings				Flick mixer type, works ok.	
Waste pipes				Traps checked and no sign of leaks Recommend a ring clamp on the dishwasher waste pipe that connects onto the sink trap, can vibrate off	1
Photo one		Kitchen			Photo three
					
Additional notes					



Good






















Borderline



Needs attention

Bathroom					
				Details	Photo ref
Internal doors				Work ok.	
Walls				Painted gib and ceramic tiles	
Ceiling				Painted gib	
Floor coverings				Ceramic tiles. Under floor heating installed, not tested	
Windows				All work ok.	
Vanity				Prefabricated, in good condition	
Shower				Acrylic tray and liners with a glass door. No sign of any water egress	
Toilet				Works ok.	
Bath				Acrylic spa bath, in good condition with good water protection around. Bath not tested	
Mirror				Over vanity	
Towel rails				Heated towel rail, works okay and securely fixed	
Ventilation				Wall fan, works ok.	
Taps and fittings				Flick mixer type, work ok. Shower pressure=good	
Waste pipes				Traps checked and no sign of leaks	
Photo one		Bathroom		Photo three	
Additional notes					

Ensuites					
				Details	Photo ref
Internal doors				Work ok.	
Walls				Painted gib and ceramic tiles	
Ceiling				Painted gib	
Floor coverings				Ceramic tiles. Under floor heating installed, not tested	
Windows				Work ok.	
Vanities				Prefabricated, in good condition	
Showers				Acrylic tray and liner with a glass, no sign of any leaks. Master bedroom shower doors are a little stiff to open and close and 1 handle is loose	
Toilets				Work ok.	
Mirrors				Over vanities	
Towel rails				Heated towel rails, work okay and securely fixed	
Ventilation				Wall and ceiling fans installed, work ok.	
Taps and fittings				Flick mixer type, work ok. Shower pressure=good	
Waste pipes				Traps checked and no sign of leaks	
Ensuite		Ensuite		Photo three	
					
Additional notes					



Good



Borderline



Needs attention

Toilet (separate-downstairs)











				Details	Photo ref
Window				Works ok.	
Internal door				Works ok.	
Walls				Painted gib and ceramic tiles	
Ceiling				Painted gib	
Floor coverings				Ceramic tiles	
Toilet pan				Works ok.	2
Hand basin				Small hand basin installed. All taps and fittings checked and are in good working condition	2














Photo one

Photo two

Photo three



Additional notes

Lounge/Family/Dining					
				Details	Photo ref
Internal doors				All work ok.	
External doors				2 x ranchslider, work ok.	
Walls				Painted gib	
Ceiling				Painted gib	
Floor coverings				Carpet	
Windows				All work ok. 1 restrictor stay has come loose on a window, needs re-installing	1
Heating				Gas fire, not tested	
Photo one		Family		Lounge	
					
Additional notes					



Good



Borderline



Needs attention

Bedrooms

				Details	Photo ref		
Internal doors				All work ok.			
Walls				Painted gib			
Ceiling				Painted gib			
Floor coverings				Carpet			
Windows				All work ok.			
Ext. door				Nil			
Wardrobes				2 singles and 3 doubles, doors work ok.			
Photo one			Photo two		Photo three		
Additional notes							



Good



Borderline



Needs attention

Services – Electrical / H.W.C.










				Details	Photo ref
Lights				All work ok.	
Power points				Randomly tested and work ok.	
H.W.C.				External gas hot water system, all secure and no sign of any leaks	1
Switchboard				In good order	2
Smoke detectors				Yes, hardwired	
Alarm				Yes	

Photo one

















Photo two



Photo three

Additional notes

Garage					
				Details	Photo ref
Internal door				Works ok.	
External door				Single aluminium door. Door hits around the lock area, needs easing	1
Garage door				Sectional motorised door, works ok.	
Walls				Painted gib and ceramic tiles. There is a small area of skirting board that has patched up beside the back door. Unsure what has happened here. Moisture Meter readings only slightly elevated. Reading 47 approx. 20%	2
Ceiling				Painted gib	
Floor coverings				Concrete. There is a hairline crack in the concrete. This is minor and acceptable	3
Windows				Work ok.	
Storage				Nil	
Photo one			Photo two		Photo three
					
Photo four					
					
The laundry is located in the garage in which a Supertub is installed and is in good condition, photo 4. All taps and fittings checked and are in good working order					



Good

Borderline

Needs attention

Roof Space








				Details	Photo ref
Construction				Trusses	1
Dampness				No sign of leaks	
Insulation				Gold Batts installed. Insulation is covering some of the lights and heat marks are seen, recommend clearing away	2,3
Insects and Pests				No sign of	

Photo one



Photo two

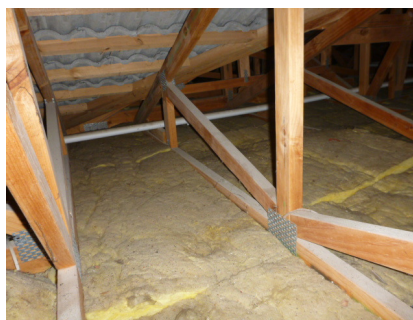
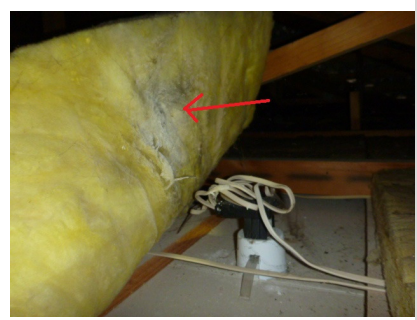


Photo three



Additional notes

Exterior - Cladding

	●	●	●	Details	Photo ref
Base cladding	●			Concrete block	
Wall cladding	●			Brick and 60mm plastered polystyrene on a cavity batten. Claddings currently in good condition. Plaster cladding hasn't been painted since new and will be due for repainting in the near future	
Joinery		●		Aluminium. A couple of areas of maintenance as mentioned in above report	
Roof material		●		Concrete tile. 1 hairline cracked tile, recommend sealing or replacing. (lower roof viewed only, not able to access top roof) Minor areas of Lichen	1 2
Roof slope	●			Approx. 25 degrees	
Roof flashings	●			In good order	3,4
Roof penetrations	●			In good order	
Eaves Soffit	●			400mm painted fibrolite. Quite a few nails have surface rust appearing. Not sure why, possibly nails were not galvanised.	5
Eaves Fascia	●			Pre-painted metal	
Eaves Gutter	●			Pre-painted metal external guttering, in good condition and clean	
Eaves Downpipes	●			PVC round, all secure and connected to the stormwater system	

Photo one



Photo two



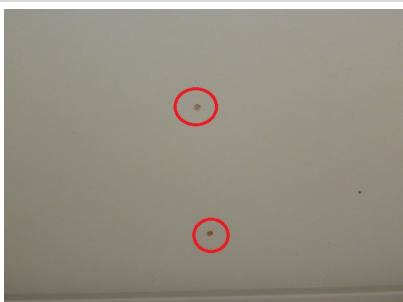
Photo three
















Photo four



Photo five



Exterior – Site					
				Details	Photo ref
Slope				Gently sloping	
Fencing				Timber paling 1 gate hinge has come off	1
Paths/Driveways				Paths=plain and coloured concrete Drive=cobbles	
Surface water				Nil	
Gulley traps				Not viewed, likely under timber deck	
Retaining walls				Timber retaining walls, in good condition	2
Letter box				Yes	
Clothesline				Nil	
Photo one		Photo two		Photo three	
					
Additional notes					
1 small timber deck has been erected off the dining room and is in good condition. Photo 3					

Moisture Check

Moisture testing was carried throughout inside using a non invasive meter and readings came back within desired levels.

IMPORTANT

All moisture testing is done by a non invasive meter (Trotec T650). The readings taken are a guide only and aid in accessing any possible water ingress. The meter can only measure up to a depth of 30-40mm and with the unknown type and quality of building materials used in construction readings can vary. When readings are elevated above acceptable levels it will be recommended further investigation is required

Additional information

Please check LIM

Property is in good condition and has been looked after over the years. There are just a few minor maintenance issues.

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 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 moving of anything which impeded access or limited visible (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 systems including electrical, plumbing, gas or heating."

"(c) As the purpose of the 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 relate 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."