

I B I S 2 0 0 0 L T D.

TM®  
Member Building Officials Institute NZ.  
**ACCREDITED BUILDING SURVEYOR NZ**

Ph. 381-0060                      FAX 03-381-0037  
Email [bryan.ibis@xtra.co.nz](mailto:bryan.ibis@xtra.co.nz)

## **SPECIAL INSPECTION REPORT.**

Sandy Purvis

I B I S 2000 Ltd. is committed to being the best property Inspection Service in Australasia.  
To achieve acceptable, consistent financial returns.  
To attract & develop people of extraordinary talents, to continually add Value to the company & its clients. These objectives will be achieved through offering a service of the highest standard & professionalism. ©

## **01.0 TERMS OF REFERENCE.**

- 01.1 Job No 311 Refer 6761
- 01.2 This report is presented to give an honest & practical overview on the property at 311 Lehmans Road Rangiora / Fernside 7471. This report is commissioned by Sandy Purvis.
- 01.3 Lot 6 DP 83612 BLK VI Rangiora SD
- 01.4 The inspection of the property was carried out on the 30/6/2015
- 01.5 The inspection will cover:
  - \* A visual inspection only of the general condition of the property as a whole.

## **02.0 PURPOSE OF THIS REPORT.**

- 02.1 To reveal any problems or defects that would affect the sale of the property.
- 02.2 Recommendations will be made as to the urgency of remedial action to any problems disclosed by this inspection.
- 02.3 This report is prepared without prejudice & is an accurate overview of the condition of the property inspected. The inspection is carried out in accordance with "NZS 4306:2005 Residential Property Inspection" in good faith with care and due diligence as required.

## **03.0 DESCRIPTION OF THE PROPERTY.**

- 03.1 This is a 4 bedroom 2 storey timber framed dwelling on a flat rural section with a north/westerly outlook. There is a self-contained unit with internal and external access to the south/west end. There is also a large building further to the south/west. The house is approximately 13-14 years old and constructed on a concrete floor slab with a timber upper and clad with a brick veneer to the lower half with board and battens to the upper, single glazed aluminium joinery with a chip coated Malthoid tile roof. The weather was fine and there was no one else present at the time of inspection.

## **04.0 INTRODUCTION.**

- 04.1 With property inspections I B I S 2000 Ltd. can liaise with the Local Body Inspectors & all recommendations & inspections are in compliance with Building Regulations in force at the time of construction and current regulations. Items that are found to be in non-compliance &/or contravening the code of practice maybe reported to the Local Body responsible for the building code for the property locality. At the discretion of I B I S 2000 Ltd.
- 04.2 Human Factors; A strict set guidelines are applied by all I B I S 2000 Ltd. inspectors to ensure that every inspection is thorough & accurate. Were necessary photographic information will be collated. All inspections are reported as found on the date of inspection.
- 04.3 All information from the site is processed & loaded into a data system.©
- 04.4 Opening and reading of this report is taken as acceptance of our terms and conditions stated at the end of the report.

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

Date of Inspection:30/06/2015

REF: 6761

Client: Sandy Purvis

Site Address: 311 Lehmans Rd. Rangiora

Inspector: Bryan Richards

Company: I B I S 2000 Ltd.

Qualifications: Trade Qualified Builder, Accredited Building Surveyor Level 2, 20073000  
BOINZ (Building Officials Institute New Zealand)

The following areas of the property have been inspected:

	yes (y)	No (n)
(a) Site	y	
(b) Subfloor concrete slab		n
(c) Exterior	y	
(d) Roof space partial	y	
(e) Roof exterior	y	
(f) Interior	y	
(g) Services	y	
(h) Accessory units, ancillary spaces & buildings	y	

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

**Certification:**

I hereby certify I have carried out the inspection of the property site at the above address in accordance with NZS 5306:2005 *Residential property inspection* – and I am competent to undertake this inspection.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

An inspection carried out to 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.





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## **05.0 SUMMARY.**

05.1 Structurally the house would appear to be sound and in reasonable condition at present and was constructed to common building practices in use at the time. There are a few things that could be undertaken to improve the house and to help prevent possible moisture related issues into the future.

There is no evidence to suggest that the house suffered any structural damage due to the earthquakes.

As would be expected for the age there is some work and maintenance required but this is fairly consistent for the style of construction and age. This type of work and maintenance could be found in any house of this type.

With the required work and maintenance taken care of and then the ongoing maintenance kept up to standard this could remain a tidy home for some time to come.

It is in the opinion of I B I S 2000Ltd that an engineer's report is not required at this point in time.

Please check the LIM report to confirm the date of Code Compliance for the house, resource consent to have the second kitchen in the dwelling and consent/Code Compliance to have the spiral stair case installed and consent/Code Compliance, log fire and for the barn construction and change of consent to convert to living, as this is not completed the Code Compliance will not have been issued. It could also be beneficial to view the property file.

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**Please note that the items listed below do not necessarily cover earthquake work required.**

**05.2 URGENT ITEMS REQUIRING ATTENTION**

- (1). The leak from the bottom of the downstairs shower screen needs sealing and both the easy clean traps need cleaning out. These need to be cleaned on a regular basis. The hot tap in the pedestal basin needs to be tightened and the bath tap handle fixed securely in place as this can fall off and damage the bath.  
The leaks from the corners of the shower in the self-contained unit need to be resealed to prevent leaking.
- (2). The hot water cylinder needs to have seismic straps fitted, 3 seismic straps are required for this size of cylinder and were required when installed

**05.3 GENERAL MAINTENANCE REQUIRING ATTENTION**

- (1). The single lever faucet in the kitchen leaks and needs a new washer kit or replacing.
- (2). The gas hobs need to be serviced as the electronic ignition did not appear to work?
- (3). The roof tiles will need moss treating.
- (4). Due to the damp and moss around the bottom of the cladding and roof flashings the timber will rot in time. The bottom batten could be removed and the plywood carefully cut back to have a 35mm gap between the bottom of the timber and flashings, this could also be done above the joinery head flashings as well.  
The horizontal joints in the cladding will also need to be sealed and maintained as these can let water in. A flashing would be required if built by today's standards.
- (5). The stormwater risers need to be cleared out and the stormwater checked.

**06.0 FINDINGS.**

**07.0 LAUNDRY.**

- 07.1 The rear door and lockset are operational.
- 07.2 The aluminium joinery and varnished reveals are in good order with the sash operational.
- 07.3 The tiled floor is in good order.
- 07.4 There is no tub but the washing machine has a wastepipe to discharge into.
- 07.5 The décor is reasonably tidy.

**08.0 LIVING ROOM.**

- 08.1 The aluminium joinery and varnished reveals are in good order with the 4 sets of Bi-fold doors and locks operational.
- 08.2 The door to the self-contained unit could not be opened as something? was behind the door preventing it from opening.
- 08.3 There is a TV aerial.
- 08.4 There are 2 RCD units on the wall for the underfloor heating; not tested.
- 08.5 The tiled floor is in good order.
- 08.6 A Metro inbuilt log fire has been installed and would appear to be in reasonably good working condition but may need new firebricks; a water booster has been fitted. Please check the LIM report for the date of installation as this appliance will have 15 years old use from that date while still in good working order.
- 08.7 The battery smoke alarm is operational.



## **09.0 KITCHEN / DINING.**

- 09.1 The door and latch-set to the living room are operational.
- 09.2 The Bi-fold door to the understairs cupboard is operational.
- 09.3 The aluminium joinery and varnished reveals are in good order with the sashes operational.
- 09.4 The timber doors and locks are operational but the bottom flush bolt catches.
- 09.5 The battery smoke alarm is operational.
- 09.6 There are 2 timers on the wall probably for the underfloor heating in the kitchen/dining and bathroom.
- 09.7 The heat pump worked but will need servicing and these do need regular servicing.
- 09.8 The kitchen units are constructed from white laminate with paint over varnished overlay doors and drawer fronts, all operational but showing signs of wear and tear. The laminate Rimu timber bench top, tiled splashback stainless steel insert are in good order. The single lever faucet leaks and needs a new washer kit or replacing.
- 09.9 The cavity sliding pantry door works but needs adjusting.
- 09.10 The electronic ignition for the gas hobs did not work and these were not tested. The gas hobs will need servicing.
- 09.11 There is a temperature control for the gas hot water on the wall by the bench.
- 09.12 There is 1 phone jack.
- 09.13 The tiled floor is in good order.
- 09.14 The décor is reasonable but could be improved; there are 1 or 2 cracks in the linings.

## **10.0 STAIRS.**

- 10.1 These are timber stairs in reasonable condition and sound with a firm steel handrail.
- 10.2 The hole in the wall can be repaired.
- 10.3 The top floor is also sound with some usual creaking.
- 10.4 The battery smoke alarm is operational.
- 10.5 The décor is reasonable but could be improved.

### **11.0 BEDROOM (MEZZAINE).**

- 11.1 The door and latch-set are operational but the striker plate needs adjusting.
- 11.2 The aluminium joinery and varnished reveals are in good order with the sashes operational.
- 11.3 There is a phone jack.
- 11.4 The décor is reasonable.

### **12.0 BEDROOM TWO (OPPOSITE TOP OF STAIRS).**

- 12.1 The door and latch-set are operational but needs slight easing.
- 12.2 The aluminium joinery and varnished reveals are in good order with the sashes operational.
- 12.3 The wardrobe door is operational.
- 12.4 There is 1 phone jack.
- 12.5 The décor is reasonably tidy.

### **13.0 BEDROOM THREE (1<sup>ST</sup> RIGHT HAND / TOP OF STAIRS).**

- 13.1 The door and latch-set are operational.
- 13.2 The aluminium joinery and varnished reveals are in good order with the sashes operational.
- 13.3 The walk-in wardrobe door and catch are operational.
- 13.4 The aluminium joinery and varnished reveals are in good order with the sash operational.
- 13.5 There is 1 phone jack.
- 13.6 The décor is reasonably tidy.

### **14.0 BATHROOM (UPSTAIRS).**

- 14.1 The door and latch-set are operational.
- 14.2 The aluminium joinery and varnished reveals are in good order with the sash operational.
- 14.3 The pedestal hand basin and tiled splashback are in good order.
- 14.4 The dual flush cistern is operational.
- 14.5 The fibreglass shower base, 1 piece acrylic wet wall lining, easy clean trap, screens and pivoting door are in good order but the trap needs cleaning out. The shower mixer is operational with good hot water pressure.
- 14.6 The heated towel rail, fan heater and extractor fan are operational.
- 14.7 The décor is tidy.

## **15.0 BATHROOM (OFF DINING).**

- 15.1 The door and latch-set are operational.
- 15.2 The aluminium joinery and varnished reveals are in good order with the sash operational.
- 15.3 The pedestal basin is in good order but the hot tap is loose.
- 15.4 The dual flush cistern is operational; the top to the plastic seat is cracked.
- 15.5 The fibreglass shower base, 1 piece acrylic wet wall lining, easy clean trap, screens and pivoting door are in good order the trap needs cleaning out There is a leak from the bottom of the shower screen approximately ½ way along that will need resealing. The shower mixer is operational with good hot water pressure.
- 15.6 The heated towel rail, fan heater and extractor fan are operational.
- 15.7 There is a temperature control pad on the wall and the gas califont is over the end of the bath.
- 15.8 The enamelled tin bath and tiled surround are in good order. The hot tap handle comes off.
- 15.9 The tiled floor and walls are in good order; the underfloor heating was not checked.
- 15.10 The décor is reasonable.

## **16.0 SELF CONTAINED FLAT.**

- 16.1 This is a 1 bedroom 2 storey unit with access from bedroom 4, living room and a separate outside access. This would originally have been living areas or bedrooms and laundry for the main house and has been altered at a later date with a kitchen installed, a shower in the laundry and the spiral staircase.
- 16.2 Please check the LIM for resource consent to have 2 separate kitchens in the dwelling on the property.  
Note that know that the barn is being converted into living this will make 3 kitchens on the one property, please check with the Local Body Council regarding this.

## **17.0 ENTRANCE / LIVING.**

- 17.1 The exterior door and lockset are operational.
- 17.2 The aluminium joinery and varnished reveals are in good order with the sashes operational.
- 17.3 There is a TV and phone jack; please note that the phone jack is behind the stove.
- 17.4 The heat pump was working, these need regular servicing.
- 17.5 The tiled floor is in good order; the underfloor heating was not tested.
- 17.6 The kitchen units are constructed from white laminate with PVC edged overlay doors and drawer fronts, all operational. The rolled edge Formica bench top and stainless steel insert are in good order. The top needs sealing to the wall and the Formica is chipped along the wall edge; this is a second hand unit.  
The stove is a plug into the wall type and could easily be unplugged and removed from the building, this would then make the area acceptable.
- 17.7 The battery smoke alarm is operational.
- 17.8 The door to the main living room could not be checked as there is a cabinet in front of this.
- 17.9 The décor is reasonably tidy.

## **18.0 LAUNDRY / BATHROOM.**

- 18.1 The door and latch-set are operational.
- 18.2 The aluminium joinery and varnished reveals are in good order with the sash operational.
- 18.3 The Supertub is in good order.
- 18.4 The pedestal hand basin is in good order and the dual flush cistern is operational.
- 18.5 The fibreglass shower tray is raised off the floor indicating this has been installed at a later date, the 1 piece acrylic wet wall lining, easy clean trap, screen and curved doors are in good order but the trap needs cleaning out. There is a leak from the bottom corner of the screens to walls that need resealing and is probably due to poor installation of the shower. The mixer is operational with average hot water pressure typical for a low pressure system.
- 18.6 The tiled floor is in good order.
- 18.7 The décor is reasonably tidy.

## **19.0 STAIRS.**

- 19.1 These are a set of cast iron spiral stairs with a stainless steel hand rail that would not meet with current building standards.
- 19.2 Please check with the LIM when installed.
- 19.3 The door to the top of the stairs is operational.

## **20.0 BEDROOM.**

- 20.1 The floor is sound with some unusual creaking.
- 20.2 The aluminium joinery and varnished reveals are in good order with the sashes operational.
- 20.3 The door and latch-set to bedroom 4 are operational.
- 20.4 The linen cupboard door and catch are operational.
- 20.4 The hot water cylinder is 270lt manufactured in 2002; this has a temperature limiting valve fitted as required but has no seismic straps fitted; 3 are required for this size of cylinder and were required when installed. This has a pressure reducing valve fitted and no sign of leaks.
- 20.5 The décor is tidy.

## **21.0 ROOF SPACE (ACCESSED FROM LINEN CUPBOARD).**

- 21.1 This is a professionally manufactured machine pressed nail plate truss roof and ceiling structure of Pine in good order.
- 21.2 Due to the restricted roof height access is very tight and limited.
- 21.3 The insulation seen appears reasonable and cleared from around the enclosed recessed halogen lights; 2 seen.
- 21.4 The hot water cylinder was originally fed by a polythene header tank but this has been disconnected.
- 21.5 The roof shingles are laid over plywood sarking with no sign of leaks.
- 21.6 The wiring is TPS with a circuit breaker distribution board in the main laundry; this has 1 RCD.

## **22.0 ROOF.**

- 22.1 This is a chip coated Malthoid tile roof in good overall condition for the age.
- 22.2 Please note these roofs do need to be checked regularly for lifting tiles and these will need to be reglued as and when required.
- 22.3 There is moss and lichen growth and the roof will need moss treating.
- 22.4 Venting has been formed along the ridge lines to the roof space.
- 22.5 The copper gutter and downpipes are in good order but will need cleaning and regular cleaning out.
- 22.6 The stormwater risers are PVC and need clearing out; the stormwater will go to soak holes.

### **23.0 EXTERIOR.**

- 23.1 The painted fascia, bargeboards and plywood soffits are reasonable but due to be painted.
- 23.2 The upper cladding is plywood sheets with timber battens. The cladding is direct fixed to the framing with no cavity as was common practice at the time. The cladding has also been finished hard down onto the roof and roof flashings; a 35mm gap would be required if built by today's standards.
- 23.3 Due to the damp and moss around these areas the timber will rot in time. The bottom batten could be removed and the plywood carefully cut back to have a 35mm gap between the bottom of the timber and flashings, this could also be done above the joinery head flashings as well.
- 23.4 There are no flashings at horizontal sheet joins and this would be required if built today. Sealing these joins and painting will be required to prevent future problems.
- 23.5 The brick veneer is in good order and there is a change of cladding flashing around the top of the bricks to the cladding but this is also finished hard onto the flashing. There are weep holes around the bottom course of bricks.
- 23.6 The aluminium joinery is in good order with head flashings run past the joinery but as the timber cladding has been finished hard down onto the head flashings some have been tilted back rather than sloping out and could cause problems over time. The cladding could also be cut back to have a small gap of 5mm-10mm between the bottom of the cladding and flashings.
- 23.7 The concrete foundation seen is in good order and the ground levels are also good.
- 23.8 The gully traps are clear and comply with regulations.

### **24.0 BARN (GUEST HOUSE)**

- 24.1 This is in the process of being converted into another self-contained dwelling containing 2 bedrooms, living / kitchen and bathroom. Please check the LIM report for consent, as this is not completed the Code Compliance will not have been issued yet.
- 24.2 This is to be completed inside and out.

### **25.0 LOFT.**

- 25.1 This has a separate outside entrance and is a large area above for storage and would appear to be part of the original barn construction.
- 25.2 The new cladding to the conversion appears to be up to current building standards with the brick veneer to be completed.
- 25.3 There is a single garage / implement shed to the south end of the building and a lean-to to the other.
- 25.4 There is a separate septic tank system for this building to the north/west end, this appears to be connected to the main house system?

**26.0 GROUND.**

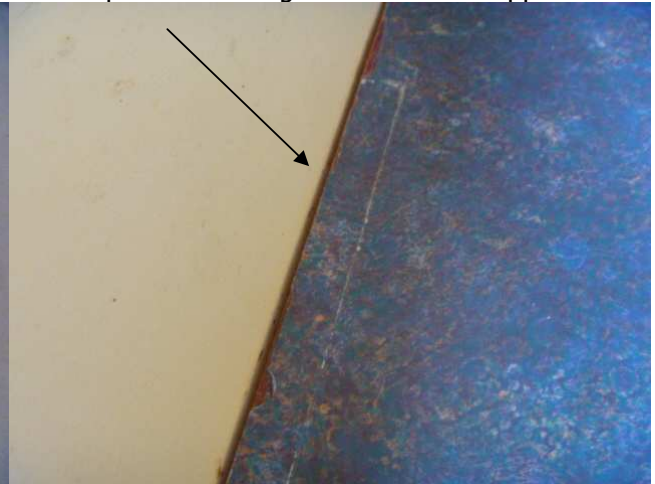
- 26.1 The immediate grounds are reasonably tidy with average fencing typical of a rural property where it is.
- 26.2 The septic tank is also at the north/west of the house.
- 26.3 The shingle drive is in good order.
- 26.4 The concrete and brick paved areas are reasonable but are a bit uneven.
- 26.5 The power and phone are underground with the meterbox at the north/east corner.

**PICTURE GALLERY.**

Leak from shower screen



bench top needs sealing to wall and is chipped



Leaks from corners of shower in laundry need to be sealed





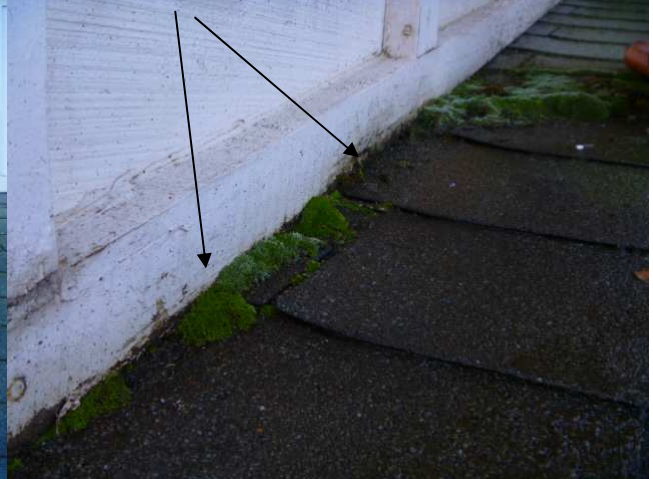
Roof space



roof tiles need moss treating



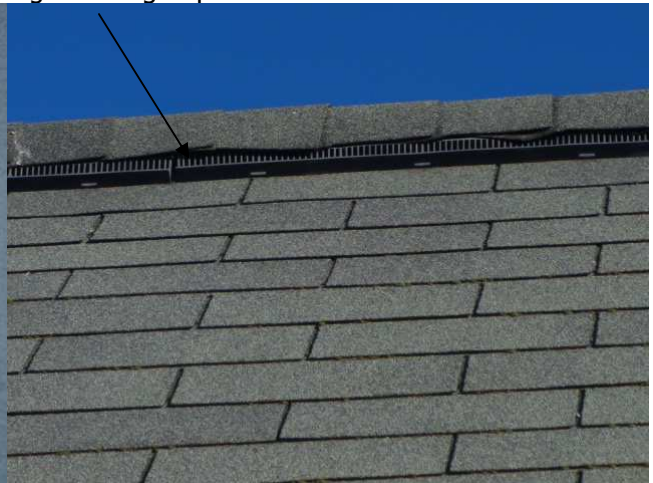
Cladding finished hard down onto roof flashing will rot in time



Head flashing sloping back due to cladding



ridge venting in place





Stormwater risers need clearing out



horizontal cladding joins need sealing



New cladding to barn, note horizontal flashing



barn conversion to living with shed at the end



Lean-to at end of barn



### **1.0) Purpose of Report**

- 1.1) IBIS 2000 Ltd ("IBIS") agrees to prepare a report ("the Report") for the person who has requested the report ("the Customer") based on the findings of a visual inspection of the building inspected ("the building") performed by IBIS. In the report, **IBIS will provide general comments on the condition of the building as at the time of inspection.**

### **2.0) Visual Inspection Only Disclaimer**

- 2.1) 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 visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).
- 2.2) As the purpose of the inspection was to assess the general condition of the building based on a limited visual inspection described in 2.1, 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.

### **3.0) Concealed and Latent Defects**

- 3.1) **IBIS will not assess, and is not liable for, loss arising from defects concealed** by walls or linings, or within areas of the building that cannot be accessed due to the lack of inspection hatches.
- 3.2) **IBIS will not assess, and is not liable for, loss arising from defects arising from latent defects** in the building or in fixtures or fittings attached to the building; the soundness of the structure of the building; or the presence of any Borer, other pest infestation, or any other hidden defects.

### **4.0) Asbestos / Chemicals**

IBIS will not assess the presence of asbestos or the presence of and or use of or manufacture of any chemical substances(e.g. DRUGS) in the building/property.

### **5.0) Water Damage**

IBIS does not agree to use a water meter in inspecting the building unless specifically requested to do so by the customer. Where IBIS uses a water meter in inspecting the building, it will use only a non-invasive water meter. **IBIS will not assess & is not liable for, loss arising from lack of wall/cladding cavities** in the building or for loss arising from the use of a cladding cavity system in the building.

### **6.0) Structure, Electrical Wiring, Appliances and Plumbing**

**IBIS will not assess and is not liable for defects relating to** the structure, electrical wiring, plumbing, gas piping, or home heating of the premises as our consultants are not qualified to assess such facilities. IBIS can arrange for these areas to be inspected by an appropriately qualified expert at the customers request and at the customers expense.

### **7.0) Compliance with Legislation and Building Standards**

- 7.1) IBIS will not assess and is not liable for loss arising from non-compliance with the NZ Building Code included without limitation the codes weathertightness requirements, or structural aspects. On request IBIS can arrange an inspection by an appropriately qualified expert at the customers expense to assess compliance with the New Zealand Building Code.
- 7.2) Nothing in the Report is to be construed as support by IBIS for the use of any non-approved appliances (including swimming pools and spas). IBIS recommends that any such non-approved appliance be removed or replaced with an approved appliance, and that all required consents be obtained before installation.

### **8.0) Use of the Report**

#### **8.1) The Report is prepared for private and confidential use only by the Customer.**

- 8.2) The Report may not be copied, reproduced or passed on, in whole or in part, in any form whatsoever unless specifically authorised in writing by IBIS. Where IBIS prepares the report for a Vendor selling the building, the Vendor may give a copy of the Report to any prospective purchaser of the building. The format and the content of the report remains the property of I B I S 2000 Ltd.

#### **8.3) The Report may not be used or relied upon by any person other than the Customer unless specifically authorised in writing by IBIS.**

- 8.4) IBIS is not liable for any reliance placed on the Report, or any direct, indirect or consequential loss suffered by any person other than the Customer.

### **9.0) Consumer Guarantees Act 1993**

**Nothing in these terms shall be deemed to exclude or restrict any rights or remedies the Customer may have under the Fair Trading Act 1986 or the Consumer Guarantees Act 1993 unless Customer intends to use the Report for business purposes.**

### **10.0) Limitation of Liability**

- 10.1) Subject to clause 9, where permitted by law:

- a) **If the Customer intends to use the Report for business purposes, the guarantees under the Consumer Guarantees Act 1993 do not apply;**

- b) IBIS, its employees and agents exclude all statutory and common law conditions, guarantees and warranties; will not be bound by any representations made unless they are in writing; and will not be liable to the Customer for any claim for breach of Statute or breach of duty in Tort (including negligence) or for any claim in Equity or otherwise at law for any losses or damages whether general, exemplary, punitive, direct, indirect or consequential in respect of the services provided under this agreement except where it is due to the gross negligence or wilful default of IBIS, its employees or agents; and

- (C) The Customer's sole remedy against IBIS will be limited to breach of contract and IBIS's sole and total liability for any such claim shall be limited to the amount of the Report fee in relation to the services provided.

### **11.0) Payment**

- 11.1) The Customer will pay all sums due to IBIS in full without deduction of any nature whether by way of set off( legal equitable or otherwise), counter claim, or otherwise within 10 working days of delivery of the Report ("the due date").
- 11.2) If the Customer fails to make payment by the due date, then IBIS may, in addition to any other remedy, charge penalty interest on the amount not paid at a rate of 2.5% per month.
- 11.3) The Customer will pay all costs and disbursements (including debt collection agency costs and legal costs on a solicitor-client basis) incurred by IBIS in recovering or attempting to recover any amounts outstanding under this agreement.

Date: \_\_\_\_\_



Bryan Richards. NZTC. BOINZ,  
Managing Director,  
I B I S 2000 Ltd.  
41 years building  
18 years building inspections

No: 20073000; Level 2

# IBIS 2000