

# Morrison Building Consultants Ltd

Tel 09 422 9866  
stumo@stuartmorrison.co.nz

Mob 021422986

LBP 113537 S2  
[www.stuartmorrison.co.nz](http://www.stuartmorrison.co.nz)

## Pre Purchase House Inspection

Weather, Strong SW winds and showers



The House inspected is of a conventional timber construction with timber weather board cladding, wooden joinery and corrugated iron roof.

Originally built about the 1940's, with later additions, it was relocated to it's present site around 16 yrs ago. Therefore the basic infrastructure, ie foundations, water tanks, waste water system, power , telephone etc, were approved, constructed and council inspected at this time.

Since the relocation extensive renovation and restoration has been undertaken competently, and to a high standard and in no way compromises the integrity of the structure.

### Site

The site, while moderately sloped is extensively planted and landscaped. Coming after a reasonably wet winter and recent rain, the site seems well drained and surprisingly dry. There is certainly nothing apparent about the site or it's surrounds that would give rise to any present or future concerns.



### Subfloor

Under the house is dry and well ventilated. Tongue and groove timber floor, joists and bearers are sound and in good condition. New piles are straight, true and show no sign of ground movement. Joists and bearer connections are typical of the requirement of the day. An attempt has been made to insulate under the floor with 12mm polystyrene. One would doubt whether this would have much effect, but is better than nothing.



### Exterior

The weather board has been newly painted and while this can hide a multitude of sins, overall the exterior cladding appears to be reasonably sound and in good order. Some of the tongue and groove timber soffits are showing signs of decay, but this is more a cosmetic than a weather tightness or structural concern. Exterior joinery is in very good order for its age.

### Roof

The corrugate iron roof is certainly starting to show its age, one may be able to nurse a few more years out of it. But one would be wise to budget to have it replaced in the not too distant future.

### Roof Space

All timber appears structurally sound and in good order. It is a dry and well ventilated space. Insulation is of the insulfluff type, about 90mm thick and would be of some benefit. I can't see re-roofing over this structure to be much of a problem, when the time comes.

### Interior

Everything about the interior would suggest a well built and maintained structure. Everything sound and true and in good order. Wet areas ie bathroom, laundry, are in good order. Kitchen is also relatively new and in good condition.



### Services

Concrete tank in good order. Waste water system seems to be functioning correctly. I certainly wouldn't expect a dwelling newly serviced 16 years ago to have any major concerns. All plumbing is under subfloor space, easily accessible and appears in good order.

Hot water cylinder is relatively new, this can be heated via a wet back from a chip heater, which is currently out of commission. This would require to be thoroughly checked over by an approved wood fire installer, before being used again.

The electrical switch board is pretty dated, but extensive rewiring throughout the house suggests it would be in safe condition. One might consider upgrading to a new circuit breaker board.



### Car Port & Decks

All are relatively new, well constructed and in very good condition.

### Summary

Apart from an issue with the life span of the roofing iron, there is nothing about this property that gives me any cause for concern. Considering the age of the dwelling it is well constructed, well maintained, and in good condition.

This inspection has been carried out in accordance with NZS 4306 2005 residential property inspections

SW Morrison 4/10/2012