



ABS House Inspections

Experienced qualified builder for honest,
reliable house inspections - Auckland

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Date of Inspection: 19 March 2021

Client Information

Address to be inspected: 3/85 Hutchinson Rd
New Lynn

Summoned by: **Alejandro Williams**

Contact Details

Home ph
Email alejandroide@gmail.com
Fax

Inspected by: Andrew Smith - Registered Builder

Weather Conditions fine

House Description

Estimate of house age 1980s

Rooms Summary 3 Bedrooms Construction Type timber

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EXTERIOR

Category	General Comments	Comments		
		A	B	C
Roof/Roofing	New colorsteel roof Screwed down	x		
		x		
Spouting	Plastic gutters There is lichen in the gutters, this can get out of control. This needs spraying.	x		
		x		
Downpipes	Plastic downpipes directed to the gullies There is a downpipe off the front porch that drops on the ground. This isn't a biggie as the roof area is small.	x		
Flashings	Barge and apron flashings are doing their job fine Ridge caps etc	x		
		x		
Soffits	Wide soffits	x		
Fascia, Barges	Timber painted fascias are good There are some corner and flat metal soakers that have surface rust. Rust kill would seal these.	x		
		x		
Construction	Good The roof angles are correct, a decent pitch always helps with quick runoff and lessens the risk of leaks.	x		

A - Good B - Will need attention soon C - Needs immediate attention
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Category	General Comments	Comments		
		A	B	C
<u>CLADDING</u>				
Main Cladding	Hardiplank weatherboards, general wear and tear, overall ok. There are a couple of spots that need fixing as the boards have had impact damage	x		
Secondary Cladding	Gables have painted fibrolyte sheets with jointers.	x		
Base Cladding	Wooden baseboards	x		
Cladding Assessment	Good, overall both the claddings are working well There is some minor finishing details that could make a difference to the eye, listed above.	x		

A - Good	B - Will need attention soon	C - Needs immediate attention
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Category	General Comments	Comments		
		A	B	C
<u>FOUNDATIONS, FLOORS</u>				
Block work	n/a			
Footings/Slab	This house is sitting on round sed poles Minor settling has occurred. Overall, pretty good.	x		
Joist	The floor joists are good	x		
Sub Floor Ventilations	It is dry under the house Good air movement, this is very good.	x		
Sub Floor Construction	Overall pretty good, looks all OK to the eye. There is a little bit of rubbish under the house.	x		x
Flooring	Particle board flooring	x		

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Category	General Comments	Comments		
		A	B	C
<u>EXTERIOR JOINERY</u>				
Doors	Exterior doors are fine, the ranchslider and security screen etc, the back door needs a little adjustment.	x		
Garage Door	n/a			
Windows	Aluminium windows are OK Rubber strips holding in the glass, in a couple of places, have shrunk away.	x		
Hardware	Overall ok, general wear and tear	x		
<u>EXTERIOR EXTRAS</u>				
Decks	Pine timber deck out the side is showing its age, minor repairs could be done.	x		
Pergolas	Good Plastic roofs.	x		
Fences, Walls	Old paling fences are still standing ok. Right of way fence is falling down.	x		
Chimney	n/a	x		
Handrails, Steps	Basic handrails.	x		
Paintwork	Average paint, there are obvious places that need repair and touch up. The house looks fine but up close, its due for a repaint as and when the budget can afford.	x		

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INTERIOR

Category	General Comments	Comments		
		A	B	C
<u>WALLS & CEILINGS</u>				
Linings, Ceilings	Michaelangelo ceiling tiles are fine however, there are some minor defects, stains etc from the old roof leaks. The new roof has sorted this. A general repaint will make a big difference.	x		
Wet wall areas	No high moisture. There is some cosmetic details that need repair.	x		

INTERIOR STAIRWELLS

Handrails	n/a	x		
Stairs	n/a	x		

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Category	General Comments	Comments		
		A	B	C

INTERIOR DOORS & WINDOWS

Doors	There is a door that needs easing and the venner glued back.	x		
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Windows	Window sill rot from condensation, repairs needed.		x	
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Hardware-windows	General wear and tear	x		
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Hardware Doors		x		
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BEDROOMS, OFFICES, STUDIES

General	General condition is good, good sized bedrooms mostly. Carpet is showing its age Window sills need attention	x		
		x		
			x	

Wardrobes	Wardrobe spaces are basic but ok.	x		
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Category	General Comments	Comments		
		A	B	C
<u>KITCHEN</u>				
General	General condition is good	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Good looking lino flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	There's a bubble in the lino on the edge of the cabinet end panel	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bench tops	Granite benchtops.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cabinets	General wear and tear for a kitchen of this age	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Range hood	n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooking Appliances	Fine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Waste Disposal System	n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Category	General Comments	Comments		
		A	B	C
<u>LIVING AREAS</u>				
Lounge area	Open plan living	X		
	Wall and ceiling paint etc is fine	X		
	Carpet needs replacing.	X		
Family Room	As above.			
Dining Room	Lino	X		
	Paint etc, ok	X		

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Category	General Comments	Comments		
		A	B	C
<u>BATHROOMS</u>				
General	Ceiling needs a paint, window sill and skirting needs some work		x	
	Tiled floor		x	
	Toilet		x	
Shower	Fibreglass shower walls over the bath	x		
	Water pressure is ok.		x	
	Felton fixer with a slide rail.		x	
Bath	Fibreglass bath is showing its age.	x		
	Taps, mixer etc		x	
Vanity	General wear and tear for its age	x		
Accessories	None	x		
Ventilation	Open the window to vent	x		

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Category	General Comments	Comments		
		A	B	C
<u>ENSUITE</u>				
General				
Shower				
Bath				
Vanity				
Accessories				
Ventilation	Open the window to vent.			

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Category	General Comments	Comments		
		A	B	C
<u>EXTRA ROOMS</u>				
General	Dry storage room under the basement.	x		
<hr/>				
<u>LAUNDRY</u>				
General	General wear and tear Skirting has seen better days from old leak	x		
			x	
Fittings	Old school cabinet and stainless laundry tub General wear and tear for its age	x		
Ventilation	Open the window.	x		
<hr/>				

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Category	General Comments	Comments		
		A	B	C
<u>ELECTRICAL</u>				
Internal Distribution Board		X		
Fittings		X		
Lights		X		
Wiring		X		
Alarm	n/a			
DVS/HRV	n/a			

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Category	General Comments	Comments		
		A	B	C
<u>PLUMBING</u>				
Hot Water Cylinders	Low pressure cylinder	X		
Toilets		X		
Cisterns		X		
Pipes, Wastes	Good	X		
Taps, Mixers	Working fine	X		
Exterior Taps & Connectors	There is another pipe and gate valve tap, lying under the house. This could be redirected and fixed on the outside of the house for easy use.	X		

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Category	General Comments	Comments		
		A	B	C
<u>INSULATION</u>				
General	Ceiling and wall batts, the under insulation is done too	x		
<hr/>				
<u>INTERIOR DECORATING</u>				
Wallpaper	Painted over the wallpaper.			
Paintwork	Fine Window sills need painting.	x		
Drapes, curtains & Blinds	Ok	x		
Carpet	Needs replacing			
Other Flooring	Ceramic tiles in the bathroom Lino on the floors in the kitchen dining.	x		

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Category	General Comments	Comments		
		A	B	C
<u>SECURITY</u>				
Security Hardware	Security door screens.	X		
<hr/>				
<u>ACCESSORIES or ANCILLARIES</u>				
Heating	n/a			
<hr/>				
Gas	n/a	X		
TV Aerials	Sky Freeview	X		
Clothesline	Good clothesline.	X		
Letterbox	Ok	X		
Pool or Spa	n/a			
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OUT BUILDINGS

Category	General Comments	Comments		
		A	B	C
<u>GARAGE</u>				
General	No garage			
Joinery	n/a			
Fittings	n/a			
Cladding	n/a			
Construction	n/a			

OTHER OUT BUILDINGS

Garden Shed	Out back, this will last longer if it was on a proper floor. The power to this shed is not legal. It should have the wires in conduit, in a metal shed especially		x	
Sleepouts	n/a			
Carpports	n/a			
Granny flats	n/a			

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SITE CONDITIONS

Category	General Comments	Comments		
		A	B	C
<u>DRAINAGE</u>				
Site Storm water	I didn't see anything to really worry about.	x		
House Storm water		x		
Sewer, Vents, Gullies	Ok	x		
Septic Tanks	n/a			
Retaining Walls	n/a			
Driveway	Concrete driveway	x		

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GENERAL ISSUES

Category	General Comments	Comments		
		A	B	C
Evidence of rot & decay	n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Evidence of moisture & mould	The moisture scanner is used and there were no high readings	x	<input type="checkbox"/>	<input type="checkbox"/>
Foundation Movement & Slab	Minor settling but overall, the house is pretty good.	x	<input type="checkbox"/>	<input type="checkbox"/>
Pest Evidence	n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MISCELLANEOUS

Privacy/Noise Levels	Quiet	x	<input type="checkbox"/>	<input type="checkbox"/>
Workmanship	The original build	x	<input type="checkbox"/>	<input type="checkbox"/>

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OVERVIEW

My inspection went well today. This house has been rented for a while and it has some cosmetic signs of neglect. However, it is a solid investment and is currently in a good working state. Although minor settling is noted, overall it's structurally sound. To conclude, with some touch ups, paint and carpet, this house will be a nice home to live in.
Any questions, please call me.
Cheers Andy

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