

Summerfield Builders Ltd

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Licensed Builder
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House report for 170 McMurdo Street,Ashburton

After a visual non-destructive Inspection have found the house to be in good structural order.

Concrete foundation & piles are all sound with no signs of movement or cracking.

The underfloor timbers are dry and in good condition.Underfloor blanket Insulation has been fitted,also polythene moistop has been laid to the ground.

Exterior cladding of woodgrain hardiplanks is in good sound condition and well sealed.

Single glazed aluminium windows are in good order,opening and sealed to exterior.

Fasciaboards are sound (some joins require sealing and painting)

Tile roofing of decromastic tiles have been neatly fitted and leakfree.

Metal guttering is in good rustfree condition.

The exterior lining under the Kitchen box window requires re-fixing and sealing.

Interior ceiling linings of softboard tiles are neatly placed and tidy.Wall linings of mainly gib-board are all sound and well fixed.

The Kitchen area has been well placed with upstand well sealed to bench and there is no Rangehood above Stove/Oven.

Laundry includes a shower,vanity and supertub all neatly placed and leakfree.There is no mechanical ventilation to this area.

WC room has new fitted toilet and working well.

Upstairs Bathroom of Vanity,W/C and bath is all tidy leakfree and sealed to wall where required.

The hot water cylinder of 180 litres is low pressure and secured well to walls and new in 2013.

House is heated with a Mitsubishi Heatpump.

If you have any queries please give me a call to discuss them

Regards,

Donald Summerfield