

Cavity Critter

Under floor Inspections

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Report prepared for: NZCSE

Property address: 427 Armagh Street, Linwood

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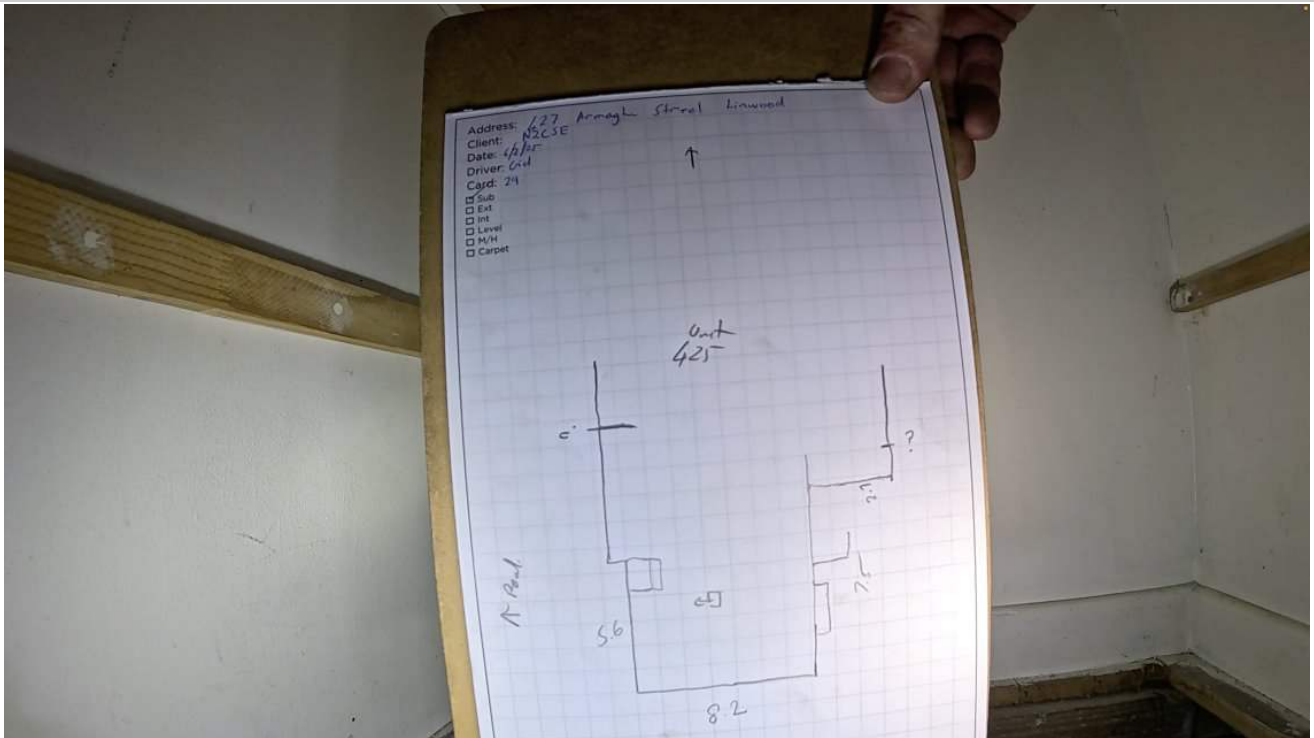
Prepared by: Gideon Couper LBP Site 2 100074

Numbers corresponded to floor layout plan. Arrows represent which direction the photo was taken from.



Cavity Critter

1: Photo for legal purposes, showing who did the job and when.



2: The foundations are average quality type “B” foundations. There is a lack of fine sand and cement along with spider webs in some areas, making it hard to discern finer cracks, if they exist. There is also a high level of borer in some of the subfloor timber, as seen here.



3: View along party wall foundation.



4: View of foundation.



5: There are a lot of services and batts that have been pulled down that obstructed our access.



6: The home has precast concrete piles. These maybe concreted into the ground but the polythene obscures this. They are not connected to the bearers. None appear damaged or to have moved from their original positions although this does not preclude changes in height.



7: Precast concrete pile with no connection.



8: Precast concrete pile with no connection.



9: Precast concrete pile with no connection.



10: Precast concrete pile with no connection.



11: I think that there is a concrete base here, but I am not completely sure of the layout.



12: View of foundation.



13: Precast concrete pile with no connection. It is important to note that rodents have been using the insulation for nesting. The yellow marks represent their urine, and they have also caused many of the batts to fall down.



14: View of bearer meeting concrete base.



15: Precast concrete pile with no connection.



16: Precast concrete pile with no connection.



17: Precast concrete pile with no connection.



18: Precast concrete pile with no connection.



19: Precast concrete pile with no connection.



20: View of concrete base with pile to the left.



21: Precast concrete pile with no connection.



22: We couldn't get into this area.



23: View of piles.



24: View of foundation.



25: Precast concrete pile with no connection.



26: Precast concrete pile with no connection.



27: Precast concrete pile with no connection.



28: Precast concrete pile with no connection.



29: View of bearer meeting concrete base.



30: View of concrete base.



31: Precast concrete pile with no connection.



32: There are some non-compliant issues with the wiring seen in this home. They could also be a significant hazard to anybody operating under the floor. This relates specifically to unclipped wires. An electrical inspector could be consulted regarding this. The communication cables have also not been laid in a compliant manner and would easily be damaged by people accessing the subfloor.



33: Precast concrete pile with no connection. Here we see a heat pump drain. It is discharging to ground but should be vented to the outside.



34: View of concrete base.



35: Precast concrete pile with no connection.



36: View of ring foundation with concrete base to the right.



37: Precast concrete pile with no connection.



38: Precast concrete pile with no connection.



39: Precast concrete pile with no connection.



40: Precast concrete pile with no connection.



41: Precast concrete pile with no connection.



42: Precast concrete pile with no connection.



43: Precast concrete pile with no connection and the pile leans to the right.



44: The ground level appears to drop in this area.



45: Precast concrete pile with no connection and the pile leans to the right.



46: View along ring foundation with services.



47: Precast concrete pile with no connection.



48: Precast concrete pile with no connection.



49: Precast concrete pile with no connection.

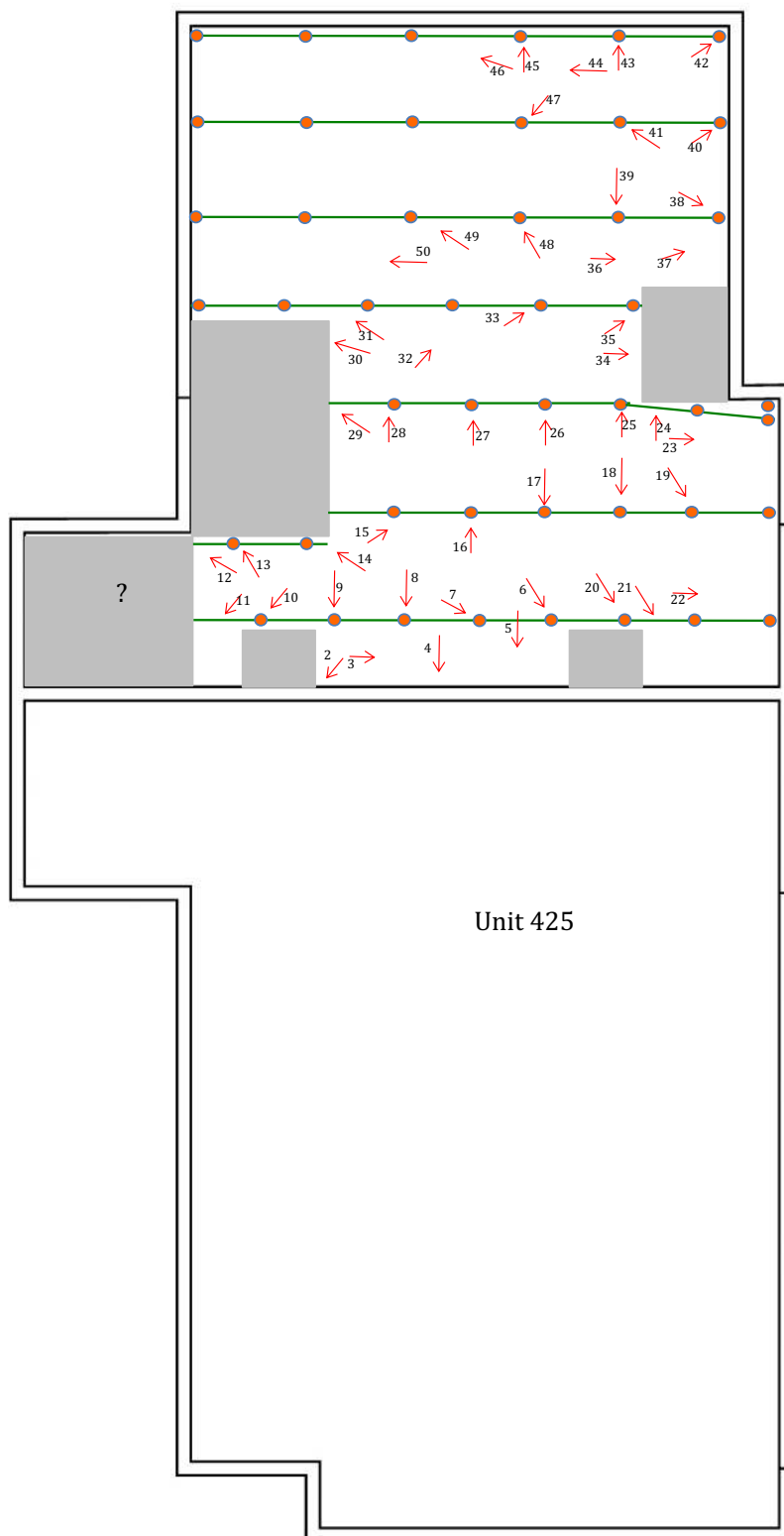


50: We were unable to proceed any further.



House floor plan

Numbers corresponded to floor layout plan. Arrows represent which direction the photo was taken from. Plan is also supplied as a separate file to assist with reading of the report.



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