

REPAIR REQUEST LIST

1234 Main St.
16/10/2021 4:24 am

11.1.1 - OBSERVATIONS | MOISTURE: THERMAL & MOISTURE TESTING OBSERVATIONS
ELEVATED MOISTURE LEVELS

 Trade Work Required

NZ\$100 credit requested

Quoted cost for tradespeople to correct the issue

ELEVATED MOISTURE LEVELS

Indication of moisture documented with the FLIR MR60, FLIR MR277, FLIR PIN PROBES and/or Visual Signs of Moisture Ingress were noted.

12.1.1 - OBSERVATIONS | CLADDING: CLADDING OBSERVATIONS
OBSERVATION | MASONRY CLADDING

 Maintenance Item

NZ\$750 credit requested

Estimate from Inspector.

OBSERVATION | MASONRY CLADDING

Only 3X Cracks in masonry and/or mortar cracks noted. **This is very impressive for this style of brick and the location of the property**



13.1.1 - OBSERVATIONS | ROOFING: EXTERIOR ROOFING OBSERVATIONS
LICHEN | ALGAE | MOSS

 Maintenance Item

NZ\$99 credit requested

Bio Shield

LICHEN, ALGAE AND/OR MOSS SIGHTED

Lichen, Algae and/or moss sighted in one or more areas.

Lichen causes damage and is extremely difficult to remove with pressure cleaning or scrubbing alone. The lichen will begin to regrow immediately after pressure cleaning from the residue left behind.

SOLUTION: LICHEN REMOVAL

The following spray product only applies to areas safely accessible.

Bio-Shield is a very good product for stopping the regrowth of lichen.

The key to successfully cleaning and removing lichen is to apply the Bio-Shield solution to saturate the lichen through to the base of the growths, and ensuring it does not dry out too quickly. Aim to allow drying over 10 to 15 minutes to ensure the Bio-Shield gives a good kill. Application on a cloudy day or early morning will assist. You will notice a slight colour change in most lichens once Bio-Shield is applied as it penetrates and kills the lichen. A surface treated with Bio-Shield

will stay clean for up to 3 years. Re-apply the Bio-Shield at the first sign of regrowth for a fast clean up and to keep the treated surface clean.

BIO-SHIELD



BIO-SHIELD LINK

A 5 litre of Bio-Shield costs NZD\$99 and makes 105 litres
\$99 divided by 105 litres gives a cost of 94 cents per litre.



14.1.1 - OBSERVATIONS | STRUCTURE : FOUNDATION OBSERVATIONS

SURFACE CRACKING

 Maintenance Item

NZ\$32 credit requested

Submission of negotiable \$\$\$ amount to vendors.

CRACKS NOTED IN CONCRETE WORK

Cracking due to ground shift/settlement or displacement was noted in the foundation work, masonry walls and/or connecting concrete areas. Surface cracking and/or edges cracking of slab corners is relatively normal in concrete construction of this type. Cracking in concrete plaster rendering is also a common observation.

SOLUTIONS

Monitor the width of cracks for a period of time (approximately every six months):
If they do not change, seal with a flexible exterior grade sealant. *(You must still monitor these areas after sealing them)*



Sikaflex 11FC Concrete Joint Sealant and Adhesive.
Approximately \$32.68 From Placemakers.

If they continue to get wider, obtain a chartered engineer's advice on repair options.

See **STRUCTURAL INFORMATION** for more details



15.1.1 - OBSERVATIONS | GROUNDS: DRIVEWAY & YARD OBSERVATIONS
GROUND SETTLEMENT AND/OR FLAT CONCRETE CRACKS

 Maintenance Item

NZ\$32 credit requested
Product cost to remedy the observation.

GROUND SETTLEMENT AND/OR FLAT CONCRETE CRACKS

Minor cracking observed in driveway and/or pathway concrete and/or masonry areas. These are a common observation and generally expected at most properties.



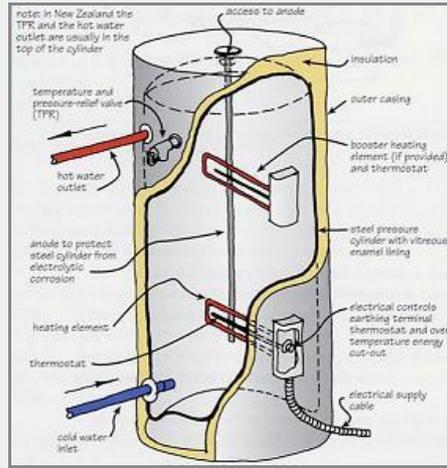
16.1.1 - OBSERVATIONS | UTILITIES: HOT WATER SYSTEM OBSERVATIONS
OBSERVATION | HOT WATER CYLINDER

 Maintenance Item

NZ\$600 credit requested
Price quoted by plumber

HOT WATER CYLINDER

HOT WATER CYLINDER



One or more of the following may apply:

Hot water cylinder should be off the ground. This is a common observation, However the mounting of the HWS on a platform is quite important for a few reasons. The main reason cylinders are placed on platforms is to ventilate the underside of the cylinder. Water can condense underneath it due to the inside temp being hotter than the outside of the cylinder. This can cause the cylinder and floor to rot a lot quicker underneath if you do not allow for ventilation. Drip pan may not be present. Plumbing may be leaking. Corrosion may have been sighted on a section of the hot water system and/or the systems plumbing. Water heater may be improperly installed and/or in a dangerous location. Cylinder may not be properly restrained

REPAIR: Ensure the base is blocked to stop it from sliding in an earthquake, then install restraining straps to stop the cylinder tipping over. Stainless steel straps 25 x 1mm around the top and bottom of the cylinder must be securely fixed to framing. Cylinders over 200 litres require a third strap in the centre. Restraint kits including straps, screws and tensioning devices are available from hardware stores. (Ensure you buy a kit with stainless steel straps and not the galvanised steel straps that are for indoor use.)

If any solutions are outside your field of expertise, we recommend installation by a qualified plumber or handyman as a cheaper option.

UNSATISFACTORY PLUMBING ITEM

The item/s in this section require repair/replacement.
We recommend having a qualified plumber assess and address the issue.

PLUMBING CONTRACTOR:
H2FLO PLUMBING SOLUTIONS
DAN KENDELL | 0273216211





TOTAL CREDIT REQUESTED

NZ\$1614