

Cavity Critter

Under floor Inspections

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Report prepared for:

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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.



3: Here we can see that the ring foundation plate has been packed. This has taken place right along this foundation. Plastic packers are not recommended, as they are slippery and hard to fix in place. These are not fixed in place and there is no fixing bracket to the foundation.



4: Here we do see a fixing bracket but again we see multiple packers. All packing should be done with the minimum amount of packers, ie cut to fit the gap. Ideally the ring foundation should be fully supported not packed and fixed intermittently.



5: The packers are sited under the joist loading points.



6: This vent is blocked and it appears to be blocked with liquefaction. There is evidence of there having been significant liquefaction along this section of the home.



7: Here the packers have been changed to small bits of random stuff. All packers should be h3.2 treated timber and these are not that.



8: There is some liquefaction in this area.



9: The joists have been altered here and are held on this non-compliant prop.



10: The foundations are average quality type “B” Rubble foundations. There has been extensive use of large stones and bricks in the aggregate. These can weaken the concrete and often create voids. The joist has extensive borer.



11: The bearer has been notched for the waste pipe to fit though. This is non-compliant and should have had a pile fitted under it.



12: Here again liquefaction is blocking the vent.



13: This joist has terminal borer and the ring foundation is rotting. It should be noted that if this is that bad then the surrounding timber is likely to be in poor condition as well. However, this is obscured by the polystyrene.



14: The brown powder on the ground is borer excrement, the thicker this lays on the ground the worse the borer involvement. So heavy involvement here.



15: View of ring foundation.



16: View of ring foundation. Here we can see the height that the liquefaction was at before being removed.



17: This is the only area we could see under the polythene, we can see extensive mold growth on the ground.



18: View of ring foundation.



19: At this end of the home all the bearers are sitting on blocks in the vents. This is not suitable support but this was how it was constructed at the time of the original build.



20: The original piles are precast concrete and lack any wire connections.



21: Precast concrete pile with no connection.



22: Precast concrete pile with no connection. These joists have extensive borer.



23: Here we see a cut joist with a non-compliant prop/pile.



24: Precast concrete pile with no connection. Note the liquefaction around it.



25: Many of the piles are packed. The wire connections have been carried out correctly but again see multiple packers, unfixed and of the wrong type.



26: This is another view of the packers in 25. All packing of piles should be full width of the bearer and extend the full width of pile top and be fixed to the bearer.



27: Another view of insulation falling down.



28: The connection is fine as is the bearer join connection but the packers are non-compliant and give poor support to the left bearer.



29: Pile with connection and non-compliant packers. Note that the joist has been packed as well.



30: This packer is fixed and there is only one. It doesn't fully span the pile but it is better than the others.



31: Here we can just see that the bearer has been packed with an old bit of flooring which appears to be falling out and also the joist has been packed.



32: View of bearer meeting ring foundation with crack, approximately 5mm at its worst.



33: View along concrete base. We can see more foundation packing.



34: We couldn't get into this area due to the fallen insulation.



35: Pile with connection packer. The bearer appears to be rolling over.



36: Treated timber pile with non-compliant packing and non-compliant connection. This fixing is electroplated. Pile fixing within 600mm of the ground is [required to be stainless](#) unless it is a wire fixing. (See code section 4.2)



37: Pile with connection and non-compliant packers. This wire has not been stapled off correctly.



38: Pile with connection and non-compliant packers.



39: Pile with non-compliant connection and non-compliant packing.



40: Pile with connection and non-compliant packers.



41: Here the packing used is not treated, there is no pile connection, no bearer connection and the bearer to the right has extensive borer. Note also that the joist to the left has been packed and has extensive borer.



42: Here we are looking at the same pile as in 41 and the bearers can clearly be seen to be rolling over.



43: Pile with no connection and non-compliant packer. The bearer has extensive borer.



44: Pile with no connection and non-compliant packer. The bearer has extensive borer.



45: Pile with no connection and non-compliant packer. The bearer has extensive borer.



46: View of bearer meeting ring foundation and again we see the support block.



47: View of bearer meeting ring foundation.



48: Pile with connection and non-compliant packers. The stapling has not been carried out correctly.



49: Here again we see the insulation falling down.



50: Pile with non-compliant connection mostly compliant packing.



51: Pile with non-compliant connection and non-compliant packing.



52: Another view of collapsing insulation.



53: Precast concrete pile with no connection. The bearer join appears to have pulled apart.



54: Pile with no connection and non-compliant packer. This pile is leaning to the right.



55: Pile with no connection and non-compliant packer.



56: Pile with no connection and non-compliant packer.



57: View of bearer meeting ring foundation.



58: View of bearer meeting ring foundation. Note the cracked concrete. Also that the joist has significant borer.



59: View of bearer meeting ring foundation with non-complaint packing.



60: Pile with non-compliant connection and non-compliant packing. Note the dead rat.



61: Pile with non-compliant connection and non-compliant packing.



62: Pile with non-compliant connection and non-compliant packing.



63: View of bearer meeting chimney breast.



64: View of the chimney breast.



65: View of the chimney breast. It would appear that there has been some damage to the concrete around the bearer and a repair has taken place.



66: As above the concrete has been damaged and a repair has taken place. The brick has been used to hold the bearer and has been left in place. The bearer has not been held by the repair and relies solely on the brick for support. Moisture is being pulled into the bearer though the brick.



67: View of the chimney breast. We can see here that the new concrete does not support the bearer.



68: View of the chimney breast.



69: There is a pile hidden behind this polythene.



70: Pile with no connection and non-compliant packer. Note that the bearer join has moved out of line and is unsupported.



71: Here again the bearer join is unsupported. It may in fact not be a bearer join and could be a half cut, put in the bearer at the time of construction to straighten it. This is indicated by the crack running though both sides of the cut. This however would weaken the timber and it should still be supported.



72: View of bearer meeting ring foundation.



73: It appears that a concrete slab has been poured here but if so it is supported on untreated timber, which will soon rot. The timber is also supporting the joists.



74: View of ring foundation.



75: Here again see packing of the ring foundation plate but with scraps and no fixing bracket has been used.



76: View of ring foundation.



77: More packing of the ring foundation plate.



78: Here the plate appears to be supported by the vent, which has cracked.



79: View of ring foundation.



80: View of ring foundation.



81: View of ring foundation and here we can see the cracking of the foundation around the bricks.



82: View of bearer meeting ring foundation with non-compliant packer and no fixing. The timber in this area is suffering from rot and mold.



House floor plan

Numbers corresponded to floor layout plan. Arrows represent which direction the photo was taken from. Pile and bearer layout are indicative. As the file is shrunk for emailing, details are lost. Floor plan also supplied in separate file to allow for clear reading.