

12 King Road Wellington

Maintenance schedule

17 July 2014



Overview

Name of client:

Kevin Johnson

Property address:

12 King Road Mt Albert Wellington

Legal description Pt

Sec 472 Town of Wellington

Architect/designer:

Bill Smith

Bill Smith Design Ltd 422 The Show Island Bay Wellington 5011

04 999 7659

billsmith@paradise.net.nz

www.billsmith.co.nz

Builder:

Rob Brown

Rob Brown Builders Ltd 350 Hunter Street Island Bay Wellington

04 999 8888

robbrown@xtra.co.nz

Licensed building practitioner's name, licence class and licence number:

Rob Smith, Carpentry, BP109555

John Black, Foundations, BP110444

Practical completion:

05/07/2012

Code compliance certificate:

04/10/2012

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Foundations

Foundation piles/poles

timber - radiata pine

timber - radiata pine; H5 CCA-treated; exterior; ground contact; unfinished

Piles installed by John Black

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

subfloor dampness; timber damage; corroded/loose fixings; insufficient subfloor bracing

Estimated time to first major maintenance:

20-25 years for fixings; deal with other issues as required

Description of required regular maintenance:

increase ventilation/add vapour barrier to ground if damp; progressively replace damaged timber with H5-treated timber; paint cut sections with copper naphthenate preservative; add bracing where required; replace corroded fixings with hot-dip galvanised (

Anticipated serviceable life of primary element with regular maintenance:

80+ years

What to do at end of element's serviceable life:

temporarily support floor; replace damaged or defective piles

Structure

Bearers

timber - radiata pine

timber - radiata pine; H1.2; protected from weather; exposed to ground atmosphere; unfinished

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

damp; corroded/loose fixings; timber deterioration

Estimated time to first major maintenance:

as required after yearly inspection

Description of required regular maintenance:

address dampness with ground vapour barrier or more ventilation; tighten loose fixings; replace damaged timber and corroded fixings as required

Anticipated serviceable life of primary element with regular maintenance:

50+ years

What to do at end of element's serviceable life:

replace timber

External wall beams/lintels

timber solid - radiata pine

timber solid - radiata pine; H1.2; exposed to interior; painted

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

internal signs of external water entry; mould growth

Estimated time to first major maintenance:

10-12 years to first recoat

Description of required regular maintenance:

identify and address moisture source; specialist advice needs to be obtained where a cladding leak is suspected timber may have to be exposed to check for rot

Anticipated serviceable life of primary element with regular maintenance:

80+ years

What to do at end of element's serviceable life:

demolish and/or replace as required

Internal wall beams/lintels

timber solid - radiata pine

timber solid - radiata pine; H1.2; exposed to interior; painted

In the kitchen/dining area

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

evidence of internal dampness; mould growth

Estimated time to first major maintenance:

10-12 years to first recoat

Description of required regular maintenance:

identify and address moisture source; replace steel as required

Anticipated serviceable life of primary element with regular maintenance:

80+ years

What to do at end of element's serviceable life:

demolish and/or replace as required

Roof insulation

glasswool

glasswool; segment/blanket; interior (not accessible in skillion roofs) dry; risk of moisture penetration; unfinished

R 3.4 Pink Batts

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

water stains within roof or ceiling surface may indicate a roof leak or high moisture and potential wetting of the insulation; in accessible roof spaces - dislodged or missing insulation, insulation too close to unrated downlights or flues, bird or rodent

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

identify and address moisture source; remove and replace any wet insulation (ceiling or roofing may need to be removed in skillion roofs; for accessible roofs, remove nests, replace dislodged insulation and maintain clearances around non-rated downlights

Anticipated serviceable life of primary element with regular maintenance:

50+ years

What to do at end of element's serviceable life:

replace insulation as required; if it gets wet, it must be replaced

Maintenance notes:

insulation must be well installed; must stay dry if it is to provide maximum benefit; obtain specialist advice when a leak is suspected

Subfloor insulation - (suspended floor)

polystyrene

polystyrene; planks without lining; closed subfloor; protected from weather; between joists; unfinished

Expol underfloor R1.4

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

damage, dislodged material, dampness

Estimated time to first major maintenance:

as required after yearly inspection

Description of required regular maintenance:

identify and remedy moisture issues; replace insulation as required

Anticipated serviceable life of primary element with regular maintenance:

50+ years

What to do at end of element's serviceable life:

replace insulation as required

Timber decks - decking

Front veranda

timber - radiata pine; H3.2 CCA-treated; exposed to weather; no ground contact; stained

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

corroded/loose fixings; loose boards; moss/lichen growth; splitting or splinters; coating deterioration

Estimated time to first major maintenance:

12-18 months to first recoat when exposed to weather

Description of required regular maintenance:

replace fixings/damaged timber as required; reapply stain to manufacturer's instructions

Anticipated serviceable life of primary element with regular maintenance:

50+ years

What to do at end of element's serviceable life:

replace damaged decking timber

Weatherskin

Roof cladding

aluminium alloy - profiled longrun

aluminium alloy - profiled longrun; none required; exterior; exposure zones D/E; factory painted acrylic or polyester

Colorsteel Endura, colour: Grey Friars

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

damage; coating failure

Estimated time to first major maintenance:

10-12 years to first recoat

Description of required regular maintenance:

clean; sand; repaint to manufacturer's instructions

Anticipated serviceable life of primary element with regular maintenance:

40+ years

What to do at end of element's serviceable life:

replace damaged sheets or remove and reroof

Maintenance notes:

obtain specialist advice when a leak is suspected

Wall cladding

timber weatherboard - radiata pine

timber weatherboard - radiata pine; H3.1 - must be painted; exterior; wet; painted

Painted with Resene gloss acrylic, colour: Quarter Truffle

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

cupping, splitting, mould and moss

Estimated time to first major maintenance:

5-8 years to first recoat

Description of required regular maintenance:

sand; remove all loose and flaking paint and repaint - remove all paint every 5-7 repaints; obtain specialist advice when a leak is suspected

Anticipated serviceable life of primary element with regular maintenance:

55+ years

What to do at end of element's serviceable life:

remove cladding; check wall underlay, framing and piping; replace cladding

Maintenance notes:

obtain specialist advice when a leak is suspected

Downpipes

PVC

PVC; downpipe material to match spouting; exterior; all exposure zones; white

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

impact holes; leaking joints; loose clips/fixings

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

tighten clip fixings; patch holes with solvent-adhered colour-matched patch; take apart and remake joints

Anticipated serviceable life of primary element with regular maintenance:

25+ years

What to do at end of element's serviceable life:

total replacement

Entry doors

timber glazed

timber glazed; grade A safety glass; exterior; sheltered; painted

Press Joinery, Lower Hutt

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

door sticking/warping; flaking paint

Estimated time to first major maintenance:

5-8 years to first recoat

Description of required regular maintenance:

clean; remove flaking paint; sand; spot prime; repaint; sand edges to stop binding

Anticipated serviceable life of primary element with regular maintenance:

50+ years

What to do at end of element's serviceable life:

replace

Membrane roofing

synthetic rubber - butyl

synthetic rubber - butyl; proprietary roofing system; exterior; all exposure zones; unfinished

Ardex butynol

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

tile/paver damage; lifting tabs

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

replace slate as required

Anticipated serviceable life of primary element with regular maintenance:

20+ years

What to do at end of element's serviceable life:

lift existing; check and repair substrate as required; lay new membrane

Maintenance notes:

obtain specialist advice when a leak is suspected

Internal gutter

zinc

zinc; welded joints required; exterior; all exposure zones; user specified

Inspection and cleaning frequency:

6 monthly

What to look for on inspection:

dirt and debris; surface deterioration; failed joints; ponding

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

regularly clean; check outlets coating, joint and gutter condition; repair as required

Anticipated serviceable life of primary element with regular maintenance:

30+ years

What to do at end of element's serviceable life:

lift and replace

Maintenance notes:

obtain specialist advice when a leak is suspected

Spouting

PVC

PVC; unfinished; exterior; all exposure zones; natural white

Rain vintage

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

cracking; inadequate fall/drainage; blockage; loose clips/fixings

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

regularly clean; repair damage as required by inserting new brackets/section

Anticipated serviceable life of primary element with regular maintenance:

25+ years

What to do at end of element's serviceable life:

replace damaged sections or total replacement

Window frames/sashes

timber - cedar

timber - cedar; untreated; exterior; all exposure zones; painted

Press Joinery, Lower Hutt

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

rot; splitting joints; loose/missing putty; flaking/peeling paint

Estimated time to first major maintenance:

5-8 years to first recoat

Description of required regular maintenance:

clean; remove flaking paint; reputty as required; sand; spot prime; repaint

Anticipated serviceable life of primary element with regular maintenance:

50+ years

What to do at end of element's serviceable life:

remove window to refurbish as required (e.g. replace sash); replace window

Window glazing glass

glass; IGU - ordinary glass; exterior; clear

Press Joinery, Lower Hutt

Inspection and cleaning frequency:

3 monthly

What to look for on inspection:

fogging within unit, scratches; pitting, cracking, loose putty, rubber seals loose

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

replace glass, putty or seals as required

Anticipated serviceable life of primary element with regular maintenance:

25+ years

What to do at end of element's serviceable life:

replace

Internal Linings

Ceiling linings

gypsum plasterboard

gypsum plasterboard; standard; interior; dry; painted

Stone Walls

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

cracking; damage/marking/staining to surface; mould

Estimated time to first major maintenance:

8-12 years to first recoat

Description of required regular maintenance:

repair damage to plasterboard (fill holes etc. with appropriate filler); repaint to manufacturer's instructions

Anticipated serviceable life of primary element with regular maintenance:

50+ years

What to do at end of element's serviceable life:

remove lining; check underlay, framing and insulation; reline and refinish

Sheet linings

gypsum plasterboard

gypsum plasterboard; standard; interior; dry; painted

13 mm Gib Fyrelite used on boundary wall, 10 mm standard gib used on internal walls

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

damage/markings to surface; mould

Estimated time to first major maintenance:

8-12 years to first recoat

Description of required regular maintenance:

repair damage to plasterboard (fill holes etc. with appropriate filler); repaint to manufacturer's instructions

Anticipated serviceable life of primary element with regular maintenance:

50+ years

What to do at end of element's serviceable life:

remove lining; check framing and insulation; reline and refinish

Timber board linings

tiles

tiles; waterproofing membrane required; interior; wet areas

Large size spanish ceramic tiles, same as used on the floor supplied by Tiles R Us

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

scratching; cracking

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

replace damaged tiles; repair waterproofing membrane

Anticipated serviceable life of primary element with regular maintenance:

15+ years

What to do at end of element's serviceable life:

replace

Decorative Floor Finishes

Floor finishes

tiles - ceramic

tiles - ceramic; grouted joints; continuous waterproof membrane under; interior; wet; glazed

Spanish tiles supplied by Tiles R US, 15 Kai Street, installed by Harry Jones

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

cracking; grout deterioration

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

remove damage tiles; repair waterproofing as required; rake out deteriorated grout and regrout joints

Anticipated serviceable life of primary element with regular maintenance:

30+ years

What to do at end of element's serviceable life:

lift and replace

Floor finishes

vinyl - roll

vinyl - roll; welded seams; interior; wet areas; user specified

Kitchen floor, supplied by The Floor Shop

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

staining; marking; wear, joint fracture

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

regular cleaning; repair any damage to match existing as required

Anticipated serviceable life of primary element with regular maintenance:

15+ years

What to do at end of element's serviceable life:

lift and replace when worn

Floor finishes

carpet - wool

carpet - wool; roll; interior; dry; Deep red colour

Supplied by Daves Flooring

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

staining; wear

Estimated time to first major maintenance:

1-3 years to first major clean

Description of required regular maintenance:

corrective cleaning (shampoo; hot water injection and extraction; steam cleaning)

Anticipated serviceable life of primary element with regular maintenance:

15+ years

What to do at end of element's serviceable life:

lift and replace

Floor finishes

Dining room, living room, hallway

Original and reclaimed T and G matai; Untreated; Internal; Original finish

Original

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

user specified

Estimated time to first major maintenance:

user specified

Description of required regular maintenance:

user specified

Anticipated serviceable life of primary element with regular maintenance:

user specified

What to do at end of element's serviceable life:

user specified

Interior Glazing

Interior glazing

glass screen

glass screen; float; interior; wet areas; clear

Shower screen fixed to exterior wall, supplied by Blurry Glass

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

scratching; cracking

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

replace damaged glass

Anticipated serviceable life of primary element with regular maintenance:

50+ years

What to do at end of element's serviceable life:

replace

Services

Fire protection

smoke alarm

smoke alarm; mains powered; interior; high level; user specified

Installed by Craig Black Electrics Ltd

Inspection and cleaning frequency:

monthly

What to look for on inspection:

test

Estimated time to first major maintenance:

1 year - replace battery

Description of required regular maintenance:

replace battery

Anticipated serviceable life of primary element with regular maintenance:

5-10 years

What to do at end of element's serviceable life:

replace

Water heating

continuous flow water heater - gas

continuous flow water heater - gas; installation to meet current codes and standards; exterior; user specified

Maxwell

Inspection and cleaning frequency:

6 monthly

What to look for on inspection:

leaks

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

professional check-up/service as required

Anticipated serviceable life of primary element with regular maintenance:

15+ years

What to do at end of element's serviceable life:

replace as required

Bathroom fittings

hand basin - ceramic

hand basin - ceramic; bowl (vanity); interior; visible; user specified

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

chips; cracks; leaking waste, not draining

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

check and tighten waste connections; replace cracked or damaged unit

Anticipated serviceable life of primary element with regular maintenance:

30+ years

What to do at end of element's serviceable life:

replace

Bathroom fittings

mixer - shower

mixer - shower; metal body; interior; visible; chrome

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

dripping; loss of finish

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

repair drip (e.g. replace washer/cartridge); replace unit

Anticipated serviceable life of primary element with regular maintenance:

15+ years

What to do at end of element's serviceable life:

replace

Floor heating

electric underfloor heating

electric underfloor heating; concealed; concealed; not applicable

Under-tile heating in the bathroom

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

maintenance check

Estimated time to first major maintenance:

1 year

Description of required regular maintenance:

professional check-up/service as required

Anticipated serviceable life of primary element with regular maintenance:

50+ years

What to do at end of element's serviceable life:

replace if system fails

Mechanical ventilation

extract ventilation system

extract ventilation system; installation to meet current codes and standards; interior; wall-mounted/ceiling-mounted; user specified

Bathroom extract ventilation

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

blocked filters; unusual sounds; bearings/wiring

Estimated time to first major maintenance:

annually for filters

Description of required regular maintenance:

replace

Anticipated serviceable life of primary element with regular maintenance:

15+ years

What to do at end of element's serviceable life:

replace as required

Kitchen fittings/fixtures

bench tops - granite

bench tops - granite; solid; interior; wet; Polished

Supplied by Rambo Stone and Slate, Penrose

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

surface damage; staining, cracks

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

chips may be able to be filled with a colour-matched filler; replace damaged bench as required

Anticipated serviceable life of primary element with regular maintenance:

30+ years

What to do at end of element's serviceable life:

replace