

Cavity Critter

Under floor Inspections

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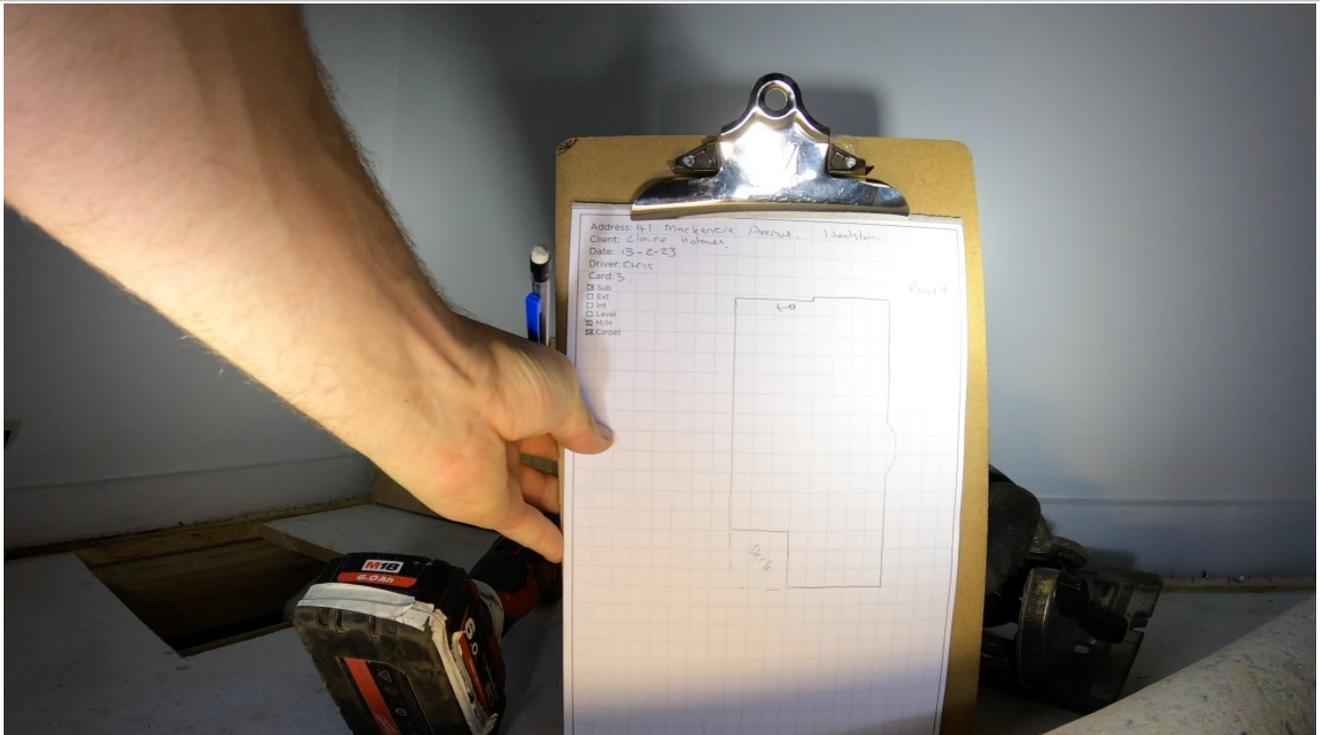
Prepared by: Gideon Couper

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 home has had the side foundations replaced and here we are looking at the original to the right and the new to the left. However, the untreated boxing has been left on which is not good practice as it rots and this will spread to the joists and indeed the rot is already happening.



3: Wires have been fixed to the boxing. Note that we do see new H3.2 treated timber joists in this area.



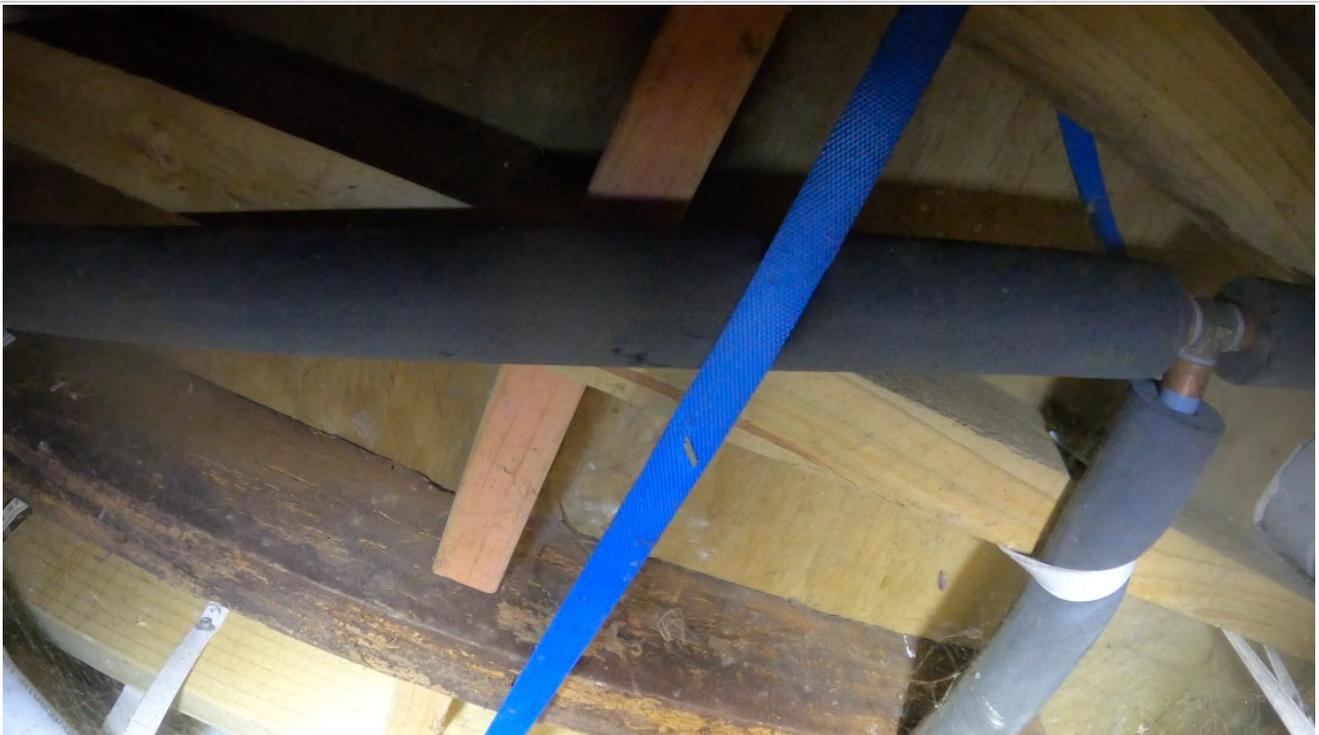
4: Here we see the rot taking hold on the boxing and damp ground conditions. It is very important to note that by leaving the boxing on every vent has been blocked, if indeed there are any on the sides of the home. These are exceptionally important and a legal requirement.



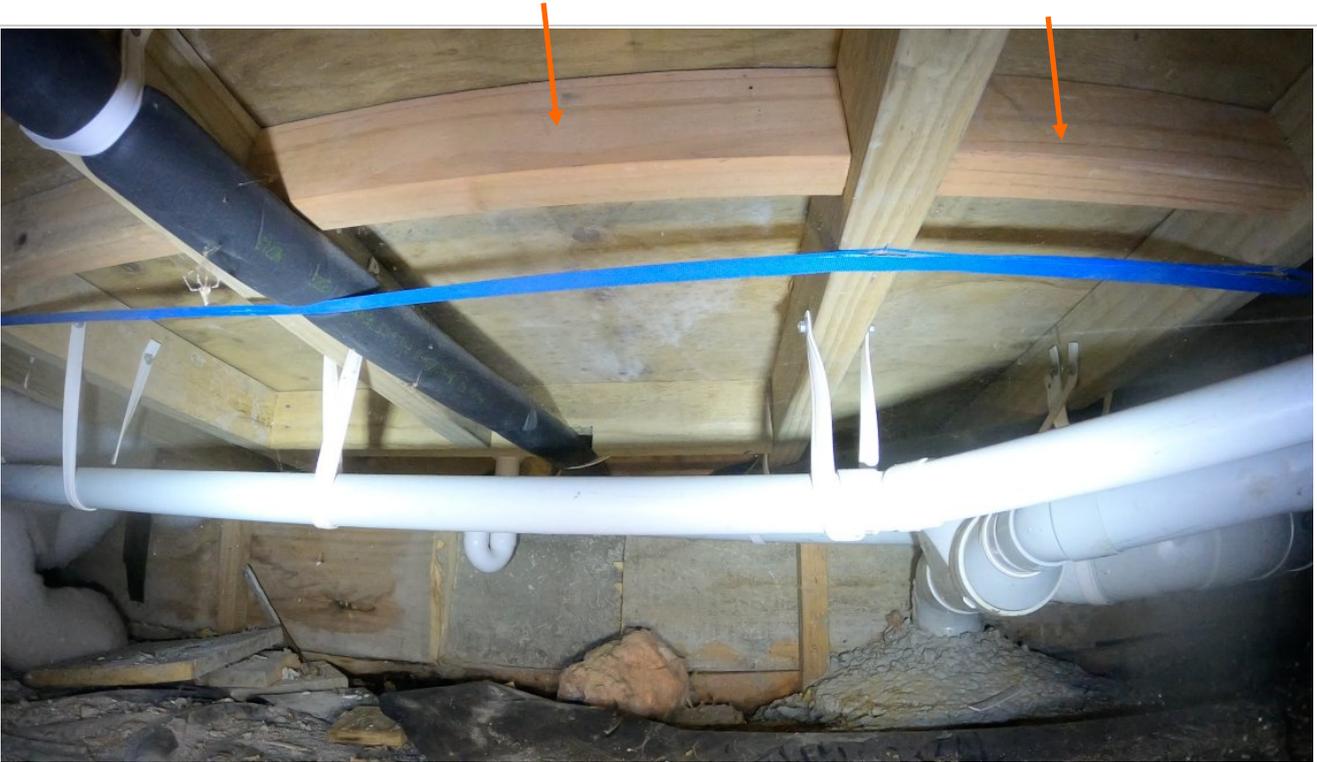
5: The new services are well supported and reasonably well lagged although the join has been left uncovered.



6: Here we see that a section of original timber has been left in place and this has terminal borer and rot. This is important to note because any original timber we see is generally in this poor state and is often still supporting walls.



7: Most of the new timber used in the subfloor is the correctly treated H3.2 timber, however here we do see the use of some H1.2 which is not rated for use in this environment.



8: View of toilet connection.



9: Here we can see a section of the new concrete which appears fine.



10: View of rotting boxing.



11: View of boxing.



12: Here we see some original timber left in place but in poor condition.



13: View along chimney breast with crack. These cracks are important as the concrete chimney breasts are still holding the load of the flooring and walls.



14: View of bearer meeting chimney breast.



15: The home has concrete piles cast in jerry cans that have rusted away. The concrete used in these is very poor quality and they are not suitable to pack off, but this has been done. On top of this the packers are not compliant, and no effort has been made to connect the piles to the bearers, as is required.



16: Right across the subfloor we see the use of these props. They are not concreted into the ground and are definitely not piles. This is very poor workmanship.



17: Jerry can pile with packing and no connection.



18: Here we see that the bearer is in poor condition but has been left in place with new timber being fixed to it.



19: There is a new bearer to the right.



20: Jerry can pile with no connection.



21: Jerry can pile with no connection.



22: View of bearer meeting ring foundation with cracking. The foundations are average to poor quality type "B" rubble foundations. There has been extensive use of large stones in the aggregate. These can weaken the concrete and often create voids which affect epoxy repairs. It is not unusual to see fine cracking at the corner of vents and these existed pre-earthquakes however, the cracks we see are not just at the vents and are larger than would be expected. None show any sign of being repaired, so if the EQC scope of repairs says otherwise this would be important.



23: No damp course has been used under the bearer and it is only connected by 4 nails.



24: I can't see much due to the insulation but what I can see of the original timber appears rotten.



25: View of new framing.



26: This is a replacement bearer, and it is not fixed to the chimney breast, nor is there any dampcourse evident.



27: View of ring foundation.



28: The water main would have come into the home here. I didn't sight a new one.



29: View of ring foundation with rotten timber.



30: View of the chimney breast with cracking.



31: View of the chimney breast with cracking. Note the rotten wall plate supported on a block of timber.



32: View of prop.



33: The prop is supporting a form of bearer which in turn is supporting the framing.



34: View of propping. In this view we can see significant ground cracking. This is typical of a subfloor that has suffered flooding and the upper layer has dried allowing it to shrink. This can have a negative effect on the grounds ability to hold the piles.



35: View of the chimney breast with cracking.



36: View of propping.



37: View of propping.



38: View of propping.



39: Jerry can pile with packing and no connection.



40: View of propping.



41: Jerry can pile with no connection. Note the use of particle board. It is not rated for use this close to the ground and we often see it with mould growing on it when used in this manner.



42: View of the chimney breast with cracking.



43: Jerry can pile with no connection.



44: Jerry can pile with no connection.



45: Jerry can pile with no connection.



46: New concrete piles have been cast down this end of the home to support the bearers. No dampcourse has been used and no fixings are evident.



47: View of ring foundation. Note there is no evident daylight visible in one of the few vents we do see. Also, some of the insulation is falling down in areas, as seen here.



48: Jerry can pile with no connection. This bearer has extensive borer.



49: View of bearer meeting chimney breast with cracking.



50: The bearer has been clashed on one side. The old bearer should have been removed.



51: View of ring foundation pile.



52: We could get into this area.



53: View of ring foundation pile.



54: Jerry can pile with no connection.



55: View of propping and the joist is cracked.



56: Jerry can pile with no connection.



57: Jerry can pile with no connection.



58: Jerry can pile with packing and no connection.



59: View of propping.



60: View of propping.



61: Jerry can pile with packing and no connection.



62: View of propping.



63: View of propping.



64: Jerry can pile with packing and no connection.



65: Jerry can pile with packing and no connection.



66: Jerry can pile with packing and no connection.



67: View of ring foundation with cracking.



68: Here again, we see new concrete foundations but with the boxing left on.



69: All the vents are blocked along this side too.



70: The cut bearer is being supported by the prop.



71: View of foundation.



72: Here we see a rotten bearer.



73: More use of H1.2 treated timber and particle board flooring.



74: View of concrete base.



75: Note the rotten timber.



76: View of concrete base.



77: View of ring foundation.



78: View of ring foundation with crack and rotten timber.



79: View of foundation.

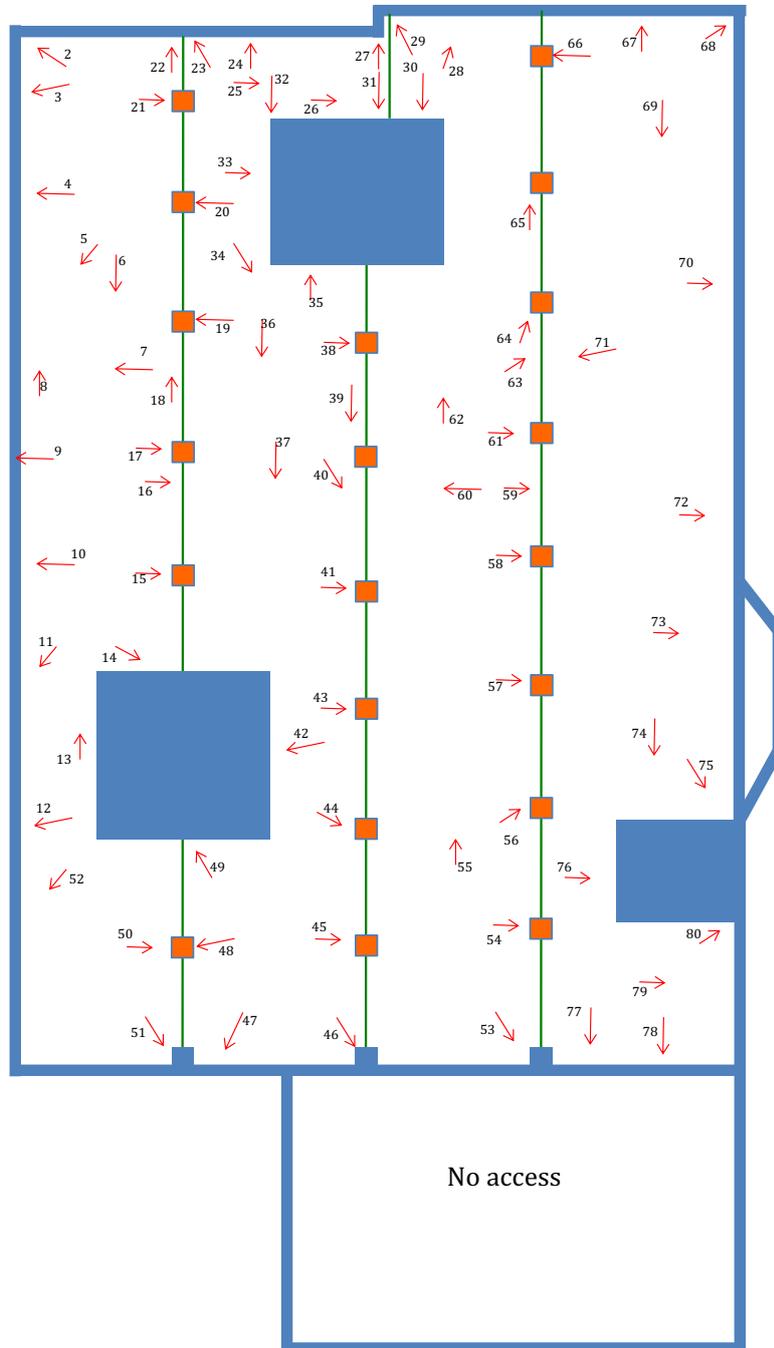


80: View of ring foundation with concrete base to the left.



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.



Subfloor plan 41 Mackenzie Avenue, Woolston

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