##### Building Inspections: 01 Introduction & General Site Condition

##### [00:13] – Alan Turner

Hi, I'm Alan Turner. I'm here to present a building condition assessment for the building behind me for Local Government New Zealand. We're going to look at the condition of the building and we'll look into items that are short term, long term, and the items we will cover will be the structure, exterior cladding, roof cladding, services and drainage, site drainage. Then we get into interior.

**[00:37]**

The reason for the asset assessment is to enable you to look into the future of that building and to be able to determine needs in terms of both resource and capital. Effectively looking at the lifecycle of the building and prolonging it. Before you start, you need to think about your own personal risk management. For instance, don't walk closer than 2 meters to the edge of the roof. Pay particular attention to the slope of the roof. Certain pitch roofs don't go on at all, so wet don't go on them at all.

**[01:09]**

The next thing you need to do is take a lot of photos. Digital photos, cost next to nothing. Also have a policy of trying to do each elevation as a section and these photos will provide you with a record of the condition of the building at that time and when you are looking at them, you'll see details that you can see on site.

**[01:28]**

The other thing that helps me enormously is I'll draw a sketch of the building, usually as I go. If I can find no plans or other details on the building, I will also measure it. That way. It gives me a quantity to work out areas, et cetera, if you need to. So, the more info you’ve got the better. Right, when you're doing a building condition assessment, we will do the exterior first and then the interior separately.

**[01:53]**

I usually start at the front and then try and work in a clockwise direction. So starting with exterior, we'll start with just a general look at an elevation, foundations, cladding and then we'll look to roofing, joinery services, rainwater, goods; anything that makes up the exterior driveways from having your specific areas. Take for instance, roofing you can focus in on that and look at the condition, pitch and flashings in detail and we'll break that down in the next section.