**Building Inspections: 02 Fabrication & Finishes**

##### [00:13] – Alan Turner

This section is all about the exterior, cladding of the building and the finishes to the exterior of the building. When you look at the exterior, just observe any defects from a long range perspective. You'll soon see if it's got issues. If, for instance, it’s got fractured foundations.

##### [00:31]

One of the other most important things is sub floor ventilation.

Where you've got a timber floor, you will see vents or the building is elevated and air is able to flow underneath it. If it's not, bad things really do happen and your surface life of your building will be quite shortened.

With ventilation, it's important to remember, where you have timber structures and no ventilation, decay is inevitable and you'll be surprised how quick it happens. So, ensure your ventilation is working and kept free of things like gardens and other well-meaning decorative attempts to beautify the building, That is actually harming the building.

##### [01:10]

You're looking at the cladding of the building, its condition, what it is, how its finishes are presented, whether in good condition or poor condition; and generally just what needs and might need doing.

The next thing you need to look at is the joinery, which is the doors and the windows. You need to note if they’re timber, what the finishes are on them, aluminium, are they working?

##### [01:34]

The exterior finishes are most important and it is generally accepted that paint finishes eight to ten years externally is about service life, longer than that you're running a lot of risk with a complete repaint which is stripped back to bare material, et cetera. Of course, if you've got block work, all it needs is some form of waterproofing to stop moisture transferring through.

The final thing you will see with the timber joinery is any decay. Because of the potential for moisture to accumulate in that area, you will often see decay, so look for it.

##### [02:07]

Finally, your exterior cladding is your external waterproofing. In New Zealand, it's classified under E2 of the Building Code and it's most important. You can't replace it without building consent. And if your exterior cladding is compromised it’s a pretty good bet that your interior is going to be compromised. So look to it.