

Sample

Maintenance schedule

28 July 2016



Overview

Name of client:

BRANZ

Property address:

111 XYZ Street

Legal description

CT 115/66

Architect/designer:

Archi Tek

abcd street

2222222

archi@tek.co.nz

architek.co.nz

Builder:

Bill Dur

efgh road

233445566

bill@dur.co.nz

dur.co.nz

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

Bill Dur, Carpentry , A3456789

Practical completion:

01/07/2016

Code compliance certificate:

01/07/2016

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Foundations

Foundation piles/poles

150 mm diameter driven timber piles

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

ABC Polesters Ltd 04 332123

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

subfloor dampness; timber damage; corroded/loose fixings

Estimated time to first major maintenance:

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

Description of required regular maintenance:

tighten fixings as required; replace corroded fixings with hot-dip galvanised (exposure zones B/C - sheltered) or type 304 minimum stainless steel (all other situations)

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 poles

Structure

Floor slabs

reinforced concrete slab steel trowel finish

reinforced concrete; slab on ground; surface protected from the weather; unfinished

Allied Concrete

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

shrinkage cracking, settlement cracking surface damage; staining from spillage

Estimated time to first major maintenance:

as required after yearly inspection

Description of required regular maintenance:

some shrinkage cracking is expected - consult specialist if cracks keep getting wider; fill holes with cement-based floor filler; consider finishing with specialist concrete paint to protect surface; clean as required

Anticipated serviceable life of primary element with regular maintenance:

100+ years

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

demolish

Concrete slab reinforcing

steel deformed bars to thickenings, pile caps and perimeters

steel deformed bars; specific design; within slab; unfinished

Euro Steel 09 345678

Inspection and cleaning frequency:

not applicable

What to look for on inspection:

not applicable

Estimated time to first major maintenance:

not applicable

Description of required regular maintenance:

not applicable

Anticipated serviceable life of primary element with regular maintenance:

80+ years

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

demolish

Wall framing

Wall framing to internal wall and external walls except NW elevation

timber - radiata pine; H1.2; concealed; dry; risk of moisture penetration; unfinished

Plyco pine kiln dried 09 3456543

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:

as required

Description of required regular maintenance:

identify and address moisture source; replace timber as required; specialist advice needs to be obtained where a cladding leak is suspected

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

Maintenance notes:

obtain specialist advice when a leak is suspected

Wall framing

Framing to NW elevation

timber - radiata pine; H1.2; concealed; dry; risk of moisture penetration; unfinished

Prenail Corp Ltd 04 5676543

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:

as required

Description of required regular maintenance:

identify and address moisture source; replace timber as required; specialist advice needs to be obtained where a cladding leak is suspected

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

Maintenance notes:

obtain specialist advice when a leak is suspected

Roof framing - rafters - skillion roof

Hyspan engineered joists

timber - engineered I beams; H1.2; inaccessible, interior; dry; risk of moisture penetration; unfinished

CHH 50 year durability

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

roof ceiling water stains may indicate a roof leak or high moisture and potential damage within the roof structure

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

identify and address moisture source; replace timber 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

Maintenance notes:

obtain specialist advice when a leak is suspected

Roof trusses

timber trusses to garage roof area

timber - radiata pine; H1.2; accessible, interior; dry; risk of moisture penetration; unfinished

Wainui frame and truss

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

roof leaks, roof space moisture, fixing corrosion, timber damage

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

identify and address moisture source; replace timber 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

Maintenance notes:

obtain specialist advice when a leak is suspected

Roof sarking

sheathing to shingles to all roof planes

plywood - radiata pine; H3 CCA; interior (not accessible in skillion roofs) dry; risk of moisture penetration; unfinished

Ecoply

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 damage within the roof structure

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

identify and address moisture source; replace timber as required - may require lifting of the roof cladding

Anticipated serviceable life of primary element with regular maintenance:

80+ years

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

replace as required

Wall bracing - rigid barrier to exterior face of framing

RAB to exterior walls

plywood; H3 CCA-treated; proprietary rigid air barrier - specific installation requirements; external face of wall framing; concealed; dry; sealed

Ecoply Barrier

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

evidence of external dampness or internal mould growth may indicate a moisture problem

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

if a cladding leak is suspected, investigate source and remedy - specialist advice may need to be obtained; if wet, bracing may have to be exposed to allow it to be checked and dry

Anticipated serviceable life of primary element with regular maintenance:

50+ years

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

replace as required when recladding

Maintenance notes:

obtain specialist advice when a leak is suspected

External wall insulation

R2.8 to 90 framed external walls

glasswool; segment; concealed within wall framing; protected from weather; unfinished

Knauf Earthwool

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

evidence of internal or external dampness or internal mould growth may indicate damp insulation

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

if dampness is suspected, investigate source and remedy; specialist advice needs to be obtained where a cladding leak is suspected an area of insulation may have to be exposed to check for moisture; wet insulation must be removed, the wall allowed to dry

Anticipated serviceable life of primary element with regular maintenance:

50+ years

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

replace insulation if necessary

Maintenance notes:

insulation must stay dry; if it gets wet, it must be replaced; obtain specialist advice when a leak is suspected

External wall insulation

R4.1 to 140 framed walls

glasswool; segment; concealed within wall framing; protected from weather; unfinished

Knauf earthwool

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

evidence of internal or external dampness or internal mould growth may indicate damp insulation

Estimated time to first major maintenance:

as required

Description of required regular maintenance:

if dampness is suspected, investigate source and remedy; specialist advice needs to be obtained where a cladding leak is suspected an area of insulation may have to be exposed to check for moisture; wet insulation must be removed, the wall allowed to dry

Anticipated serviceable life of primary element with regular maintenance:

50+ years

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

replace insulation if necessary

Maintenance notes:

insulation must stay dry; if it gets wet, it must be replaced; obtain specialist advice when a leak is suspected

Roof insulation

R 4.1 315 thick

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

Knauf roofwool

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

Weatherskin

Wall cladding

bevelback to all external walls

PVC; translucent sheet; exterior; wet; unfinished

Pallside

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

cracking; loose fixings; loss of translucence

Estimated time to first major maintenance:

replace as required

Description of required regular maintenance:

replace at end of serviceable life; where a leak into the building is suspected, obtain specialist repair advice

Anticipated serviceable life of primary element with regular maintenance:

5-10 years

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

replace when damaged or light-transmitting ability is lost

Maintenance notes:

obtain specialist advice when a leak is suspected

Roof cladding

Hattteras Shingles

Asphalt shingles; metal chip finish; coastal; Noire

Viking roof spec

Inspection and cleaning frequency:

yearly

What to look for on inspection:

12 monthly - look for damage, lifting shingles

Estimated time to first major maintenance:

25 years

Description of required regular maintenance:

cleaning, recoating

Anticipated serviceable life of primary element with regular maintenance:

35 years

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

replace

Maintenance notes:

obtain specialist advice when a leak is suspected

Window frames/sashes

aluminium frame with fixing flanges arctic white powder coat finish

aluminium frame; applied finish; exterior; all exposure zones; powder coated

Fletcher Smartfit

Inspection and cleaning frequency:

6 monthly

What to look for on inspection:

coating condition; seals; sealants/joints

Estimated time to first major maintenance:

18-20 years to first paint

Description of required regular maintenance:

clean; light sand existing finish; prepare and paint

Anticipated serviceable life of primary element with regular maintenance:

30+ years

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

replace windows or individual sashes as required

French doors

all sliding doors - arctic white finish

aluminium; grade A safety glass; exterior; powder coated

Fletcher Smartfit

Inspection and cleaning frequency:

12 monthly

What to look for on inspection:

deteriorating finish; sticking door

Estimated time to first major maintenance:

18-20 years to first paint

Description of required regular maintenance:

clean; sand; repaint to manufacturer's instructions; adjust frame to prevent sticking

Anticipated serviceable life of primary element with regular maintenance:

50+ years

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

replace

