INSIGHT BUILDING INSPECTIONS
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RESIDENTIAL INSPECTION

94A Chelsea St
Christchurch, Canterbury 8062

Jamie Miller
JANUARY 27, 2025

Inspector
Sam Harrison
0800888882
office@insightbuildinginspections.co.nz

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SUMMARY

15
MAINTENANCE ITEM

6
RECOMMENDATION

1: INSPECTION DETAILS

Information

Client Information: File number
27012025

Client Information: Scope
Pre-purchase inspection.

General Visual Summary
Fair

Weather Conditions
Dry

Soil Conditions
Dry

Orientation of Living Space
North

Site Exposure
Medium. (BRANZ Maps)

Client Present
No

In Attendance
Access was made available

House Occupied
No

Style
Single-level

Type of Building
House

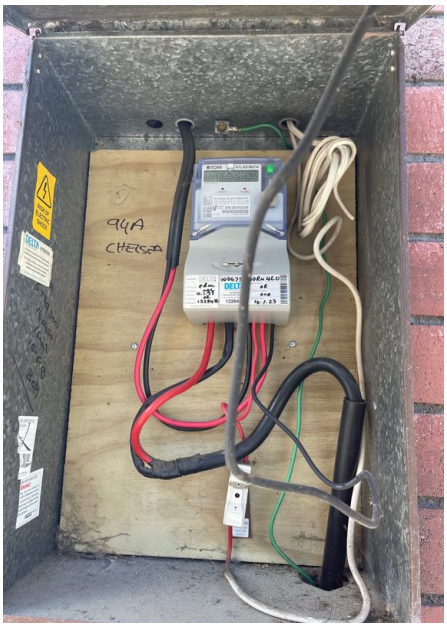
Occupancy
Vacant

Services: Sewage Disposal
Public

Services: Water Source
Public

Services: Meter Board
Right side of home

Services: Fuse Board
Inside the home



General information

This report represents the general condition of the home listed above. As with all homes it is important to remember that maintenance and improvements to a house to systems will be required from time to time. The improvements recommended in this report are not considered unusual for a home of this age or type.

Inspector Name: **Sam Harrison**
Company: **Insight Building Inspections**
Qualification: Qualified Builder.

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with nzs 4306:2005 residential property inspection and I am competent to undertake this inspection.

An inspection carried out in accordance with nzs 4306:2005 is not a statement that a property complies with requirements of any Act regulation or bylaw, nor is the report a warranty against any problems developing after the date of the inspection.

Scope

The scope of the inspection is set out in our Terms and Conditions and is limited to a visual Pre-Purchase or Presale Inspection carried our in accordance with NZ4306:2005

Report Content

This report remains the property of the Insight Building Inspections Ltd and the client whose name appears herewith and its use by any unauthorised persons is prohibited. Insight Building Inspections Ltd takes no liability for any use of this confidential report by any third party.

Property Overview

The home is of timber framed construction with a profile metal roof, brick and timber weatherboard cladding and aluminium window joinery. The home is set on a concrete floor slab foundation. The home has been generally well-maintained and is in fair condition for its age.

We note that there is a stipple texture coating on the ceiling in some rooms. This coating is the type which may contain asbestos. The presence of asbestos can only be determined through testing a sample.

Limitations

General

VACANT

This property was vacant. Some defects, particularly in the plumbing, may not become apparent until it has been in constant use.

General

EARTHQUAKE ASSESSMENT

No significant EQ damage visible at the time of the inspection, In my professional opinion and based on my observations during the inspection it appears all the EQC work has been completed to a satisfactory standard.

Where an EQC scope of works has been provided to the building inspector prior to (or at the time of the inspection of the property) the scope of works may be reviewed and commented on in the building report. The EQ assessment is a visual non-invasive inspection of the property at the time of the building inspection. The building inspector cannot comment on the reasonableness of any repairs that have been carried out in accordance with the EQC Scope of work nor whether any repairs have been carried out which would not be obvious on a visual and noninvasive inspection.
The building inspector relies on the information provided by the client. The building inspector will take no responsibility for ensuring that all EQC scope of works for the property have been reviewed.
Any EQC scope of works which have not been reviewed and/or any aspect of an EQC scope of works that are unable to be inspected are not referred to in the building report and the client will need to carry out their own due diligence in this respect.

2: GENERAL

		IN	NI	NP	O
2.1	General	X			
2.2	Moisture Testing	X			
2.3	Potential asbestos	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Moisture Testing: Areas

Doors, Windows, Wet Areas, 360 Degrees surrounding walls of wet areas, Internal gutter heights

General: How To Read This Report

This report is organized into sections which represent the homes functional areas and utilities.

Within each section you will find a general description of the area indicating **What Was** and **Was Not** inspected.

(Indicators for areas of concern are color coded within each image)

Red=Advise Immediate Attention.

Orange=Observation/ Maintenance Required.

A description and other useful information about the area is included.

General: Sam HarrisonCertificate of Inspection in Accordance with NZS 4306:2005

Site, Exterior, Roof exterior, Roof space, Interior, Services

Inspector: Sam Harrison

Contact Phone: 027 217 6629

Company: Insight Building InspectionsQualifications:

Qualified Builder (LPB)

Any limitations to the coverage of the inspection are detailed in the written report.

Certification:
I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential property inspection - and I am competent to undertake this inspection.

Signature:

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement of any act, regulation or bylaw, nor is the report a warranty against any possible problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

General: Interior General Information.

- The inspection of the interior of this home is in conjunction with the NZS 4306:2005 Residential Property Inspection standard guidelines.
- See the NZS 4306:2005 Residential Property Inspection Standard for more detail.
- As a general rule, new smoke detectors should be installed and tested upon moving into a new home. Replace them at least every five years, unless the manufacturer specifies a shorter or longer lifespan.

Moisture Testing: Results

Moisture readings - Normal throughout

Bedroom

Bedroom

Bedroom 2

Bedroom 2

Bedroom 3

Bedroom 3


Laundry


Laundry


Toilet


Bathroom


Kitchen


Kitchen


Dining Room

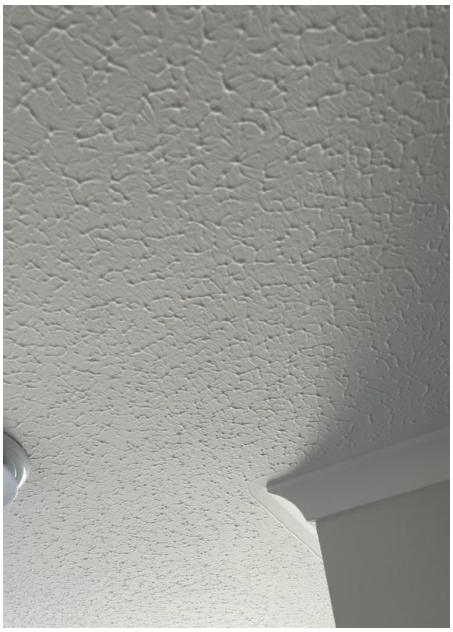

Dining Room


Living Room

Living Room

Potential asbestos: Ceiling stipple

The texture on the ceilings throughout the dwelling may be the type that contains Asbestos, although this can only be determined by testing a sample.



Limitations

Moisture Testing

MOISTURE METERS & WEATHERTIGHTNESS

This report cannot give any waterproofing guarantee, as it is not readily possible nor required to create simulated conditions to induce moisture ingress. However, signs of moisture ingress are looked for and spot checking is carried out predominantly around windows, doors and identified risk areas with a moisture meter.
The moisture meter used during this inspection is a Protimeter Survey Master and / or a Trotec T660, which is calibrated in accordance with the manufacturer's specifications. This device is used in its non-invasive mode and while this mode is deemed non-conclusive, it can be a good indicator of the presence of moisture. However, the condition and treatment type
of any internal timbers is not known.
The manufacturer stipulates that the moisture meters in their non-invasive mode should not be used to provide percentage readings. In fact, the only time percentages can be provided with any certainty is when invasive probe testing is undertaken.
Definition of terms used for indications of moisture readings:

Normal moisture content range has been understood and acceptable at 12% - 14%. The Trotec moisture meter
measures it in digits as follows: Less than 40 digits = dry, 40 – 80 digits = damp, Over 80 digits = Wet
The NZ Standard 3002 since 2005 requires that H1.2 treated framing timbers not be allowed to exceed 20%
Moisture content. At time of build, moisture content will not exceed 14% before wall linings are installed.
These are guidelines only, determined by the manufacturer of the Protimeter.
"Normal" generally indicates moisture readings up to approximately 16%
"Slightly high" generally indicates moisture readings between 17% to 22%
"Higher" generally indicates moisture readings between 23% to 30%
"Very high" generally indicates moisture readings 30% and above.

Accurate moisture readings can only be obtained by intrusive means, which is not carried out during this inspection. However, where slightly high or greater moisture readings are indicated during the inspection, further investigation would be required to determine the source of the reading.
Where moisture readings exceed 20%, the risk of timber decay is high.
Moisture meters are a useful tool to assist our Surveyors in their assessment of a property, in relation to the possibility of moisture issues or ingress. It is for this reason all Insight Building Inspections surveyors are well trained in the correct use, with a good understanding of their scope and limitations. It is important to be aware that the lack of moisture indicators does not confirm that a property does not have moisture issues. Because water accumulates and travels immediately behind the external cladding, the external cladding is ideally what should be tested. However, this is not practical, nor possible with some claddings and weather conditions, therefore the meters are predominantly used from the interior of the home. As visual inspections and non-invasive testing may provide no initial evidence of leaking, knowledge of known weather tight risk details and/or signs to look for become more critical. Further investigation will be recommended where there is sufficient evidence and concern that it may reveal signs of severe moisture penetration. Moisture levels can change significantly with the seasons and can often be much lower in advanced decay. The same can occur with leaks in plumbing where plumbing has not been used for a period of time in a manner causing the moisture, thus allowing the area to dry. When using a moisture meter during this inspection, the Surveyor is looking for evidence of variation from normal levels and areas where higher than normal levels are indicated. The Surveyor will give consideration to all factors surrounding the findings and if warranted will recommend further investigation be undertaken. The purpose of further investigation will be to determine the exact cause of any moisture indications, as well as the condition of any internal timber framing or components adjacent to the area. Further investigation may involve invasive investigation of the home and can only be undertaken with the written permission
of the Home Owner. Where moisture indicators are found in relation to Weather tight risks, the investigation should only be undertaken by either an Building Surveyor or a Specialist Weather tight Surveyor to ensure they have the appropriate skills and training.

3: DINING ROOM

		IN	NI	NP	O
3.1	Dining Room	X			
3.2	Doors & Frames			X	
3.3	Walls	X			
3.4	Windows & Reveals	X			X
3.5	Lighting Fixtures	X			
3.6	Floor	X			
3.7	Ceilings	X			

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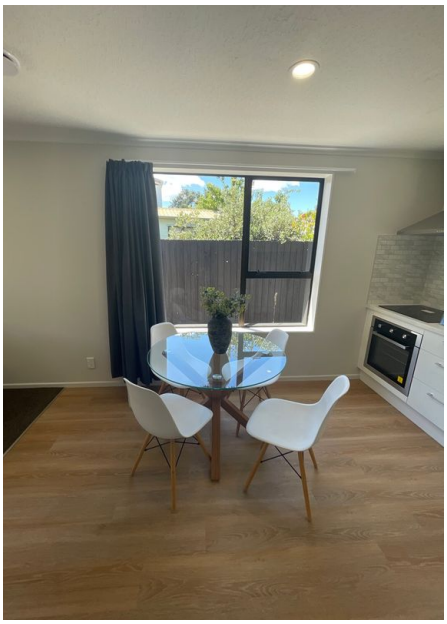
Information

Dining Room: Photo



Lighting Fixtures: Lights & Power Points

Lights OK

Walls: Material

Plaster Board

Windows & Reveals: Type

Aluminium, Single Glazed

Floor: Coverings
Vinyl

Ceilings: Material
Plaster Board

Observations

3.4.1 Windows & Reveals

Maintenance Item

LATCHES BROKEN OR WORN

The latches are loose to the highlighted area and require repair or replacement

4: HALLWAY

		IN	NI	NP	O
4.1	Hallway	X			
4.2	Doors & Frames	X			
4.3	Walls	X			
4.4	Ceilings	X			
4.5	Windows & Reveals			X	
4.6	Floors	X			
4.7	Lighting Fixtures	X			

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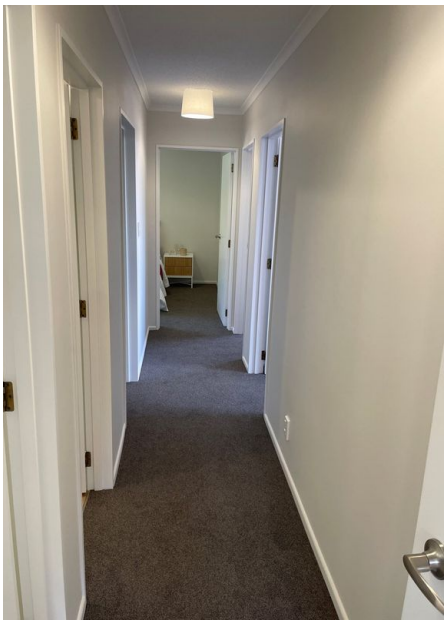
Information

Hallway: Photo



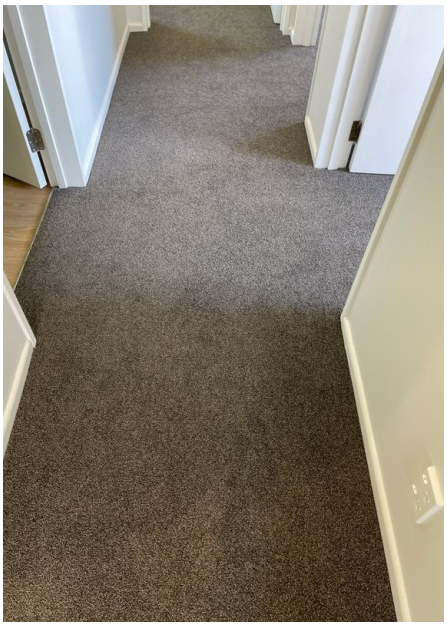
Doors & Frames: Material
Hollow core, Timber

Walls: Material
Plaster Board

Ceilings: Material
Plaster Board

Floors: Coverings

Carpet



Lighting Fixtures: Lights & Power Points

Lights OK

5: KITCHEN

		IN	NI	NP	O
5.1	Kitchen	X			
5.2	Walls	X			
5.3	Ceilings	X			
5.4	Windows & Reveals	X			X
5.5	Floors	X			
5.6	Lighting Fixtures	X			
5.7	Bench Top/ Cabinetry	X			
5.8	Sink & Tapware	X			
5.9	Dishwasher	X			
5.10	Stove	X			
5.11	Hobbs	X			
5.12	Rangehood	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Kitchen: Photo

Walls: Material
Plaster Board

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Single Glazed

Floors: Coverings
Vinyl

Lighting Fixtures: Lights & Power Points
Lights OK

Dishwasher: Brand
Parmco

Stove: Brand
Electric

Hobbs: Type
Electric

Rangehood: Condition
Working

Bench Top/ Cabinetry: Material
Laminate, Melamine

Sink & Tapware: Type

Stainless steel

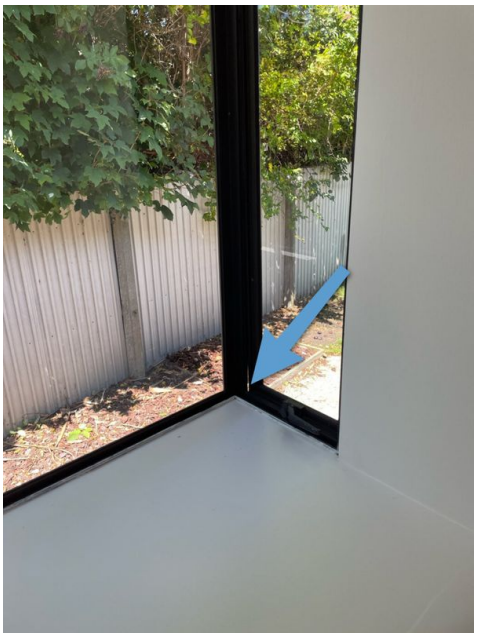
Observations

5.4.1 Windows & Reveals

Maintenance Item

INSTALL WEATHER SEAL

We recommend fitting a weather seal to help prevent wind driven moisture and draughts accessing the interior.



6: LIVING ROOM

		IN	NI	NP	O
6.1	Living Room	X			
6.2	Doors & Frames	X			
6.3	Walls	X			
6.4	Ceilings	X			
6.5	Windows & Reveals	X			
6.6	Floors	X			
6.7	Lighting Fixtures	X			

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Information

Living Room: Photo

Doors & Frames: Material
Hollow core, Timber

Walls: Material
Plaster Board

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Single Glazed

Floors: Coverings
Carpet

Lighting Fixtures: Lights & Power Points
Lights OK

7: BEDROOM ONE

		IN	NI	NP	O
7.1	Bedroom One	X			
7.2	Doors & Frames	X			
7.3	Walls	X			
7.4	Wardrobe	X			
7.5	Ceilings	X			X
7.6	Windows & Reveals	X			
7.7	Floors	X			
7.8	Lighting Fixtures	X			

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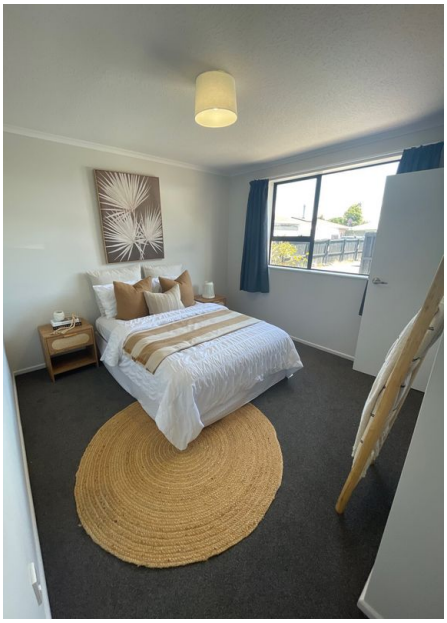
Information

Bedroom One: Photo



Doors & Frames: Material
Hollow core, Timber

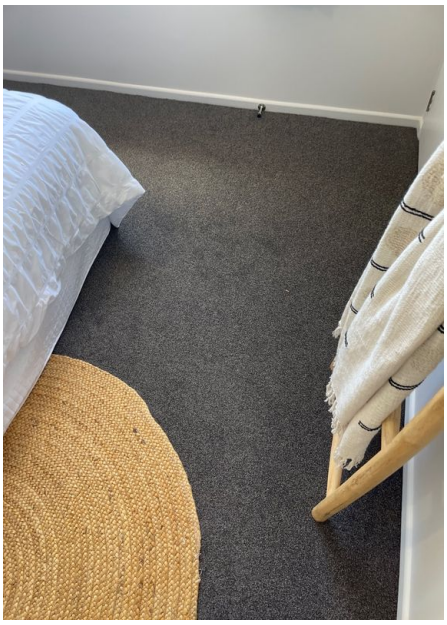
Walls: Material
Plaster Board

Wardrobe: Type
Single

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Single Glazed

Floors: Coverings
Carpet



Lighting Fixtures: Lights & Power Points
Lights OK

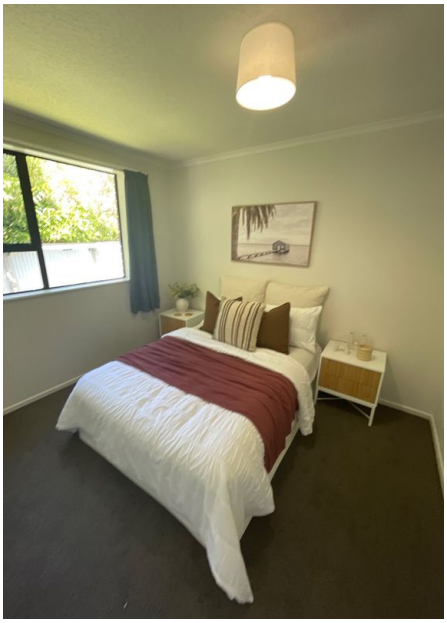
8: BEDROOM TWO

		IN	NI	NP	O
8.1	Bedroom Two	X			
8.2	Doors & Frames	X			
8.3	Walls	X			
8.4	Wardrobe	X			
8.5	Ceilings	X			
8.6	Windows & Reveals	X			
8.7	Floors	X			
8.8	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Bedroom Two: Photo



Doors & Frames: Material

Hollow core, Timber

Walls: Material

Plaster Board

Wardrobe: Type
Double

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Single Glazed

Floors: Coverings
Carpet

Lighting Fixtures: Lights & Power Points
Lights OK

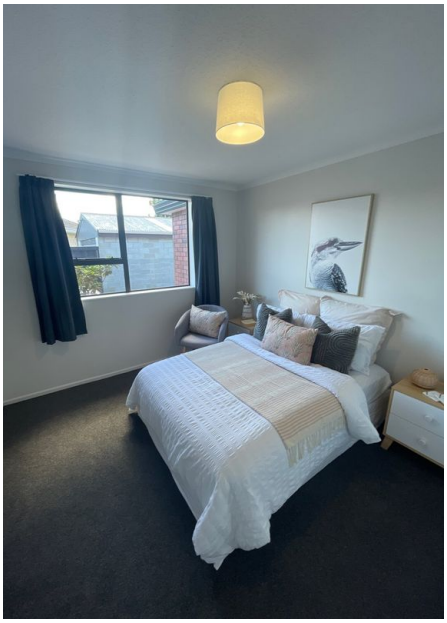
9: BEDROOM THREE

		IN	NI	NP	O
9.1	Bedroom Three	X			
9.2	Doors & Frames	X			
9.3	Walls	X			
9.4	Wardrobe	X			
9.5	Ceilings	X			
9.6	Windows & Reveals	X			
9.7	Floors	X			
9.8	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

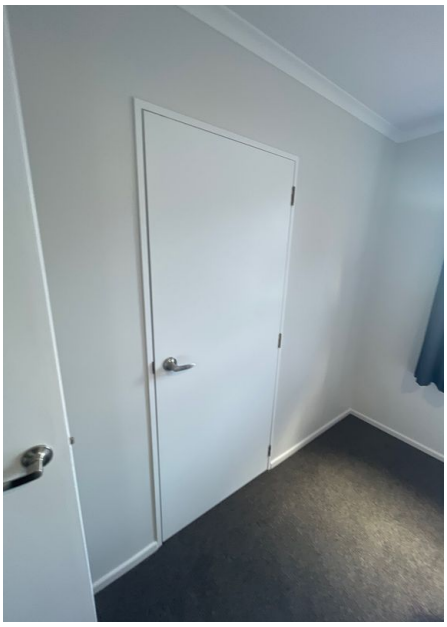
Bedroom Three: Photo



Doors & Frames: Material
Hollow core, Timber

Walls: Material
Plaster Board

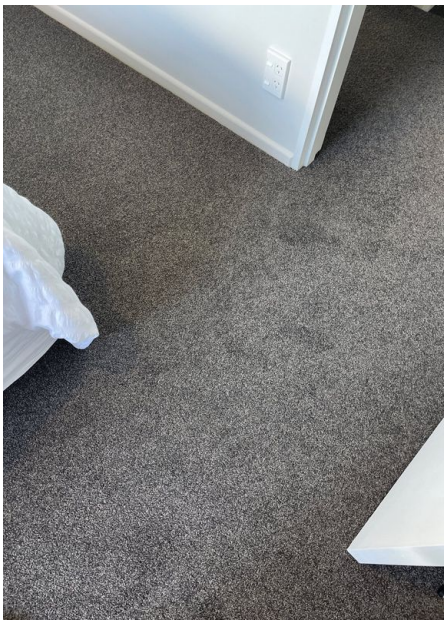
Wardrobe: Type
Single



Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Single Glazed

Floors: Coverings
Carpet



Lighting Fixtures: Lights & Power Points
Lights OK

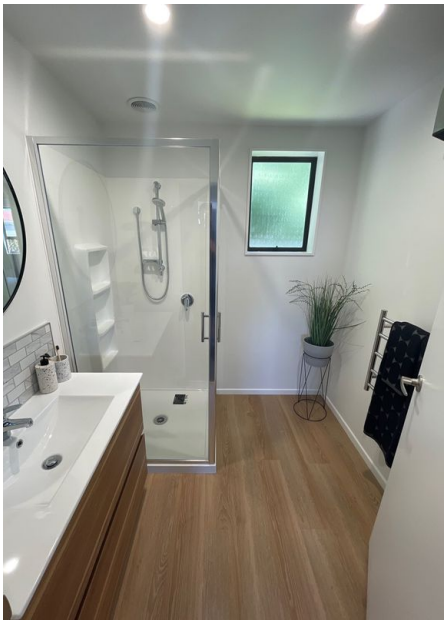
10: BATHROOM

		IN	NI	NP	O
10.1	Bathroom	X			
10.2	Doors & Frames	X			X
10.3	Walls	X			
10.4	Ceilings	X			
10.5	Windows & Reveals	X			
10.6	Floors	X			
10.7	Lighting Fixtures	X			
10.8	Ventilation	X			
10.9	Vanity Unit	X			
10.10	Sink & Tapware	X			
10.11	Shower	X			
10.12	Towel rail	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Bathroom: Photo



Doors & Frames: Material
Hollow core, Timber

Walls: Material
Plaster Board

Ceilings: Material
Plaster Board

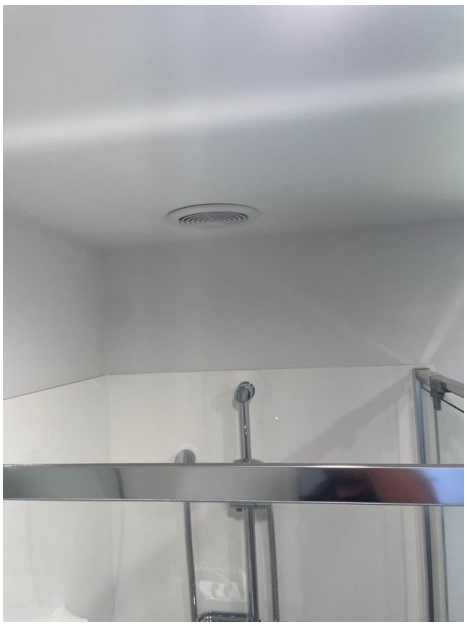
Windows & Reveals: Type
Aluminium, Single Glazed

Floors: Coverings
Vinyl

Lighting Fixtures: Lights & Power Points
Lights OK

Ventilation: Extractor Fan Unit
Operational, Individual Extractor Fan System

Ventilation: Type
Mechanical



Vanity Unit: Style & Mounting
Melamine

Shower: Material
Glass, Aluminium frame

Shower: Lining
Plastic

Shower: Shower Flow
Average

Towel rail: Type
Heated Towel Rail

Sink & Tapware: Type
Stainless steel, Porcelain

Shower: Tray

Plastic



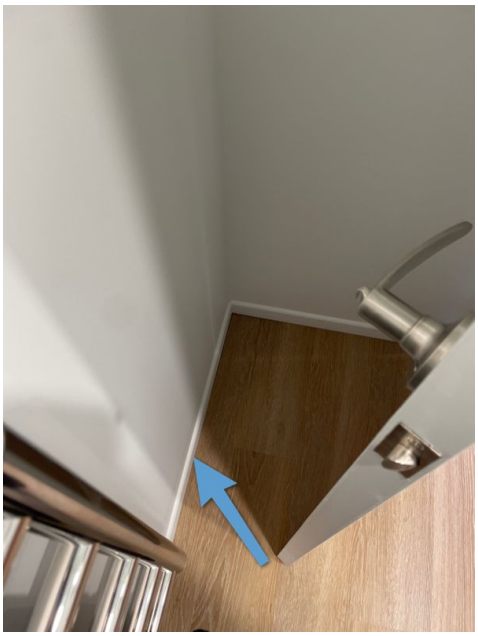
Observations

10.2.1 Doors & Frames

Maintenance Item

NO DOORSTOP.

Advise mounting of doorstop to limit swing of door and damage to door frame and wall.



11: SEPARATE TOILET

		IN	NI	NP	O
11.1	Separate Toilet	X			
11.2	Doors & Frames	X			
11.3	Walls	X			
11.4	Ceilings	X			
11.5	Windows & Reveals	X			
11.6	Floors	X			
11.7	Lighting Fixtures	X			
11.8	Toilet	X			

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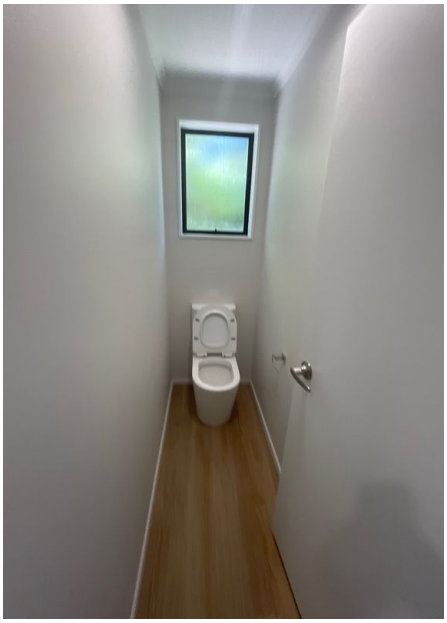
Information

Separate Toilet: Photo



Doors & Frames: Material
Hollow core, Timber

Walls: Material
Plaster Board

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Single Glazed

Floors: **Coverings**

Vinyl

Lighting Fixtures: **Lights & Power Points**

Lights OK

Toilet: **Style**

Floor Mounted, Dual Flush

Toilet appears correctly and certainly fixed.

Half flush and full flush appear to be in **good** working order.

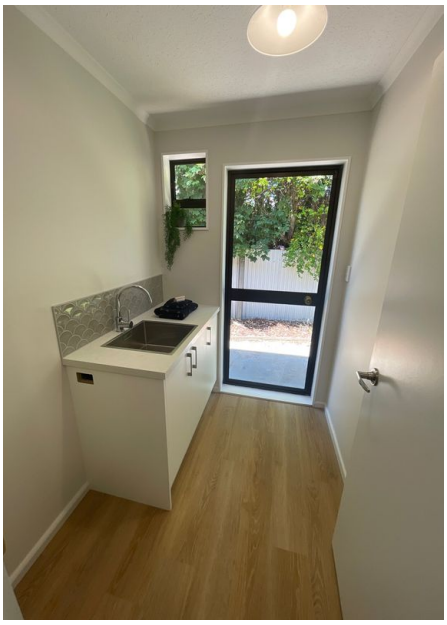
12: LAUNDRY ROOM

		IN	NI	NP	O
12.1	Laundry	X			
12.2	Doors & Frames	X			
12.3	Walls	X			
12.4	Ceilings	X			
12.5	Windows & Reveals	X			X
12.6	Floors	X			
12.7	Bench Top/ Cabinetry	X			
12.8	Tub	X			
12.9	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Laundry: Photo



Doors & Frames: Material
Hollow core, Timber

Walls: Material
Plaster Board

Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Single Glazed

Floors: **Coverings**
Vinyl

Bench Top/ Cabinetry: **Material**
Laminate, Melamine

Lighting Fixtures: **Lights & Power Points**
Lights OK

Tub: Type
Stainless Steel

Observations

12.5.1 Windows & Reveals

Maintenance Item

INSTALL WEATHER SEAL

We recommend fitting a weather seal to help prevent wind driven moisture and draughts accessing the interior.

13: ROOF SPACE - VENTILATION AND INSULATION

		IN	NI	NP	O
13.1	Roof Space	X			
13.2	Manhole	X			
13.3	Roof Framing	X			
13.4	Insulation	X			X
13.5	Pest & Insect	X			X
13.6	Roof Underlay	X			
13.7	Obvious Structural Alterations	X			
13.8	Plumbing	X			
13.9	Evidence of Leaks	X			
13.10	Visible Electrical Wiring	X			
13.11	Celilng Structure	X			
13.12	Hvac	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Manhole: Location & Accessibility
Garage

Insulation: Material Type
Fibreglass

Insulation: Thickness
100mm

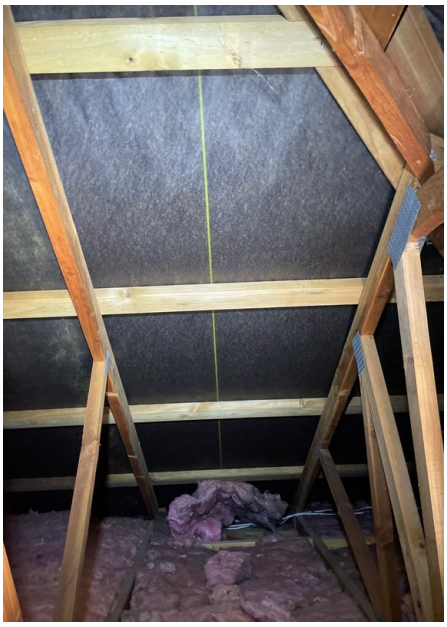
Insulation: Coverage
100%

Insulation: Condition
Reasonable

Insulation: Type
Blanket

Pest & Insect: Infestation
There were signs of some pests.

Roof Underlay: Condition
Ok

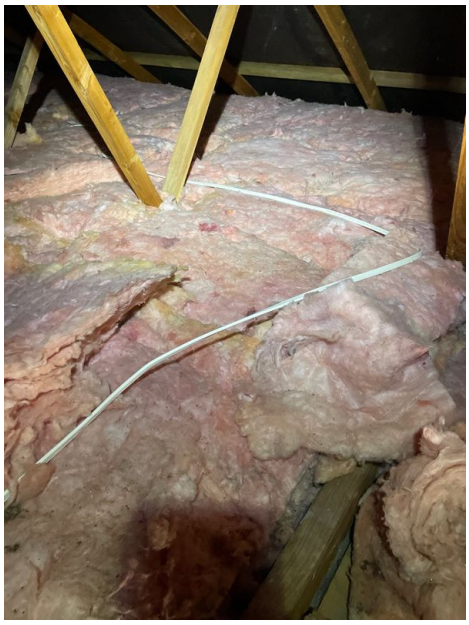


Obvious Structural Alterations: Condition
None

Plumbing: Material
None visible

Evidence of Leaks: Condition
No

Visible Electrical Wiring: Type
TPS cable



Celilng Structure: Material
Timber

Hvac: DVS

Roof Space: Photo




Roof Space: Limitation of access

There is generally limited space in roof cavities, particularly to the lower or outer portions of the home. This does restrict access and in most instances prevents an inspection of the outer or lower areas, including any roof to wall framing connections.

Roof Framing: Type
Timber truss roof


Observations

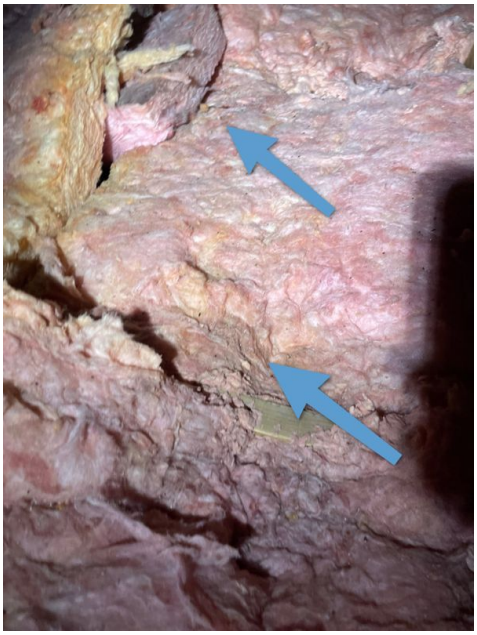
13.4.1 Insulation
DISPLACED INSULATION
Maintenance Item

The insulation has been displaced in areas and requires re-laying.



13.5.1 Pest & Insect
RODENT SIGN
Maintenance Item

There was evidence of some rodents that might be baited, or traps set, to eradicate them.



14: HOT WATER SYSTEMS

		IN	NI	NP	O
14.1	Capacity	X			
14.2	Seismic Restraint	X			X
14.3	Plumbing	X			
14.4	Evidence of Leaks	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Make & Type
Cocks, Low Pressure

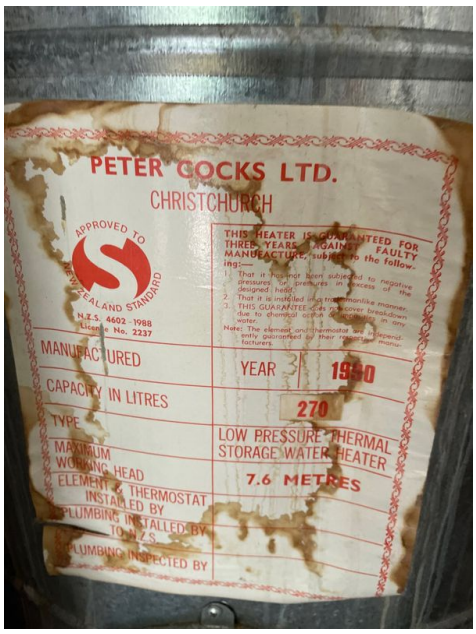
Capacity: Size
270l

Seismic Restraint: Present
No

Plumbing: Type
Copper & plastic

Evidence of Leaks: ---
No Leaks

Photo



Limitations

Hot Water Systems

LIMITATIONS

The testing and commenting on the product, installation, or performance of any System within this dwelling is outside the scope of this inspection. Any inspection or comments made about any systems relates only to the visible components and is the opinion of the Inspector, who is not a qualified Plumber, Electrician, or serviceman. To fully comment on the operation, installation, and performance of any of the systems would require a specialist report from a qualified service personnel. Any system should be serviced as per the manufacturers specification, and we recommend you obtain all service records and specification from the homes' owner, if they are available.

Hot Water Systems

OLDER CYLINDER

The HWC is beyond its life expectancy and should be considered for replacement

Observations

14.2.1 Seismic Restraint

Maintenance Item

NO RESTRAINT

We recommend fitting seismic restraints to prevent movement during an earthquake.

15: HEATING SYSTEMS

		IN	NI	NP	O
15.1	Heating & Air Conditioning	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Heating & Air Conditioning: Location

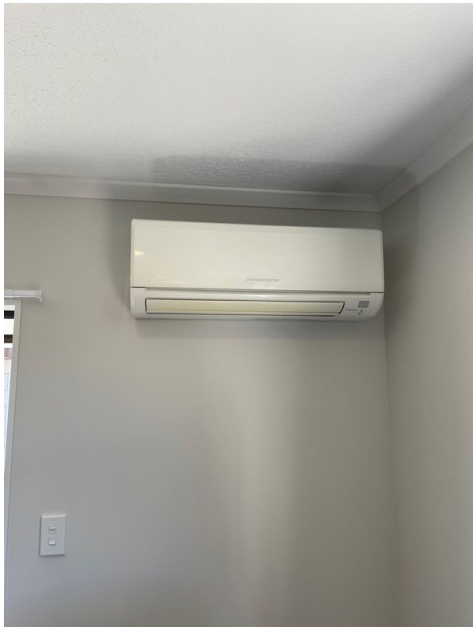
Heat transfer, Lounge

Heating & Air Conditioning: Make & Type

HRV, Mitsubishi, Heatpump

Heating & Air Conditioning: External unit

Heating & Air Conditioning: Photo



Observations

15.1.1 Heating & Air Conditioning

Maintenance Item

NO POWER TO HEATPUMP

The heatpump was not powering up at the time of inspection. All switches appeared to be on. It is recommended that the unit be tested at settlement inspection and repaired if required

16: GROUNDS

		IN	NI	NP	O
16.1	Contour	X			
16.2	Site & Vegetation	X			
16.3	Path & Patios	X			X
16.4	Driveway	X			X
16.5	Fencing	X			X
16.6	Clothesline	X			
16.7	Letterbox	X			
16.8	Gully Traps	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Photo

Contour: Site Contour
Gentle slope

Site & Vegetation: Type
Established

Fencing: Height
1.8m

Clothesline: Type

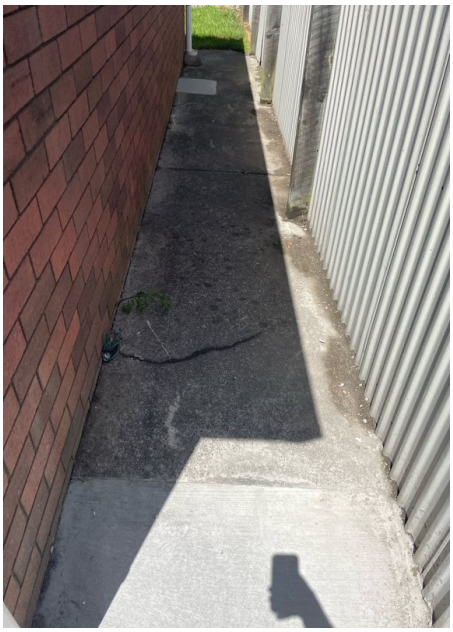
Lift up

Letterbox: Material

Metal

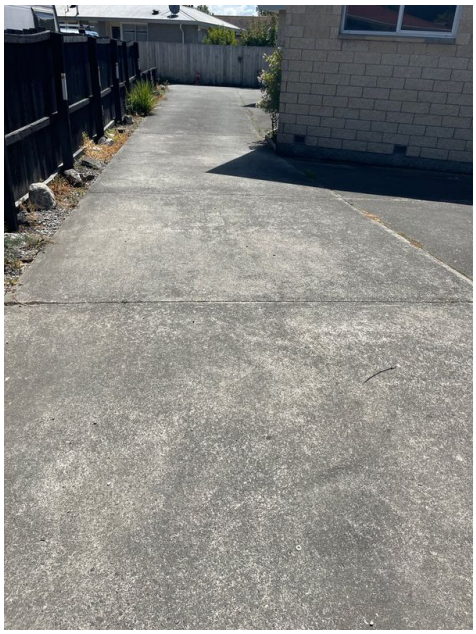
Path & Patios: Material

Concrete



Driveway: Material

Concrete

Fencing: Material

Timber, Metal


Gully Traps: Location
Back of home


Observations

16.3.1 Path & Patios
Recommendation
CRACKING TO CONCRETE PATHS
There are hairline cracks to the concrete paths, this is common and is generally caused by shrinkage / movement of the material. These areas can be repaired or replaced by a concrete placer if desired

16.4.1 Driveway
Maintenance Item
CRACKING TO CONCRETE DRIVEWAY
There are hairline cracks to the concrete paths, this is common and is generally caused by shrinkage / movement of the material. These areas can be repaired or replaced by a concrete placer if desired

16.5.1 Fencing

FENCING HARD TO GROUND

Recommendation

The timber fencing is hard to the ground in areas. This will cause the fence palings to rot in time. It is recommended that clearances are instated to these areas

16.5.2 Fencing

CORROSION TO METAL FENCE

Maintenance Item

There is corrosion to the metal fence. Treatment and recoating of these areas is advised

17: GARAGE

		IN	NI	NP	O
17.1	Garage	X			
17.2	External Doors & Frames	X			
17.3	Garage Door	X			
17.4	Walls	X			
17.5	Ceilings	X			
17.6	Floors	X			X
17.7	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Garage: Photo

External Doors & Frames: Material

Aluminium & glass, Solid core

Garage Door: Material & Type

Metal, Automatic, Roll-Up

Walls: Material

Plaster Board

Ceilings: Material

Plaster Board

Floors: **Coverings**
Concrete

Lighting Fixtures: **Lights & Power Points**
Lights OK

Observations

17.6.1 Floors

Recommendation

FOUDNATION RELEVELING OBSERVED

Concrete releveling is observed to the floor slab. The repair appears to have been made to a trades like manner

18: FOUNDATION

		IN	NI	NP	O
18.1	Location & Accessibility	X			
18.2	Foundation Type	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Spot Floor levels

Spot floor levels were taken using a precision altimeter

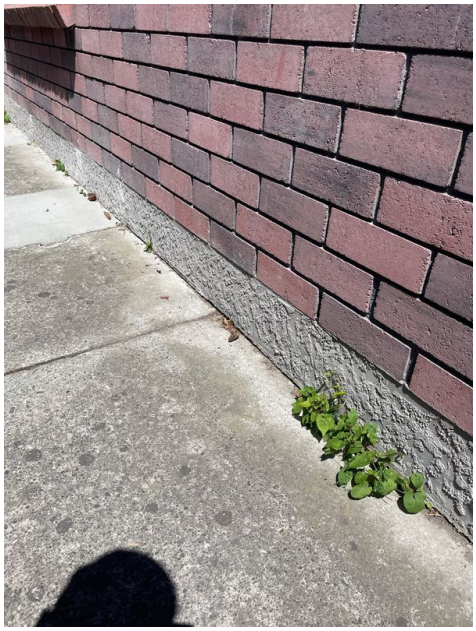
Location & Accessibility: Type

Slab

Foundation Type: Material

Concrete, Slab

Photo



Spot floor levels

Spot floor levels were taken. An approximate variation of 16mm was recorded. This measurement is within MBIEguidelines which state a maximum allowable variation of 50mm across the floor plate.

Floor gradients were not measured as part of this inspection. A full floor level survey is required to determine floor gradients.

Observations

18.2.1 Foundation Type

Recommendation

FOUNDATION RELEVELING OBSERVED

Concrete releveling is observed to the floor slab. The repair appears to have been made to a trades like manner

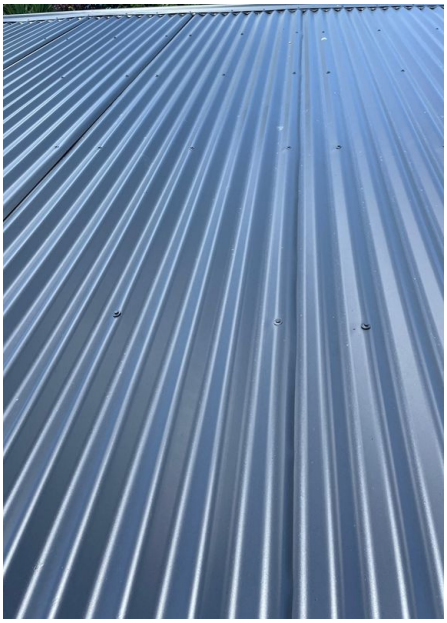
19: ROOF

		IN	NI	NP	O
19.1	Roofing Material	X			X
19.2	Side roof	X			X
19.3	Flashings & Parapets	X			X
19.4	Vents	X			X
19.5	Gutters & Spouting	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

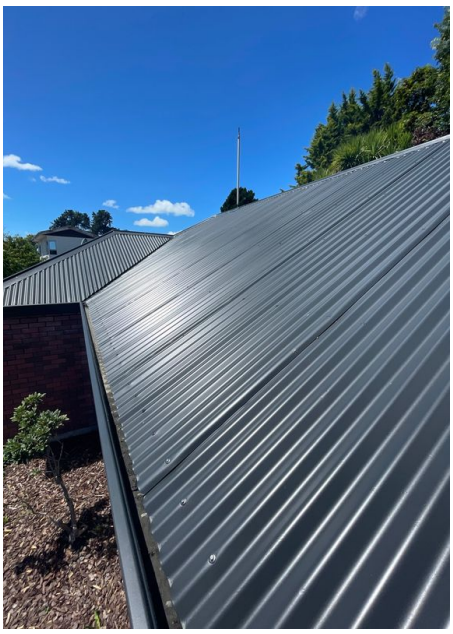
Information

Roofing Material: Material
Long Run, Painted



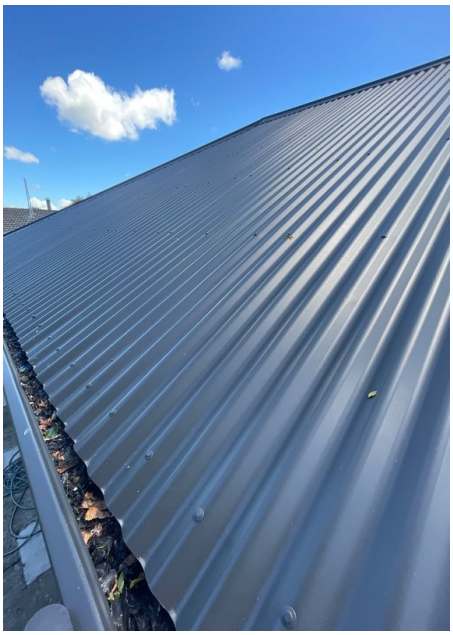
Side roof: Material
Rubber Membrane

Photo



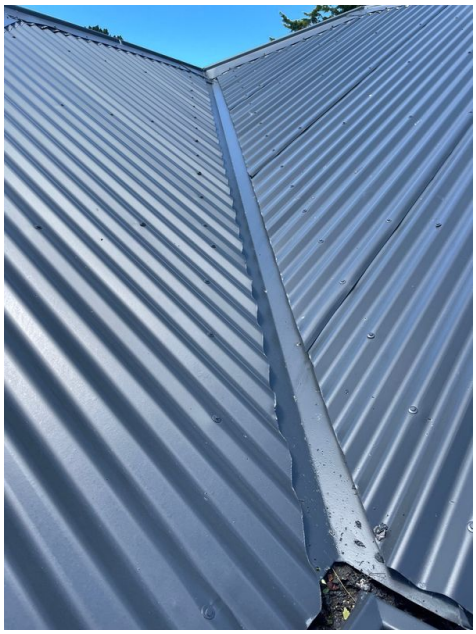






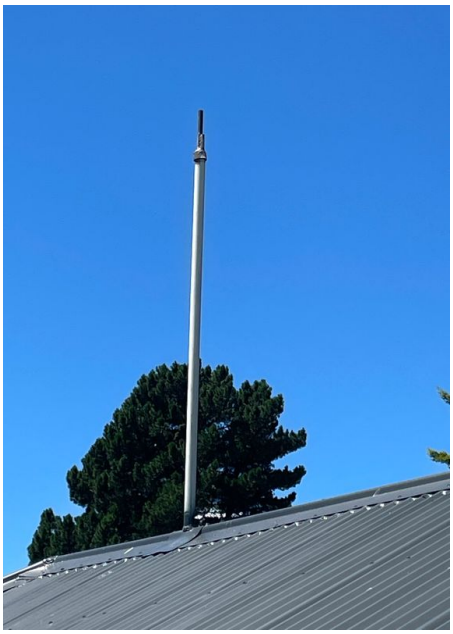
Flashings & Parapets: Material

Metal

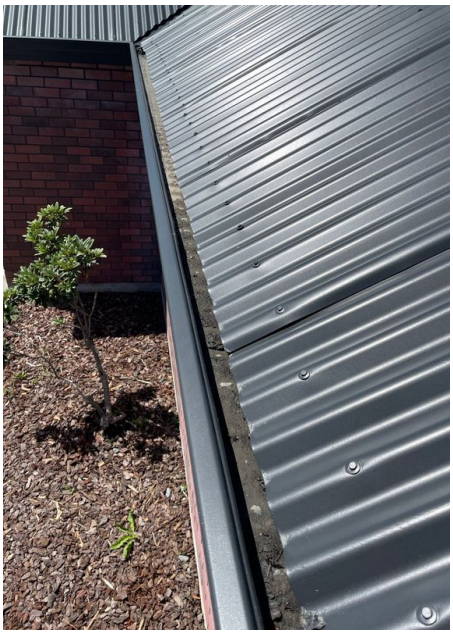
Vents: Material

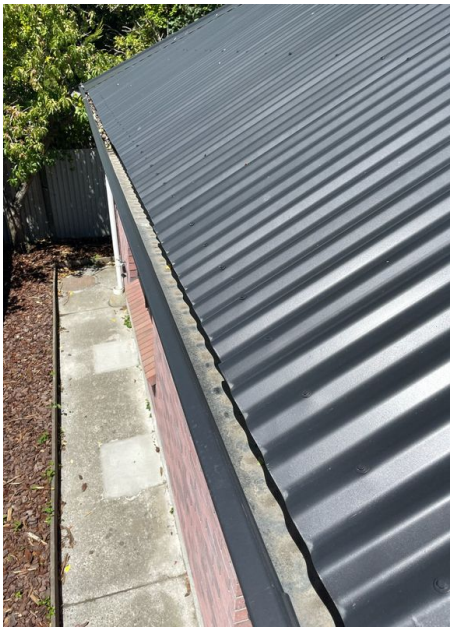
Metal, PVC



Gutters & Spouting: Material

Metal



Limitations

Roof

ROOF NOT INSPECTED

The roof area could not be inspected due to height restrictions and excessive wind limiting the flying of the inspection drone

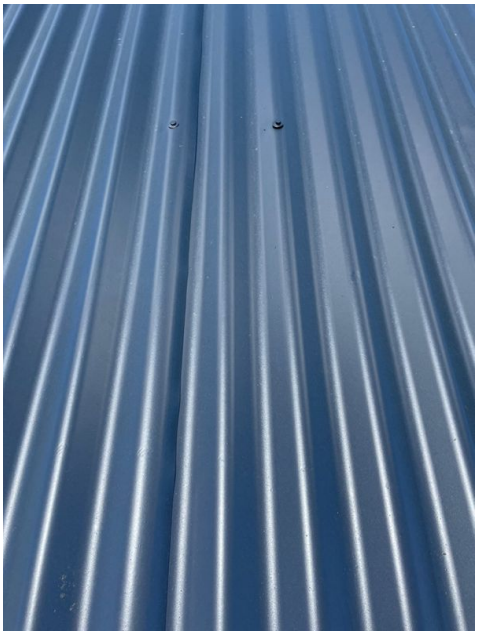
Observations

19.1.1 Roofing Material

Recommendation

NEW PAINT

This roof has been recently painted, which can make the detection of defects difficult.

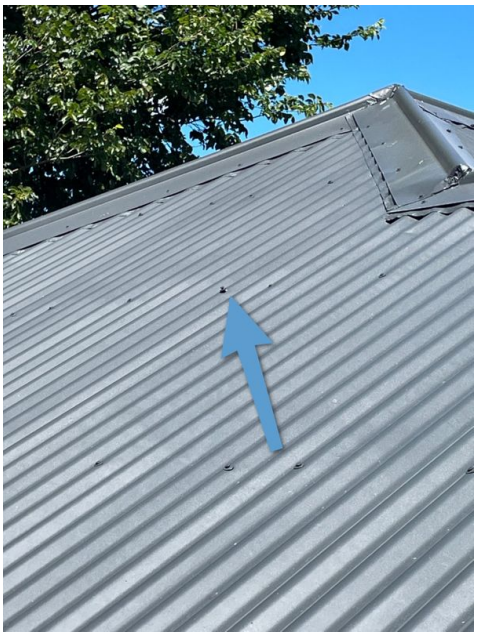


19.1.2 Roofing Material

Maintenance Item

LOOSE OR DAMAGED FIXINGS

There are some loose or damaged fixings that should be pulled and replaced.



19.2.1 Side roof

Maintenance Item

LIFTING MEMBRANE

The rubber membrane is lifting at the perimeter across the highlighted areas of roof. Repair or replacement by a licensed roofer is required

19.3.1 Flashings & Parapets

Maintenance Item

LIFTING SOFT EDGE

The soft edge on the roof flashings should be pushed down or sealed to the roofing to ensure weather tightness.

19.4.1 Vents

Maintenance Item

SEAL AROUND FLASHING

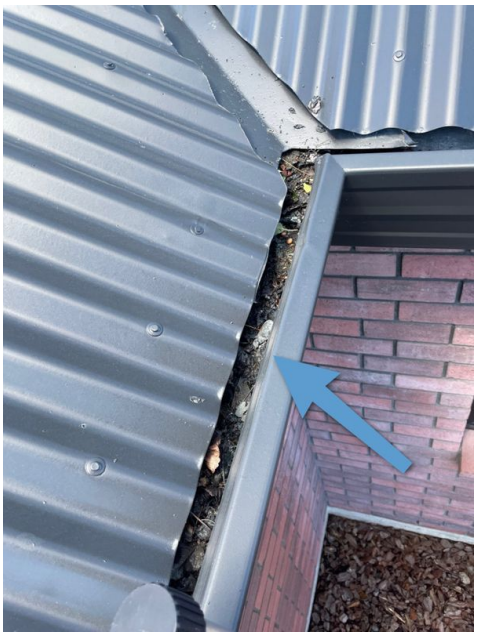
The vent flashing requires remedial sealing to ensure weather tightness.

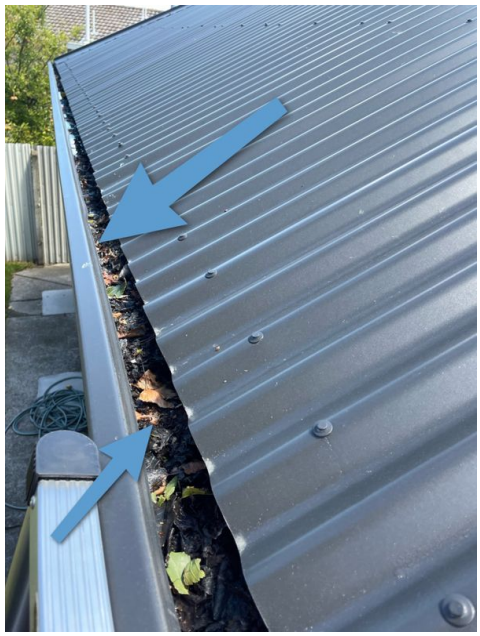
19.5.1 Gutters & Spouting

Maintenance Item

BLOCKED SPOUTING

The spouting is full of debris and requires clearing to allow water to drain freely.





20: HOME EXTERIOR

		IN	NI	NP	O
20.1	Home Exterior	X			
20.2	Construction Type	X			
20.3	Doors	X			
20.4	Joinery (Windows and Doors)	X			
20.5	Vents	X			
20.6	Roofing Material	X			
20.7	Cladding Type	X			
20.8	Fascias & Barge Boards	X			X
20.9	Soffit & Eaves	X			
20.10	Downpipes & Spouting	X			
20.11	Visible Point of Discharges	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Construction Type: Construction Type
Timber

Vents: Material
PVC

Roofing Material: Material
Longrun

Soffit & Eaves: Material

Fibre cement

Visible Point of Discharges: Location

Storm Water

Home Exterior: Home Exterior Overview Photo







Doors: Door

Aluminium & glass

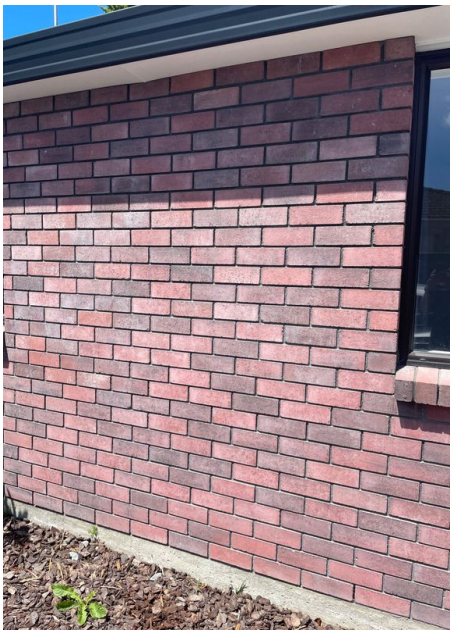
Joinery (Windows and Doors): Material

Aluminium





Cladding Type: Cladding Type
Brick, Shiplap Weatherboard

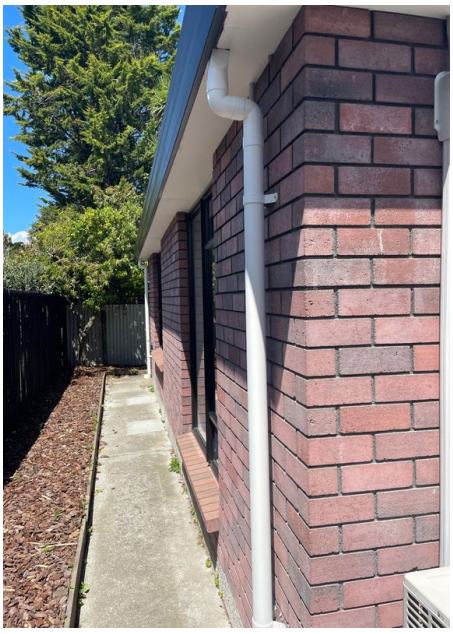



Fascias & Barge Boards: Material

Metal


Downpipes & Spouting: Material

PVC, Metal




Observations

20.8.1 Fascias & Barge Boards

Recommendation

CONCEALED SPOUTING

This home has a concealed spouting system, if the spouting blocks or the joins start to leak, water can penetrate into the soffit and discharge back into the house. This is a weather tightness risk area.

21: ELECTRICAL

		IN	NI	NP	O
21.1	Supply	X			
21.2	Visible Wiring	X			
21.3	Earthing Rod	X			
21.4	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Supply: Entrance
Underground

Visible Wiring: Type
TPS

Earthing Rod: Type
Below the meter box

Lighting Fixtures: Lights & Power Points
Lights OK

Summary

The electrical test is a basic test to ensure the power points are wired correctly. This report should not be seen as an electrical inspection or Certification that the electrics of the home comply with any standards or regulations.

Limitations

Electrical
LIMITATIONS

The testing and commenting on the product, installation, or performance of any System within this dwelling is outside the scope of this inspection. Any inspection or comments made about any systems relates only to the visible components and is the opinion of the Inspector, who is not a qualified Plumber, Electrician, or serviceman. To fully comment on the operation, installation, and performance of any of the systems would require a specialist report from a qualified service personnel. Any system should be serviced as per the manufacturers specification, and we recommend you obtain all service records and specification from the homes' owner, if they are available.

22: PLUMBING

		IN	NI	NP	O
22.1	Water Toby	X			
22.2	Water Shut Off	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Toby: Location
At the street frontage

Water Shut Off: Location
Water toby

Limitations

Plumbing

LIMITATIONS

The testing and commenting on the product, installation, or performance of any System within this dwelling is outside the scope of this inspection. Any inspection or comments made about any systems relates only to the visible components and is the opinion of the Inspector, who is not a qualified Plumber, Electrician, or serviceman. To fully comment on the operation, installation, and performance of any of the systems would require a specialist report from a qualified service personnel. Any system should be serviced as per the manufacturers specification, and we recommend you obtain all service records and specification from the homes' owner, if they are available.

STANDARDS OF PRACTICE

General
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

The Inspector/s is Not Required and Shall Not Move items of furniture during the Inspection. We here by make note, that any issues concealed and / or not inspected due to the restrictions of any such household items, therefore not included in the finial report are advised to be reinspected at a time and cost agreed by parties involved. With our disclosure being that costing may well total the sum of a secondary report.

Roof Space - Ventilation and Insulation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Foundation
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if

doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.