

Property Inspection Report



- Habit Blenheim -

SAMPLE PREMIUM REPORT

Prepared for: Sample Report Only

Property Inspection Report

Payment Terms and Conditions

Upon booking of this building inspection report, the Customer acknowledges that they are liable for the full cost of the inspection and agree to pay Habit Blenheim Trust in full, upon delivery of the report.

Booking an inspection report via the HABiT website booking form, the Customer is to read and agree to terms and conditions by selecting the agreement tickbox. This is then considered an acceptance of these terms and conditions.

Booking with no website access, requires a manual copy of our terms and conditions to be signed and dated by the Customer, and is then considered an acceptance of these terms and conditions.

Where property detail has been submitted incorrectly by the customer via the HABiT website booking form, the inspector will advise of any additional charges, and will charge accordingly.

All transactions will be billed in New Zealand Dollars (NZD). Payment terms are strictly to be paid in full prior to the release of inspection report.

A cancellation fee will be incurred of \$200 incl gst, if cancelled within a 24 hour timeframe prior to scheduled inspection.

The Customer acknowledges that they are liable for all cost incurred by Habit Blenheim Trust in the event of the need to recover the debt. This includes but is not limited to any legal expenses and collection expenses that may be incurred in the recovery of the debt. Interest for the full amount of the inspection will be incurred at the rate 2% per month seven days from the date the report was delivered.

Mission Statement

It is our mission to provide a service that is solution based. We will ensure that our service to you:

- Is professional and totally focused to the task of providing a non-invasive visual inspection of a property with a view to providing an informed detailed, accurate report.
- Benefits all parties with an interest in the purchasing or selling of a property by providing a solution based property inspection service.
- Identifies any deferred maintenance issues (or other defects) that may be highlighted as areas for improvement or concern during the course of any property inspection.
- To provide a list of potential trade suppliers who can assist the purchaser vendor to effect a remedy in any identified problem area.

Through a process of active listening, willingness and communication we continue to provide excellent friendly, flexible service that meets your inspection needs and whenever possible continually develop to improve our service when your feedback shows an opportunity for improvement.

Disclaimer

The Habit Blenheim Trust provides a residential property inspection and reporting service. This service is a non-invasive visual inspection of residential buildings.

The purpose of the inspection is to identify significant defects visible at the time of the inspection.

Please note that without visible signs of water damage, **it is not possible to identify potential roof leaks if the inspection is carried out during fine weather.**

(a) This is a report of a visual only, non-invasive inspection of the area of the building which were readily visible at the time of inspection.

REASONABLE ACCESS. Areas where safe, unobstructed access is provided and the minimum clearances specified in table 1 are available; or where these clearances are not available, areas area's within the inspector's unobstructed line of sight.

NOTE - It shall be clearly stated if no access was available, or accessed to limited areas only was available at the time the inspection was carried out.

Property Inspection Report

Table 1 - Reasonable access Table

Area	Access Manhole (mm)	Crawl space (mm)	Height
Roof space	450 × 400	600 × 600	Accessible from a 3.6 m ladder*
Subfloor	500 × 400	Vertical clearance Timber floor: 400** Concrete floor: 500	
Roof exterior			Accessible from a 3.6 m ladder*
*Or such other means of access that meet OSH requirements. **From underside of bearer.			

The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).

(b) The inspection did not assess compliance with the NZ Building Code including the Code's weathertightness requirements or structural aspects. On request, specialist inspections can be arranged of weathertightness or structure or any systems including electrical, plumbing, gas or heating.

(c) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a), this report may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection.

(d) Dwellings built pre mid-eighties were known to be constructed with asbestos or asbestos based products. This is often visually undetectable. The only definitive way of knowing is to carry out comprehensive testing via test samples to a specialized laboratory.

Please note that without visible signs of water damage, it is not possible to identify potential roof leaks if the inspection is carried out during fine weather.

This report is not to be copied, on sold or relied upon by a third party, nor is it a recommendation as to the advisability of purchase PROVIDED THAT where a purchaser of real estate is required by the terms of the Agreement of Sales and Purchase of Real Estate to provide a copy of this report to the owner of the property then it is done so upon the basis that we have no responsibility whatsoever to the owner of the property in respect of any item whatsoever contained in this report.

This report is valid for 90 days any defects must be reported to us within this time frame.

This report is not a technically exhaustive investigation nor is it practicable to imply every defect has been itemised or identified. The report is based on items that are readily visible at the time of the inspection.

100% NZ Owned and Operated.

Property Inspection Report

A property Report should not be seen as an all-encompassing report dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection. Nor is a Property Report a warranty against problems developing with the building after the date of the report." It is outside the scope of this report to investigate, or comment on if the dwelling complies with any Building Code legislations or Local Body bylaws.

Property Inspection Report

Some comments in this report are assumptions based on building experience, date of the construction or the visual appearance and style of the materials. As this is a visual non-invasive survey, the condition of the internal framing is not known. **This is NOT a leaky home/weathertightness report - it is a non-invasive visual report only.**

All HABI franchises are covered by professional indemnity insurance with the exclusion of Swimming Pool, Total Valuation, NZ Weathertightness, and NZ Earthquake.

Appliances, heating systems, spa pools, alarms, ducted vacuum systems etc may be noted however testing these items is outside the scope of the inspection. Assessing the operation and compliance of open fires and wood burners is outside the scope of this report as they are a specialist field. Both the electrical and plumbing systems are inspected however this is not a detailed assessment with circuit or pressure testing carried out, but rather a visual inspection only. Commenting on the structural integrity of any retaining walls or ground stability is also outside the scope of this report as they are specialist field.

Heating

Heating systems are not tested. These may be noted however testing these items is outside the scope of the inspection. Assessing the operation and compliance of open fires and wood burners is outside the scope of this report as they are a specialist field. We recommend that all fires and heating systems are checked, cleaned and serviced by a specialist in the specific field.

Electrical

We will thoroughly test the power point sockets which can be easily accessed and are in plain view, not obstructed by furniture or belonging. The lighting will also be tested. We will comment on the type of the wiring that is visible in the internal ceiling space and in the sub floor area, we will also photograph the wiring in these areas and we will also photograph the main switch board to show the condition of this area. [Please note, we are not here to conduct an electrical check on the overall wiring of the dwelling,](#) should there be any areas that are not functioning, or that appear in need of further attention by a qualified electrician, we will state that in our report main summary area.

Plumbing

We will test all of the wet areas where possible, we will test and comment on the overall plumbing function quality and we will comment on the general condition of the plumbing that will be visible in the sub floor or in the internal ceiling space. We will provide photographs of the plumbing in those areas. Should we feel that there is further attention required on the plumbing by a registered plumber, we will state that in the main summary area of our report.

Level of Reporting

The inspection includes an assessment of the condition of the following areas of a property:

- The Building Site
- The Subfloor Space
- The Exterior of the Building
- The Roof Exterior
- The Roof Space
- The Interior of the Building
- Exterior Windows and Doors
- Services
- Ancillary Spaces and Buildings

Definitions

Excellent Condition

Item or area in new or near new condition. Well presented visibly, structurally sound and well secured. Functions as designed. Should the area be a moving part such as a window or door, these function with ease and any attachment they have is secure and in working condition.

Good Condition

May have minor signs of aging and or slight marking with general wear and tear, but still works in a functional manor and is structurally sound.

Reasonable Condition

Shows signs of deterioration, decay or cosmetic damage due to lack of maintenance, age or misuse. These areas may continue to deteriorate unless maintained.

Remedial Work/Attention Required

Damage is evident or is not functioning as designed. For each area mentioned as requiring remedial attention, the inspector will provide a detailed explanation for the nature of the problem and in his or her opinion the degree of work to remedy the situation.

Property Inspection Report

Inspection Details - Property Inspection Report

Inspection Details:

Date: 5/6/2019.

Time of Appointment: 9.00am.

Inspection For: Sample Report Only

Inspector on this property: Habit Inspector.

General Description: This is a single storey dwelling located on a level site. The dwelling was constructed in 1999 and is of a steel frame type construction fixed to a concrete floor foundation. The cladding consists of painted long run five rib iron and painted brick veneer fitted with single glazed aluminium joinery.

Weather: Raining.

Summary: The summary is an overall view of the areas listed in the property inspection report. [Not all significant defects are noted in the main summary. The whole report is required to be read in full in order for you to have a comprehensive understanding of our findings.](#)

[Structural Defects that require immediate attention:](#) No structural defects that are of concern to the purchaser, or that would compromise the structural integrity and safety of the dwelling were visible on the day of inspection.

[Moisture ingress, or moisture damage found, these areas are:](#) A non-invasive moisture test was conducted throughout the house around exterior walls and behind wet areas where possible. [There is elevated moisture readings found at the base of the ensuite wall next to the shower. The shower has a small leak when tested between the shower base and glass surround, this requires re-sealing. There is an elevated reading found also on the wall behind the ensuite toilet. The toilet is not secured to the floor and may have leaked around the pipe fixtures as a result of this. Further inspection and remedial work of a registered plumber is required.](#)

[Please note,](#) we can not always access all areas to moisture test on the day due to furnishings, personal belongings etc... and would recommend these areas be further inspected by the buyer or us once the dwelling is fully cleared out before going unconditional.

Methodology used for moisture testing: Survey master moisture meter.

[External area of the dwelling comments:](#) Well constructed, well maintained. The dwelling is in a good sound condition, both structurally and cosmetically. There should be no requirement for any replacement of the base materials, or a cosmetic upgrade for some time.

All areas inspected in the internal ceiling space, and in the sub floor area have been well constructed, comply with the building standards of that time, and are in a sound condition.

[No sewer, storm water or waste water pipes are checked as this cannot be viewed without specialist camera equipment. We suggest all drains are checked with a camera and cleared if need be. On our visual inspection we cannot determine the condition of this pipe work. Blocked drains can occur at any time so it does pay to check.](#)

[Foundation Area comments:](#) The Concrete floor pad appears to be in a good sound condition. Externally there are no visible fractures evident. Internally there does not

Property Inspection Report

appear to be any major unevenness or damage felt under the internal linings.

Please note a full floor levelling survey is not carried out in this inspection, this is a visual inspection only. Any visual defects found will be noted in report for further investigation.

Internal inspection comments: The internal linings are in good sound condition. There is a crack noted in the dining room ceiling lining (not of a structural concern) and a small wing wall between the kitchen/lounge that require cosmetically addressing.

Damaged carpet was evident in the dining room and damaged tiles noted at the end of the bath (detailed in report)

All wet areas were tested, good pressure found, no major leaks or blockages found however the ensuite shower has a minor leak that requires re-sealing.

All power points that were easily accessed and in plain view were tested and found to be in good working condition.

The dwelling is insulated in the internal ceiling space as shown in the internal ceiling space area.

Alterations & Additions Comments: No obvious alterations or additions to the inspector visually have been carried out. We suggest that council records are checked to view the original plans of the dwelling to be sure this is the case.

Heating systems: No heating systems were fully checked and tested on the day of inspection. Heating systems are a specialist field which require a specialist to carry out a separate inspection. Heating systems may be noted but are not tested or inspected.

Heat pumps: Heat pumps are installed in this dwelling, we suggest the filters are cleaned regularly and serviced as per manufactures instructions. Heat pumps are not fully tested or inspected.

Mains Power:

Mains power fuse board is found around, southern side of the dwelling, Reasonably modern fuses are installed.



Wiring:

Wiring viewed in this dwelling all looked to be modern Plastic Coated TPS Wiring. See the ceiling space and subfloor sections for photos of the wiring installed.

Mains Water Supply:

The mains water supply toby was not found on the day of inspection.

Plumbing:

Modern PVC Plumbing is installed in this property.

Property Inspection Report

Site - Property Inspection Report

Site:

Section details:

Level site.

Driveway:

Asphalt, Good fall for drainage, Good condition.



Asphalt, Shared, Good condition.



Remedial attention suggested. Surface upgrade suggested where the driveway is incomplete.



Gates over driveway:

Gate is in good working condition.

Fencing General:

Timber Fencing material in: Good Condition.



Property Inspection Report

Solid concrete panels, Fencing material in:
Excellent condition

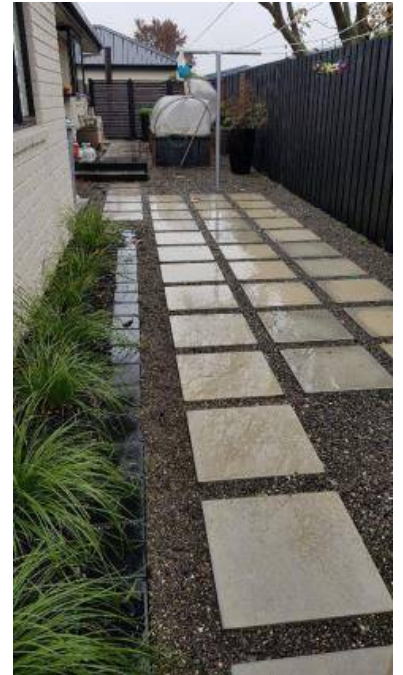


Paths:

Concrete, Excellent condition



Combination, Concrete, Paving installed,
Excellent condition



Clothesline:

Excellent condition

Water Pooling:

Water pooling in the corner of the driveway
here at the time of the inspection.



Summary and comments from the inspector on this area: This site is in a well established and well presented condition.

Image Site Area 1:

Outbuilding not inspected.



Property Inspection Report

Image Site Area 2:

Spa pool not tested or inspected.



Image Site Area 3:

Outbuilding not inspected.



Property Inspection Report

Garage - Property Inspection Report

Garage:

General: Double, Stand Alone.

Roof cladding: Painted long run iron, Secured well in place, Material in, Good Condition

Please note, The roof was only viewed from the ladder as it was unsafe to gain access onto the roof due to the weather conditions and in accordance with "Work Safe New Zealand" working at height regulations.



Roof Pitch This roof pitch meets today's code.

Gable Hardie Plank. Material in, Good Condition.



Guttering: Colour Steel, Secured, material in, Good Condition, **Remedial attention suggested, A thorough internal clean is required.**

External Wall Cladding: Brick veneer, Material in, Good Condition.



Material in, Good Condition.



Property Inspection Report

Material in, Good Condition.



Ground Clearances

Good ground clearance from the finished ground level outside to the finished floor level inside.

Fascia:

Metal Fascia, Good Condition.

Window sash and function:

Single glazed, Good.

Downpipes:

PVC, Secured, Drains into stormwater outlet, Good Condition.

Main Door:

1 Automatic Tilt, Functions as designed, Good working Condition.

Side Doors:

1 Hinged door, Functions as designed, Good Condition.

Door panels & reveal areas

Material in, Good condition.



Internal linings:

Unlined, Manufactured trusses, Internal framing visible, Well secured, Material in, Good Condition.



Property Inspection Report

Lighting and power points: Lighting installed, Power points installed.

Tested: Tested, Working. [Tested, not working as designed, Bulbs required.](#)

Internal Fixtures Workbench.

Flooring Combination, Concrete floor slab (painted), Carpet over concrete. Floor not inspected, Reasonable Condition.



cracking is evident, this is due to natural movement and curing, not a structural issue.



General summary and comments from the inspector on this area. Good Condition. Well presented visibly, structurally sound and well secured. Functions as designed.

Property Inspection Report

Exterior - Property Inspection Report

Building Exterior:

General: Single Storey.

Roof cladding main: Painted long run iron, Secured well in place, Material in, Good Condition.

Please note, The roof was only viewed from the ladder as it was unsafe to gain access onto the roof due to the weather conditions and in accordance with "Work Safe New Zealand" working at height regulations.



Secured well in place, Material in, Good Condition.



Secured well in place, Material in, Good Condition.



Roof Pitch This roof pitch meets todays code.

Main roof flashings & ridge capping: Good flashings, well secured, Material in, Good condition.



Aerials: 1 Installed Secured Well, Good Condition.



Property Inspection Report

Outlet Pipes:

PVC, Reasonably well flashed, Material in, Good Condition. Remedial attention required
Minor sealing around base of the flashing required.



Fascia:

Metal Fascia, Material in, Good Condition.



Eaves:

Paint compressed fibre cement, Secured well, Material in, Good Condition.



External Wall Cladding:

Painted brick veneer, Material in, Good Condition.



Material in, Good Condition.



Property Inspection Report

Material in, Good Condition.



Material in, Good Condition.



Ground Clearances

Good ground clearance from the finished ground level outside to the finished floor level inside.

Gas external connections:

Gas installed. Not inspected, this is outside our scope. A gas certificate should be supplied and will be logged individually in the respective areas.



Heat Pump Unit:

The heat pump unit is found on the east side. Fixed securely



Property Inspection Report

The heat pump unit is found on the west side.
Fixed securely



Borer: No.

Mildew: No mildew evident.

External Joinery Aluminium, Material in, Good Condition.

Window Sills & Scribes Brick veneer, Good Condition.

Flashings over windows and door areas: No flashings over the door and windows, not required as the joinery is hard up to the eave.



The cladding is over lapping the joinery here acting as a flashing.



Guttering: Colour Steel, Secured, material in, Good Condition.

Downpipes: PVC, Secured, Drains into stormwater outlet, Material in, Good Condition.

Storm water: P.V.C, [We recommend all drains are checked with a camera and cleared if need be. On our visual inspection we cannot determine the condition of this pipe work. Blocked drains can occur at any time so it does pay to check, even though there were no signs on inspection.](#)

Exterior Taps: Tested, working.

Gully Trap P.V.C, [We recommend all drains are checked with a camera and cleared if need be. On our visual inspection we cannot determine the condition of this pipe work. Blocked drains can occur at any time so it does pay to check, even though there were no signs on inspection.](#)

Paint: Good Condition.

Ground Floor Deck: Timber Decking, Excellent condition.



Subsidence: No signs.

Property Inspection Report

Foundation: Reinforced Concrete Ring, Good condition.

Summary and comments from the inspector on this area. Good condition. Well presented visibly, structurally sound and well secured. Functions as designed. Remedial tasks if listed

Property Inspection Report

Kitchen/Dining/Living Room - Property Inspection Report

Kitchen/Dining/Living Room:

General:

Open plan.



Property Inspection Report

Internal ceiling and wall linings:

Base linings intact, Reasonable Condition, Remedial attention required, Cosmetic upgrade required where the wall has been slightly extended.



Cracking evident to the ceiling plaster join here. Not of a structural concern. Remedial attention required, Cosmetic upgrade required.



Remedial attention suggested, Cosmetic upgrade required. Below dining room window.



Property Inspection Report

Stain found in ceiling, most likely caused from insect spray device. Remedial attention suggested, Cosmetic upgrade required.



Window sash and function: Single glazed, Aluminium frame, Functions. Good.

Window Reveals & Sills Base materials are in, Reasonable Condition. Remedial attention suggested. Cosmetic upgrade required (lounge bay window).



Door types and function standards for this room: Combination, Hinged door, Sliding door, Functioning, Good.

Door panels and door reveals: Base materials are in, Good Condition, Remedial attention suggested, Cosmetic upgrade required.



Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Multiple.

Tested: Tested, working.

Floor Covering: Carpet fitted, Reasonable Condition.



Vinyl fitted, Reasonable Condition.



Property Inspection Report

Remedial attention suggested, Re-fixing required of tiles here.



Remedial attention, Damage evident, replacement of damaged area recommended.



Tile fitted, Remedial attention suggested. Re-fixing required of tile area at the front door.



Heating:

Heat pump Installed. Operational on day of inspection, however we do not fully test, this is outside of our scope. We recommend heat pumps are serviced on a regular basis.



Bench top:

Formica, Splash back fitted, Good condition.



Joinery Units:

Good condition, good working order.



Property Inspection Report

Refrigerator Area:

An area has been built within the joinery units.



Sink Area:

Single, Stainless steel, Draining well without blockages. Good condition.

Plumbing:

The pipe work under the sink is functioning well under pressure, pipe work is in good condition.

Tap Area:

Single mixer, Good pressure.

Oven:

Modern conventional type, Wall mounted design, Tested, working. Good condition.

Be aware thermostats are not checked. This is a specialised inspection which we do not carry out. We simply check if the oven heats up or not.



Oven cook top:

4 Gas hob, Tested, working, Good condition.



Additional appliances:

Dishwasher installed, **Not tested or inspected.**

Range hood installed, Tested, working, Good condition.

Areas of moisture

No moisture readings of concern were found in this room on the day of inspection.

General Summary, and comments from the inspector on this area: Good tidy area, well presented.

Property Inspection Report

Bathroom/Ensuite - Property Inspection Report

Bathroom/Ensuite:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition, Remedial attention suggested, Cosmetic upgrade required.



Property Inspection Report

Remedial attention suggested, Cosmetic upgrade required.



Window sash and function: Single glazed, Functions. Good.

Window Reveals & Sills Base materials are in, Good Condition.

Door types and function standards for this room: Hinged door, Functioning Good.

Door panels and door reveals: Base materials are in, Good Condition.

Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Double Switch Socket.

Tested: Tested, working.

Floor Covering: Tile fitted, Good Condition.

Shower: Walk in design, PVC linings, Good Condition.



Remedial attention required, Re-sealing required here.



Property Inspection Report



Shower Water Control: Hand held shower rose, Single mixer, Good water pressure.

Shower Base: PVC, Easy Waste Fitted, Good Condition.

Shower Door: Glass door, Good Condition.

Toilet Cistern: Double flush plastic cistern, Reasonable Condition.

Toilet Pan: Requires re-fixing to the floor



Towel Rail: Heated towel rail, not tested. Well secured & in good condition.

Vanity Unit General: 1 unit, Draining well without blockages, Good Condition. Draining well without leaks or blockages.



Plumbing: The pipe work under the sink is functioning well under pressure, pipe work is in good condition.

Vanity Unit Taps: Two single taps, Good water pressure.

Extraction Unit: Heat lamp, extraction unit and lighting system, Tested, Good working condition. Shower dome fitted.

Areas of moisture Relative moisture readings of concern were found in this area.



Relative moisture readings of concern were found in this area.



General Summary, and comments Reasonably well presented room. Linings intact. Remedial tasks if listed, generally

Property Inspection Report

from the inspector on this area: cosmetic in nature. Wet areas tested, good working condition.

Bathroom #2

General: Separate room.



Internal ceiling and wall linings: Base linings intact, Good Condition.

Minor cracking evident to the plaster join above the doorway, this is a common place where you will get movement, [Cosmetic upgrade suggested.](#)



Window sash and function: Single glazed, Functions. Good.

Window Reveals & Sills Base materials are in, Good Condition.

Door types and function standards for this room: Hinged door, Functioning Good.

Door panels and door reveals: Base materials are in, Good Condition.

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Double Switch Socket.

Property Inspection Report

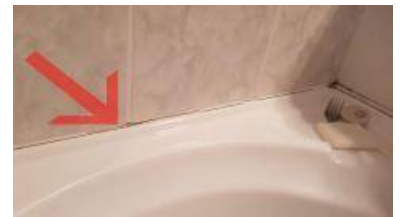
Tested: Tested, working.

Floor Covering: Tile fitted, Good Condition.

Bath: Built in Bath, Good bath surface and surround.



Remedial attention suggested, Re-sealing required here between the bath and tiles.



Remedial attention required, Damage tiles evident at the end of the bath, replacement of damaged area.



Taps: 2 single taps over the bath, Good water pressure.

Shower: Walk in design, PVC linings, Glass surround, Good Condition.



Property Inspection Report

The mid section of the shower liner is not sealed back tight to the wall here. The shower appears watertight however in time be aware this liner may require re-glueing and sealing.



Shower Water Control: Single mixer, Good water pressure.

Shower Base: PVC, Easy Waste Fitted, Good Condition.



Shower Door: Glass door, Good Condition.

Towel Rail: Heated towel rail, not tested. Well secured & in good condition.

Vanity Unit General: 1 unit, Draining well without blockages, Reasonable Condition.



Plumbing: The pipe work under the sink is functioning well under pressure, pipe work is in good condition.

Vanity Unit Other: Doors, Moisture damaged noted to the base of the door fronts here.



Vanity Unit Taps: Two single taps, Good water pressure.

Extraction Unit: Heat lamp, extraction unit and lighting system, Tested, Good working condition.

General Summary, and comments from the inspector on this area: Good tidy area, well presented. Well sealed area. Good functioning area.

Property Inspection Report

Toilet - Property Inspection Report

Toilet:

General: Separate room.



Internal ceiling and wall linings: Base linings intact, Good Condition.

Minor cracking evident to the plaster joins next to the window, this is a common place where you will get movement, [Cosmetic upgrade suggested.](#)



Window sash and function: Single glazed, Aluminium frame, Functions. Good.

Window Reveals & Sills Base materials are in, Good Condition.

Door types and function standards for this room: Hinged door, Functioning, Good.

Door panels and door reveals: Base materials are in, Good Condition.

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working.

Floor Covering: Tile fitted, Good Condition.

Toilet Cistern: Double flush plastic cistern, Good Condition.

Toilet Pan: Fixed firmly to floor.

Property Inspection Report

Areas of moisture

No moisture readings of concern were found in this room on the day of inspection.

General Summary, and comments from the inspector on this area: Good tidy area, well presented.

Property Inspection Report

Bedroom - Property Inspection Report

Bedroom #1

General: Separate room.



Internal ceiling and wall linings: Base linings intact, Good Condition, Remedial attention suggested, Cosmetic upgrade required.



Window sash and function: Single glazed, Aluminium frame, Functions. Good.

Window Reveals & Sills Base materials are in, Good Condition.

Door types and function standards for this room: Hinged door, Good.

Door panels and door reveals: Base materials are in, Good Condition.

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Multiple.

Tested: Tested, working.

Floor Covering: Combination, Carpet fitted, Tile fitted, Good Condition.



Property Inspection Report

Heating: Heat pump Installed. Operational on day of inspection however we do not fully test, this is outside of our scope. We recommend heat pumps are serviced on a regular basis.



Wardrobe: Walk in design, Lighting installed.

Wardrobe Doors: Hinged design, Functions as designed, Good Condition.

Areas of moisture No moisture readings of concern were found in this room on the day of inspection.

General Summary, and comments from the inspector on this area: Good tidy area, well presented, functions well.

Bedroom #2

General: Separate room.



Internal ceiling and wall linings: Base linings intact, Good Condition.

Window sash and function: Single glazed, Aluminium frame, Functions. Good.

Window Reveals & Sills Base materials are in, Good Condition.

Door types and function standards for this room: Hinged door, Functioning, Good.

Door panels and door reveals: Base materials are in, Good Condition.

Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Double Switch Socket.

Tested: Tested, working.

Floor Covering: Carpet fitted, Good Condition.

Property Inspection Report

Heating: Electric heating Installed. **Not tested, this is outside of our scope.**



Wardrobe: Single size, Internal design.

Wardrobe Doors: Hinged design, Functions as designed, Good Condition.

Areas of moisture No moisture readings of concern were found in this room on the day of inspection.

General Summary, and comments from the inspector on this area: Good tidy area, well presented, functions well.

Bedroom #3

General: Separate room.



Internal ceiling and wall linings: Base linings intact, Good Condition.

Minor cracking evident to the plaster join above the doorway, this is a common place where you will get movement, **Cosmetic upgrade suggested.**



Window sash and function: Single glazed, Aluminium frame, Functions. Good.

Window Reveals & Sills Base materials are in, Good Condition.

Door types and function standards for this room: Hinged door, Functioning, Good.

Door panels and door reveals: Base materials are in, Good Condition.

Property Inspection Report

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Double Switch Socket.

Tested: Tested, working.

Floor Covering: Carpet fitted, Good Condition.

Heating: Electric heating Installed. **Not tested, this is outside of our scope.**



Wardrobe: Double size, Internal design.

Wardrobe Doors: Hinged design, Good Condition.

Areas of moisture No moisture readings of concern were found in this room on the day of inspection.

General Summary, and comments from the inspector on this area: Good tidy area, well presented, functions well.

Bedroom #4

General: Separate room.



Internal ceiling and wall linings: Base linings intact, Good Condition.

Window sash and function: Single glazed, Aluminium frame, Functions. Good.

Window Reveals & Sills Base materials are in, Good Condition.

Door types and function standards for this room: Hinged door, Functioning, Good.

Door panels and door reveals: Base materials are in, Good Condition.

Property Inspection Report

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Double Switch Socket.

Tested: Tested, working.

Floor Covering: Carpet fitted, Reasonable Condition.

Wardrobe: Single size, Internal design.

Wardrobe Doors: Hinged design, Functions as designed, Good Condition.

Areas of moisture No moisture readings of concern were found in this room on the day of inspection.

General Summary, and comments from the inspector on this area: Good tidy area, well presented, functions well.

Property Inspection Report

Laundry/Hallway - Property Inspection Report

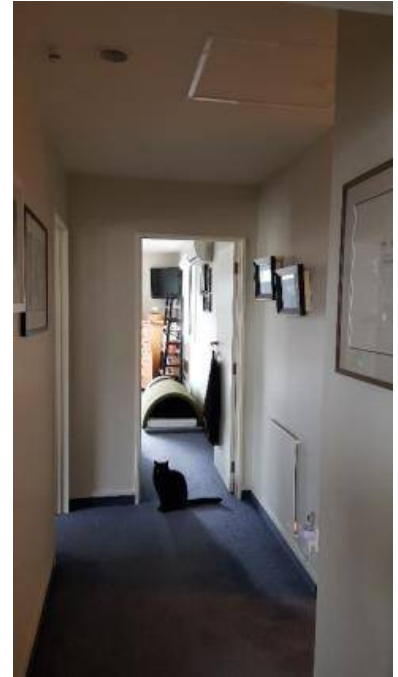
Laundry/Hallway:

General:

Open plan.



Property Inspection Report



Internal linings:

Base linings intact, Good Condition.

Minor cracking evident to the ceiling lining here, this is a common place where you will get movement, [Cosmetic upgrade suggested](#).



Window sash and function:

Single glazed, Aluminium frame, Functions. Good.

Window Reveals & Sills

Base materials are in, Reasonable Condition, Cosmetic upgrade suggested.

Door types and function standards for this room:

Hinged door, Functioning, Good.

Door panels and door reveals:

Base materials are in, Good Condition.

Lighting:

Installed, Missing face plate noted.



Tested:

Tested, working, [Tested, not working, Bulb required](#).

Power Points & Sockets:

Multiple.

Tested:

Tested, working.

Property Inspection Report

Floor Covering:

Combination, Carpet fitted, Reasonable Condition.



Tile fitted. Good Condition.



Heating:

Electric heating Installed. **Not tested, this is outside of our scope.**



Smoke Alarms:

Multiple, Battery smoke detector fitted in this room.

Storage:

Storage cupboards here.

Storage area doors:

Hinged door, Function as designed, Good Condition.

Tub:

Super tub with necessary washing machine connections, Draining well without blockages. Reasonable Condition.



Plumbing:

The pipe work under the sink is functioning well under pressure, pipe work is in good condition.

Taps:

Good water pressure.

Areas of moisture

No moisture readings of concern were found in this room on the day of inspection.

Property Inspection Report

General Summary, and comments Good tidy area, well presented, functions well.
from the inspector on this area:

Image 1:

HRV system was operational on day of the inspection however we do not fully test or inspect as this is outside our scope. Fuse board located in this area



Property Inspection Report

Internal Ceiling Space - Property Inspection Report

Internal Ceiling Space:

Access Point: Hallway area.

Access into Access into and movement in the internal ceiling space is generally good.

Insulation Fibreglass batts. Insulation has reasonable thickness here, has reduced in thickness over time. Still in place, reasonably tidy.



Roof lining Lining paper, Good condition, secure, no deterioration on the roof lining installed, some slight sagging or movement evident but no real issues of concern.



Roofing type Factory manufactured trusses installed here, The factory manufactured trusses are secure, and in a good sound condition.



Plumbing P.V.C, The plumbing installed in this area is secure, and shows no signs of any moisture leaks, or damage.

Please note due to insulation cover and locations of some of the plumbing not all plumbing can be fully viewed to inspect.

Wiring Wiring installed here, The wiring here is a modern plastic coated design. Well stowed, the wiring appears to be in good condition.



Extraction Unit Hosing: The extraction unit hosing is in good condition. Well connected vented to the outside area.



Property Inspection Report

The hosing here requires remedial attention.
Re-connecting required above the ensuite area.



Ceiling construct

Ceiling baton construction in this dwelling, The ceiling batten construction here is tidy, and in a good sound condition.

Pest & debris:

No pest or debris evident in the internal ceiling space.

Signs Of Water Damage:

No signs of water damage or water staining on the day of inspection.

Summary for this area

Good, tidy, sound condition. No large remedial tasks required, no major issues of any kind in this area.

Property Inspection Report

Hot Water Heating System - Property Inspection Report

Hot Water Heating System:

Location: The system is found outside.



Method of heating: Electric ignition with gas.

Size: Infinity.

Pressure: Mains Pressure.

General comments on the connections: The connections evident appear to be in a reasonable condition. Natural signs of ageing, no sign of any major damage or moisture leaks evident here when inspected.



Please note we do not specialize in califont systems. We only check for leaks and to make sure the califont is operational on day of the inspection. For a comprehensive inspection we suggest a gas fitter/plumber further inspect.

Property Inspection Report

Certificate of Inspection

Certificate of Inspection

Client: Sample Report Only

Site Address: Sample Premium Report.

Inspector: Habit Inspector.

Company: Habit Blenheim Trust.

Qualifications: National Certificate in Carpentry & Joinery.
Licensed Building Practitioner
LPB Number....
Expiry:.....

Date of Inspection: 5/6/2019.

Time of Appointment: 9.00am.

The Following areas of the property have been inspected:

Site: Yes.

Subfloor: No.

Exterior: Yes.

Roof Exterior: Yes. Limited.

Roof Space: Yes. Limited.

Interior: Yes.

Services: Yes. Limited.

Accessory units, ancillary spaces and buildings: Yes. Limited.

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

Property Inspection Report

I hereby certify that I have carried out the inspection of the property site at the above address - and I am competent to undertake this inspection.

Signature:

Andrew Lucas.

