

# Property Inspection Report



**- Habit New Zealand Limited -**

***Sample Report. 1945 Direct Fixed Cladding With Issues***

***This report is for the sole benefit of:  
Sample Report Only***

# Property Inspection Report

## Terms and Conditions

### *Payment Terms and Conditions*

Upon booking an inspection report, the Customer acknowledges that they are liable for the full cost of the inspection and agree to make payment to Habit New Zealand Limited in full, prior to the release 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 New Zealand Limited in the event of the need to recover any 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 or 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.

# Property Inspection Report

## Disclaimer

Habit New Zealand Limited 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 below are available; or where these clearances are not available, areas 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.

**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.  
As per working from heights New Zealand, roofs over 25 degrees will not be accessed but the inspector will view the roof where possible off as safe working platform.  
\*\*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) above, 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.

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 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

## *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.

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 Pools, Total Valuation, NZ Weathertightness, and NZ Earthquakes), up to \$1,000,000 NZD.

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 a 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 registered 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.

# Property Inspection 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 manner 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**

Where 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:* This dwelling was inspected on 12/05/2017. This report refers to findings on that day only.

*Time of Appointment:* 9:30 a.m.

*Inspection For:* This report is for the sole benefit of: Sample report.

*Inspector on this property:* Habit New Zealand Limited.

*People on Site:* The tenant was onsite for the duration of the inspection.  
The real estate agent and valuer were on site for part of the inspection.

*Weather:* Cloudy & Overcast, Raining.

*General Description:* This is a single storey dwelling constructed in 1945 as per QVNZ. The dwelling has under gone numerous alterations since this date.

The dwelling is constructed on brick foundation walls and brick piles. Other areas there is a solid concrete foundation wall, concrete and timber piles. The exterior cladding is solid plaster directly over building paper with wire mesh. There are areas of vertical timber shiplap and compressed fiber cement, this product may be asbestos. The joinery is a combination of single glazed aluminium and timber. The roofing material is butynol to the main flat roof and corrugated coloursteel to the single pitched roof.

The property is situated on a sloping section in the Porirua suburb of Titahi Bay.

*Areas not inspected:* [Areas which were not inspected on this property are:](#)

[Roof space as there is none.](#)

[The subfloor under the bathroom as this area was built so close to the ground it cannot be accessed.](#)

*Risk analysis Guide:*

Wind zone. Very high risk.  
Very high wind zone described by BRANZ.

Number of stories. Low risk. One storey.

Roof/wall intersection design. Very high risk.  
Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys etc).

Eaves width. Very high risk.  
0 - 100mm at first floor, 100 - 450mm at second floor level, or 450 - 600mm at third floor level.

Envelope complexity. High risk.  
Complex, angular or curved shapes (e.g. Y or arrowhead) multiple cladding types.

Deck design. Low risk.  
None, timber slat deck or porch at ground level.

# Property Inspection Report

*NOTE -*

(1) Eaves width measured from the external face of wall cladding to outer edge of overhang, including gutters and fascias.

# Property Inspection Report

*Summary: The summary is an overall view of the areas listed in the property inspection report.* **Structural Defects that require immediate attention:** Yes, all structural defects should be remedied immediately as these are safety concerns. They are as follows.

Rotten timber wall framing found in the laundry. This area requires full replacement and further investigation to determine the cause. There are numerous other areas around the house with high moisture readings were recommend these are also checked to determine if there is any other damaged wall framing.

Rotten floor joists, flooring and bottom plates caused through leaking roof and cladding, full replacement required of the worst affected areas.

Decayed Floor joists through borer infestation. Replacement of the worst affected areas.

Large cracking to the wall linings in the bathroom. The bathroom floor is also unlevel. There is subsidence evident in this area. A engineer is required to investigate further.

Timber blocks used as supports for the subfloor framing. A re-piler is required to further investigate this area.

**Moisture ingress, or moisture damage found, these areas are:** Yes. The area, the extent of the damage, and the cause of the moisture problems is:

High relative moisture readings were found on the bathroom ceiling. This could be through the header tank fixings on the roof above leaking or the roof junction point flashings. Further investigation is required to determine the cause. Further investigation is required as the condition of the timber is not known, damaged may have been caused within the wall cavity that cannot be viewed on our non invasive inspection.

High relative moisture readings were found on the exterior wall below the toilet. This is most likely from damaged cladding and possible the toilet over flow pipe penetration. Further investigation is required to determine the cause. Further investigation is required as the condition of the timber is not known, damaged may have been caused within the wall cavity that cannot be viewed on our non invasive inspection.

High relative moisture readings were found in the laundry on the external walls at both doors. The roof has been leaking, there is damaged cladding and poorly installed joinery. Further investigation is required to determine the cause. Further investigation is required as the condition of the timber is not known, damaged may have been caused within the wall cavity that cannot be viewed on our non invasive inspection.

Rotten wall framing in the cupboard of the laundry. This is a structural concern which requires immediate attention.

High relative moisture readings were found in the master bedroom, bedroom one. The readings were on the ceiling and external walls. The roof may be leaking, water is pooling above this area. This may also be the cause of the readings on the walls. The bay window is also leaking from the above. All roofing requires further investigation to determine the cause of these leaks. Further investigation is required to determine the cause. Further investigation is required as the condition of the timber is not known, damaged may have been caused within the wall cavity that cannot be viewed on our non invasive inspection.

High relative moisture readings were found on the external wall of bedroom two to the left of the window, the joinery may be leaking. Further investigation is required to determine the cause. Further investigation is required as the condition of the timber is not known, damaged may have been caused within the wall cavity that cannot be viewed on our non invasive inspection.



# Property Inspection Report

High relative moisture readings were found in the family room on the exterior wall to the left of the fire place, below a window, this joinery may be leaking. Further investigation is required as the condition of the timber is not known, damaged may have been caused within the wall cavity that cannot be viewed on our non invasive inspection.

Methodology used for moisture testing, Survey master moisture meter.

**External area of the dwelling comments:** Remedial tasks that require immediate attention are as follows.

The roof and roof flashings are leaking, areas of flashings have been poorly installed. The roofing material requires further investigation by a licensed roofer to give you the right advice on the degree or replacement, upgrades and costings.

The issues with the roof has caused moisture ingress, this in turn has damaged the cladding, areas of blown plaster, cracked cladding, rotten eaves and fascia. All these area require immediate attention by a licensed building practitioner. Further investigation is required to determine the cause. Further investigation is required as the condition of the timber is not known, damaged may have been caused within the wall cavity that cannot be viewed on our non invasive inspection.

The aluminium joinery has been retro fitted without head flashings, all these joinery units rely on to water proof them is silicone, this is not idea, they will leak if they are not already leaking. The inspector recommend head flashings are installed.

All timber joinery along with the whole exterior requires painting.

The back fence and bathroom cladding may or may not be asbestos, there is no issue with this product so long as it is kept well sealed, and it is not damage, cut or drilled into. The only real way to know for sure this is asbestos is to take a sample and get it tested.

The bathroom and kitchen gully traps look to be blocked, these drains required further investigation by using a camera and cleaning them out with a high pressure water feed.

**Foundation Area comments:** Remedial action to be carried out, listed in the structural defects section. Safety issue.

**Internal inspection comments:** The internal linings are in reasonable, re-usable condition. ( Includes floor linings ) The degree of cosmetic upgrade will be determined by the purchaser' s choice. See individual areas for tasks listed.

All wet areas were tested, The toilet cistern is continuously running, a plumber is required to remedy this. The shower rose is leaking and requires replacement. The left bath tap is leaking. The hot water cylinder is original and may not have much more life left in it.

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

We recommend that if there are no smoke alarms fitted in the dwelling, this be addressed, we also suggest that the batteries be changed in the existing smoke alarms installed.

**Alterations & Additions Comments:** Yes there have been noticeable alteration or additions carried out on this dwelling since first constructed. Without having the original plans or viewing council records we cannot comment on what permits - consents where needed or have been obtained. We suggest you check all council files for the relevant information.

**Heating systems:** No heating systems were checked 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.

# 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.

*Mains Power:*

The mains power fuse board was not found on inspection.

*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.

It looks as though the house has been fully re-wired. For this work an electrical certificate of compliance should have been supplied by the registered electrician for these works, this needs to be filed for 7 years by the electrician and the owners at the time of works will have also been supplied a copy. Be sure to view this certificate so you know it has been signed off correctly.

*Mains Water Supply:*

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

*Plumbing In Dwelling:*

Copper plumbing is installed in this property.

# Property Inspection Report

## Site - Property Inspection Report

### Site:

*Section details:*

Sloping site.

*Driveway:*

Concrete, Reasonable condition.



*Fencing General:*

Timber Fencing material in: Reasonable Condition.



# Property Inspection Report

Possible asbestos fencing installed here, there is not issue with this product so long as it is kept well sealed, and it no damage, cut or drilled into. the only real way to know for sure is this is asbestos is to take a sample and get it tested.



Timber Fencing material in: Good Condition.



Timber Fencing material in: Good Condition.



Iron, Remedial attention suggested, Replacement of damaged or excessively aged material.



Paths:

Concrete, Reasonable Condition.



# Property Inspection Report

*Clothesline:*

Fold Away clothesline is installed here.  
Reasonable Condition.



*Water Pooling:*

Water pooling not likely on this site.

*Summary and comments from the inspector on this area:*

This site is well established and in a reasonably well presented condition. The site may require a tidy up in areas, or simply show signs of general ageing and weather deterioration.

# Property Inspection Report

## Exterior - Property Inspection Report

### Building Exterior:

*General:*

Single Story.

*Roof cladding main:*

Butynol, Reasonable Condition, Lichen treatment required.



Remedial attention suggested, water pooling and leaks inside found below this area. The roofing material requires further investigation by a licensed roofer to give you the right advice on the degree or replacement, upgrades and costings.



*Main roof flashings & ridge capping:*

Good flashings, well secured, Material in Reasonable condition.



# Property Inspection Report

Remedial attention suggested. Poorly installed flashings in this area, This area is a potential moisture ingress risk point. This area may have leaked in the past causing damage to the wall framing which cannot be seen on our visual non invasive inspection. Further investigation is required. . The roofing material requires further investigation by a licensed roofer to give costings.



*Side roof cladding:*

Colour steel corrugated iron installed, Material in, Good Condition.



*Roof Pitch*

This roof pitch meets todays code.

# Property Inspection Report

Side roof flashings & ridge capping:

Good flashings, well secured, Material in, Good condition.



Remedial attention suggested, fully rusted out original flashing, Poorly installed new flashings in this area, This area is a potential moisture ingress risk point. This area may have leaked in the past causing damage to the wall framing which cannot be seen on our visual non invasive inspection. Further investigation is required. . The roofing material requires further investigation by a licensed roofer to give costings.



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# Property Inspection Report

*Chimney:*

Galvanised Iron, Reasonable Condition.



Remedial attention, cracking evident.



# Property Inspection Report

Remedial attention suggested. Poorly installed flashings in this area, This area is a potential moisture ingress risk point. This area may have leaked in the past causing damage to the wall framing which cannot be seen on our visual non invasive inspection. Further investigation is required. . The roofing material requires further investigation by a licensed roofer to give costings.



*Aerials:*

Installed.



*Outlet Pipes:*

Header tank, reasonable condition. The timber base fixings may be part of the cause of the high moisture readings to the bathroom ceiling below this area, further investigation is required.



# Property Inspection Report

Fascia:

Remedial attention fully rusted out original flashing. Remedial attention suggested. Poorly installed flashings in this area, This area is a potential moisture ingress risk point. This area may have leaked in the past causing damage to the wall framing which cannot be seen on our visual non invasive inspection. Further investigation is required. . The roofing material requires further investigation by a licensed roofer to give costings.



Timber Fascia (includes barge boards if fitted), Remedial attention suggested, Cosmetic upgrade required.



Remedial attention timber decay evident, This area is a potential moisture ingress risk point. This area may have leaked in the past causing damage to the wall framing which cannot be seen on our visual non invasive inspection. Further investigation is required.



Remedial attention suggested, Cosmetic upgrade required.



# Property Inspection Report

## External Wall Cladding:

Remedial attention suggested, Damage evident, replacement of damaged area may be the best or easiest option here, This area is a potential moisture ingress risk point. This area may have leaked in the past causing damage to the wall framing which cannot be seen on our visual non invasive inspection. Further investigation is required.



Remedial attention, blown out plaster, this is a sign of moisture ingress. This area is a potential moisture ingress risk point. This area may have leaked in the past causing damage to the wall framing which cannot be seen on our visual non invasive inspection. Further investigation is required.



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# Property Inspection Report

Remedial attention, cracking evident. This area is a potential moisture ingress risk point. This area may have leaked in the past causing damage to the wall framing which cannot be seen on our visual non invasive inspection. Further investigation is required.



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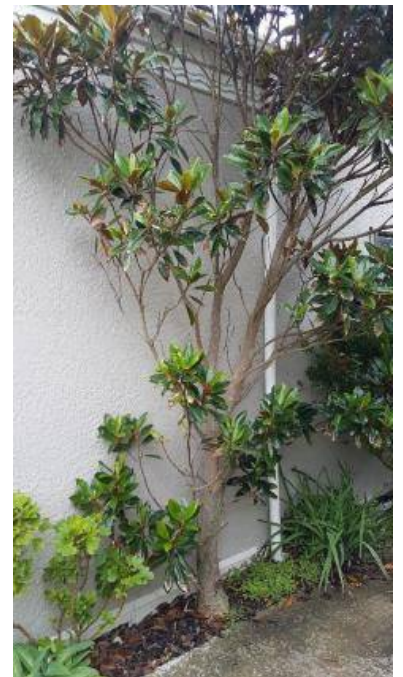


# Property Inspection Report

Material in, Reasonable Condition.



Material in, Reasonable Condition.





# Property Inspection Report

Remedial attention suggested, Damage evident, replacement of damaged area may be the best or easiest option here. This area may have leaked in the past causing damage to the wall framing which cannot be seen on our visual non invasive inspection. Further investigation is required.



# Property Inspection Report



# Property Inspection Report



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# Property Inspection Report

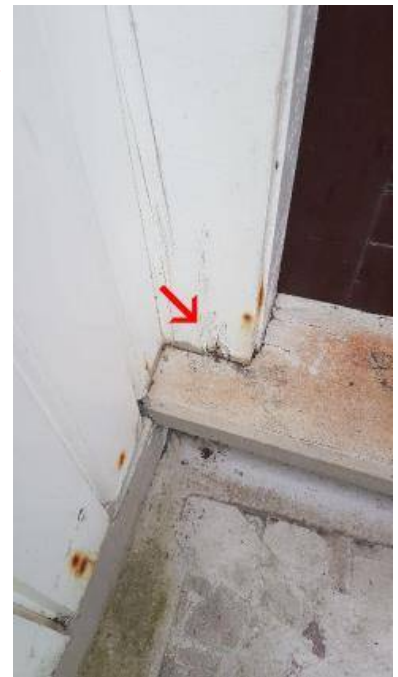
Remedial attention suggested, Damage evident, replacement of damaged area may be the best or easiest option here. This area is a potential moisture ingress risk point. This area may have leaked in the past causing damage to the wall framing which cannot be seen on our visual non invasive inspection. Further investigation is required.



Remedial attention suggested, Damage evident, replacement of damaged area may be the best or easiest option here. Further investigation is required as the condition of the timber is not known, damaged may have been caused within the wall and roof cavity that cannot be viewed on our non invasive inspection.



Remedial attention suggested, Damage evident, replacement of damaged area may be the best or easiest option here. Further investigation is required as the condition of the timber is not known, damaged may have been caused within the wall and cavity that cannot be viewed on our non invasive inspection.



# Property Inspection Report

Compressed fiber cement, The cladding may or may not be asbestos, refer to main summary (please read all comments)  
Material in, Reasonable Condition.



Remedial attention all the sheet fixings are rusted, this is a sign of moisture, further investigation and treatment or replacement is required.



# Property Inspection Report

Compressed fiber cement, The cladding may or may not be asbestos, refer to main summary (please read all comments)  
Remedial attention suggested, Damage evident, replacement of damaged area may be the best or easiest option here.



*Borer:*

Yes there is borer present to a degree of a structural concern in the subfloor area. Borer was noted to timber joinery surrounds also. Further investigation and treatment required by a pest specialist. We cannot determine the extent of damage caused within the timber on our non invasive inspection.

*External Joinery*

Aluminum, Reasonable Condition.



# Property Inspection Report

Timber, Remedial attention suggested, Cosmetic upgrade required.



## Window Sills & Scribes

Flush mounted. Be sure to keep the perimeter of any flush mounted joinery well sealed to prevent any moisture ingress through the areas.

## Flashings over windows and door areas:

Remedial attention required. Head flashing required to be installed to the area to ensure weather tightness. A licensed building practitioner can carry out this task. These areas are potential moisture risk points. These areas may have leaked in the past causing damage to the wall framing which cannot be viewed on our non invasive inspection. Further investigation is required. Remedial attention suggested.



Remedial attention suggested, Rust treatment and painting or replacement required.



Well fitted flashings.



## Guttering:

PVC, Remedial attention suggested, Re-fixing of guttering area required.



# Property Inspection Report



Remedial attention suggested, Recommend replacement on the damaged or excessively aged area.



*Downpipes:*

Remedial attention down pipes fitted.





# Property Inspection Report



*Storm water:* Unknown what storm water system is used on this property, I suggest council records are viewed for correct information on this area. 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, Remedial attention required, Further investigation required by a registered plumber, both the gully trap for bathroom and kitchen are blocked  
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:* Remedial attention suggested, Preparation and paint required.

*Subsidence:* Yes bathroom area, further investigation required by a engineer.

*Foundation:* Reinforced Concrete Ring.

# Property Inspection Report

*Ventilation (Sub Floor):*

The exterior ground heights have been built up over time, this has covered the vents in this area and also allows water run off to drain into the subfloor area, we recommend the affected vents are blocked from the inside to prevent any moisture ingress into the subfloor area.



*Summary and comments from the inspector on this area.*

Remedial tasks as listed. Recommend that the tasks listed here are structural or large in remedial terms. Attention is needed immediately.

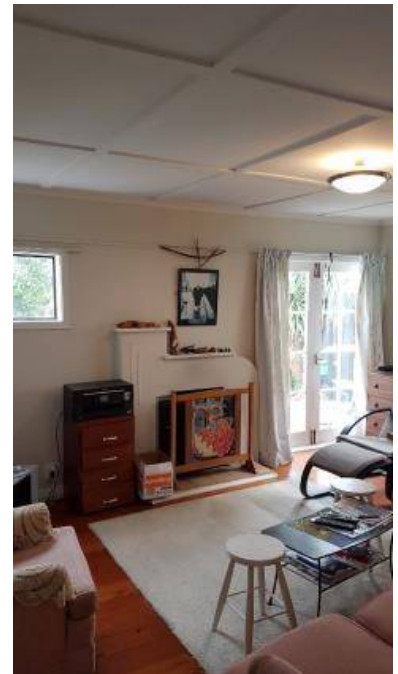
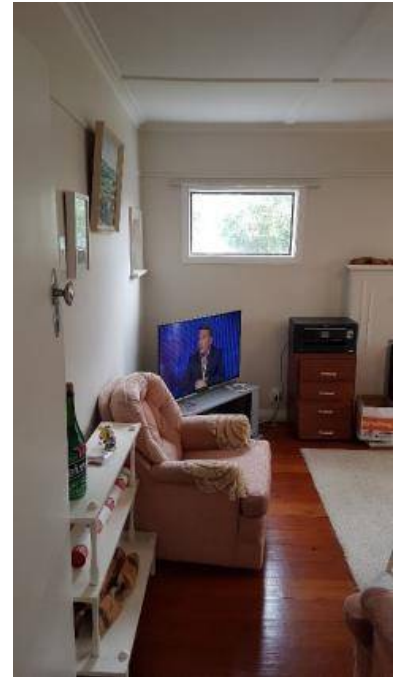
# Property Inspection Report

## Family Room/Lounge - Property Inspection Report

### Family Room/Lounge:

*General:*

Separate room.



# Property Inspection Report



*Internal ceiling and wall linings:* Base linings intact, Reasonable Condition.

*Window sash and function:* Single glazed, Aluminum frame, Fixed pane.

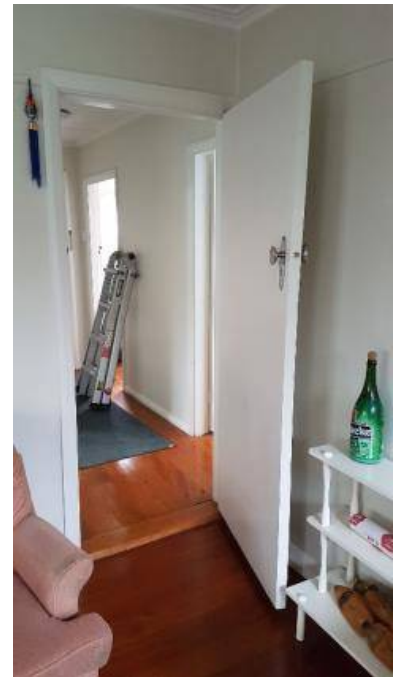
*Window Reveals & Sills* Base materials are in, Reasonable condition.

# Property Inspection Report

Door types and function standards Functioning Remedial attention suggested, for this room: Catch adjustment required.



Hinged door, Functioning.



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

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Multiple.

Tested: Tested, working.

# Property Inspection Report

*Floor Covering:* Polished timber, Reasonable Condition.

*Heating:* Wood burner built -in. [Not tested or inspected, this is outside of our scope.](#)



*Smoke Alarms:* No Smoke Alarms.

*Storage:* Shelving installed here.



# Property Inspection Report

## Areas of moisture

Relative moisture readings of concern were found in this area. Further investigation is required in this area, as this is only a non invasive inspection we cannot determine if there has been any damage caused to the wall framing.



## General Summary, and comments from the inspector on this area:

Reasonably well presented room. Minor remedial tasks if listed, generally cosmetic, the linings are intact, superficial ageing or wear evident. Remedial tasks listed here, are remedial tasks that requires further information. See main summary for details.

# Property Inspection Report

## Dining Room - Property Inspection Report

### Dining Room:

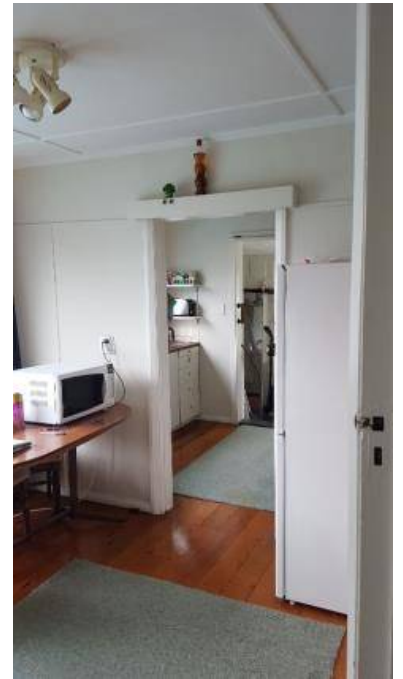
*General:*

Separate room.





# Property Inspection Report



# Property Inspection Report



*Internal ceiling and wall linings:* Base linings intact, Reasonable Condition.

*Window sash and function:* Single glazed, Aluminum frame, Awning, Functions.

*Window Reveals & Sills* Base materials are in, Reasonable condition. [Be aware the window sills in this dwelling are custom wood, this product swells when wet, such as condensation off the aluminium joinery, be sure to keep the sills well sealed and painted.](#)

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

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

*Door Hardware:* Door stop fitted.

*Lighting:* Installed.

# Property Inspection Report

*Tested:* Tested, working, Tested, not working, Bulbs required here.



*Power Points & Sockets:* Double Switch Socket.

*Tested:* Tested, working.

*Floor Covering:* Polished timber, Historical Borer signs evident. Further investigation required by a pest specialist. We cannot determine the extent of damage caused within the timber on our non invasive inspection.

*Heating:* No heating installed here.

*Smoke Alarms:* No Smoke Alarms.

*Storage:* No storage for this area.

*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:* Reasonably well presented room. Minor remedial tasks if listed, generally cosmetic, the linings are intact, superficial ageing or wear evident.

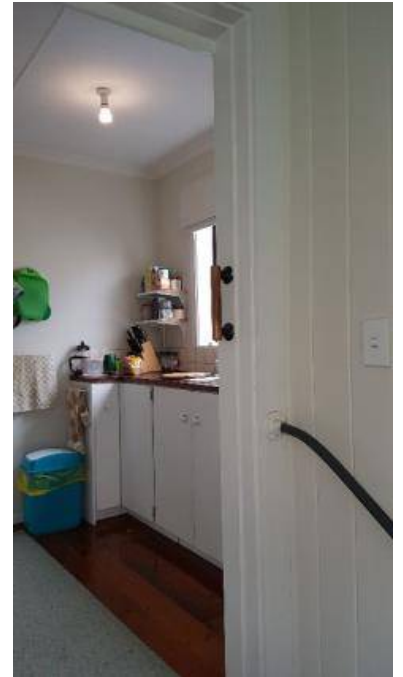
# Property Inspection Report

## Kitchen - Property Inspection Report

### Kitchen:

*General:*

Separate room.



# Property Inspection Report



# Property Inspection Report



*Internal ceiling and wall linings:* Base linings intact, Reasonable Condition.

*Window sash and function:* Single glazed, Aluminum frame, Awning, Functions.

*Window Reveals & Sills* Base materials are in, Reasonable condition.

*Door types and function standards for this room:* Sliding door, Functioning.  
Door Removed.

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

*Door Hardware:* No real requirement for door stop here.

*Lighting:* Installed.

*Tested:* Tested, working.

*Power Points & Sockets:* Multiple.

*Tested:* Tested, working.

*Floor Covering:* Polished timber, Historical Borer signs evident. Further investigation required by a pest specialist. We cannot determine the extent of damage caused within the timber on our non invasive inspection. Remedial attention suggested, Damage evident, possible replacement of damaged area required.



# Property Inspection Report

Remedial attention suggested, Damage evident, possible replacement of damaged area required.



*Heating:* No heating installed here.

*Smoke Alarms:* No Smoke Alarms.

*Bench top:* Timber, Reasonable condition.



*Joinery Units:* Reasonable condition, functions adequately, Remedial attention required, Preparation & paint suggested.

*Sink Area:* Single, Stainless steel, Draining well without blockages.



# Property Inspection Report

## Plumbing:

No plumbing viewed. Plumbing runs through the wall cavity. The plumbing product is unknown unless viewed in the subfloor or ceiling space and this will be noted on in their respective areas of the report.  
The waste pipe in this area is modern PVC.



## Tap Area:

2 single taps into a single mixer, Reasonable pressure.

## Oven:

Modern conventional type, Tested, working. **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.** Good condition.



## Oven cook top:

4 Elements, Tested, working, Reasonable condition.





# Property Inspection Report

*Additional appliances:*

**Range hood installed.** Tested, working, This rangehood is not vented externally, check the model as it may not be required to.



*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:*

Reasonably well presented room. Minor remedial tasks if listed, generally cosmetic, the linings are intact, superficial ageing or wear evident.

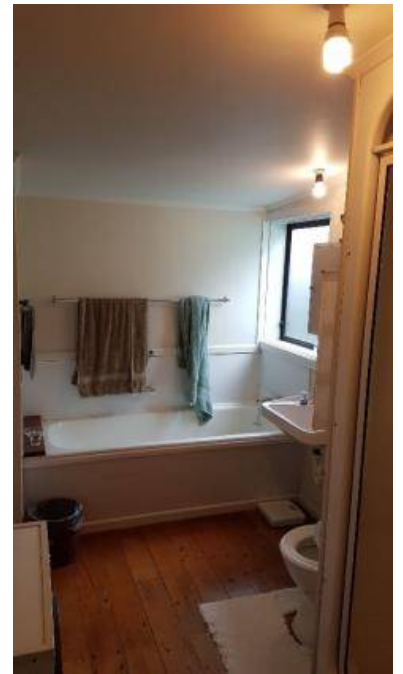
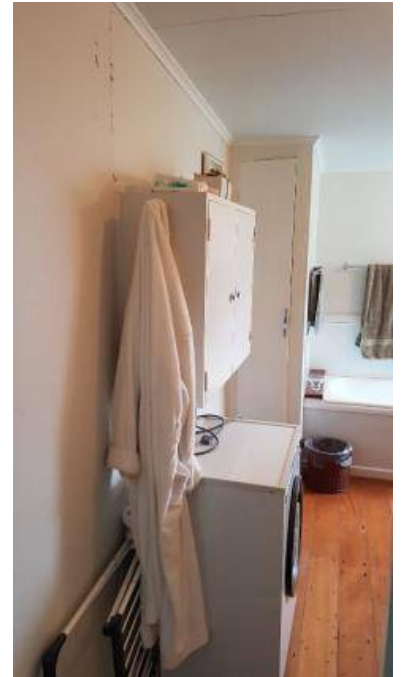
# Property Inspection Report

## Bathroom/Ensuite - Property Inspection Report

### Bathroom/Ensuite:

*General:*

Separate room.



# Property Inspection Report



# Property Inspection Report



# Property Inspection Report



*Internal ceiling and wall linings:*

Remedial attention large cracking to wall linings, subsidence evident, further investigation by a structural engineer is required.



# Property Inspection Report



*Window sash and function:* Single glazed, Aluminum frame, Awning, Functions.

*Window Reveals & Sills* Base materials are in, Reasonable condition.

*Door types and function standards for this room:* Sliding door, Functioning.

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

*Door Hardware:* No real requirement for door stop here.

*Lighting:* Installed.

# Property Inspection Report

*Tested:* Tested, working.

*Power Points & Sockets:* No power points installed.

*Floor Covering:* Polished timber, **Historical Borer signs evident. Further investigation required by a pest specialist. We cannot determine the extent of damage caused within the timber on our non invasive inspection.**



Piles have settled causing floors to be out level in areas of this room. If this is a more structural issue such as deteriorated piles this will be noted in the subfloor section.



*Bath:* Built in Bath, **Remedial attention suggested,** Bath resurface suggested,



*Taps:* 2 single taps over the bath, Reasonable water pressure, **Remedial attention suggested,** Leaking water control area.

# Property Inspection Report

Shower:

PVC linings, Reasonable Condition.



Shower Water Control:

Single mixer, Reasonable pressure. Remedial attention suggested, Leaking water control evident.



Shower Base:

PVC, Reasonable Condition.

Shower Door:

Reasonable Condition.



# Property Inspection Report

*Toilet Cistern:*

Double flush plastic cistern, **Requires remedial attention, continuously running, a plumber is required to remedy this.**



*Toilet Seat:*

Plastic seat, Reasonable.

*Toilet Pan:*

Fixed firmly to floor.

*Towel Rail:*

Multiple towel rails, Reasonable condition.

*Basin:*

Basin fitted in this room is in reasonable condition, general aging is evident, draining well without blockages.



*Plumbing:*

The hot and cold water feeds to this area are Copper plumbing The waste pipe in this area is modern PVC.



*Basin Taps:*

Two single taps, Reasonable water pressure.

*Extraction Unit:*

No Extraction installed.

*Heating:*

No heating installed here.

*Smoke Alarms:*

No Smoke Alarms.

# Property Inspection Report

Storage:

Storage cupboards here.



Areas of moisture

Relative moisture readings of concern were found in this area. Further investigation is required in this area, as this is only a non invasive inspection we cannot determine if there has been any damage caused to the wall and roof framing.



General Summary, and comments Remedial tasks as listed here are remedial tasks here that require immediate attention.  
from the inspector on this area:

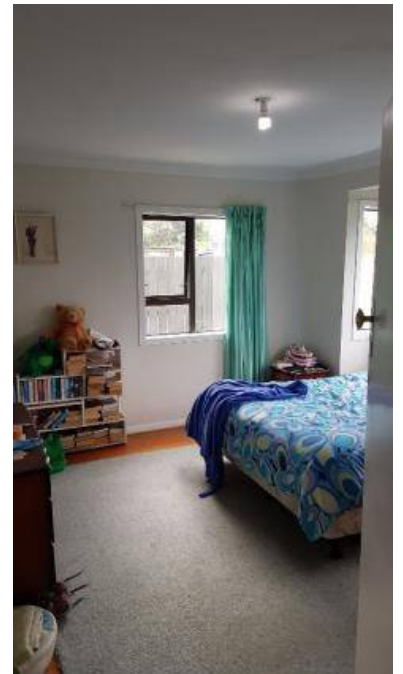
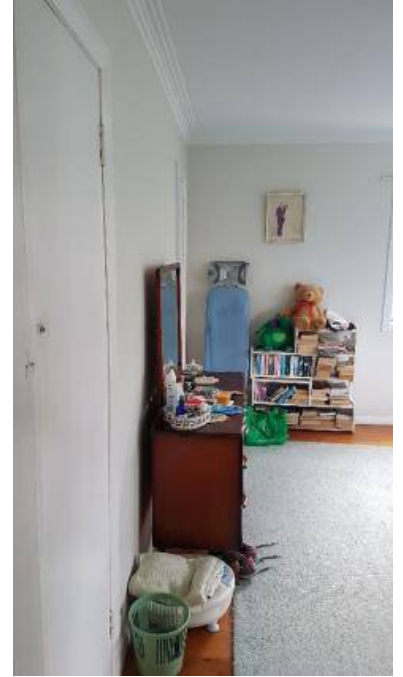
# Property Inspection Report

## Bedroom - Property Inspection Report

### Bedroom #1

*General:*

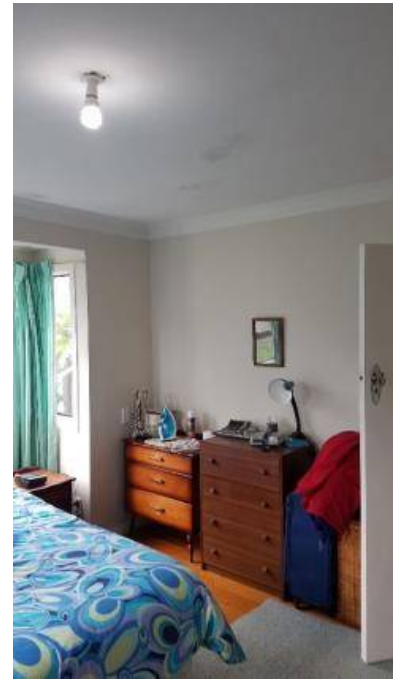
Separate room.



# Property Inspection Report



# Property Inspection Report



# Property Inspection Report



*Internal ceiling and wall linings:*

Remedial attention suggested. Wallpapers lifting and numerous areas due to leaks.

*Window sash and function:*

Single glazed, Aluminum frame, Awning, Functions.

*Window Reveals & Sills*

Remedial attention suggested. Damage evident, possible replacement of damaged area suggested. Be aware the window sills in this dwelling are custom wood, this product swells when wet, such as condensation off the aluminium joinery, be sure to keep the sills well sealed and painted.



# Property Inspection Report



*Door types and function standards for this room:* Hinged door, Not functioning as designed, Remedial attention suggested, Door adjustment or trim required, door is catching at the top.

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

*Door Hardware:* No real requirement for door stop here.

*Lighting:* Installed.

*Tested:* Tested, working.

*Power Points & Sockets:* Double Switch Socket.

*Tested:* Tested, working.

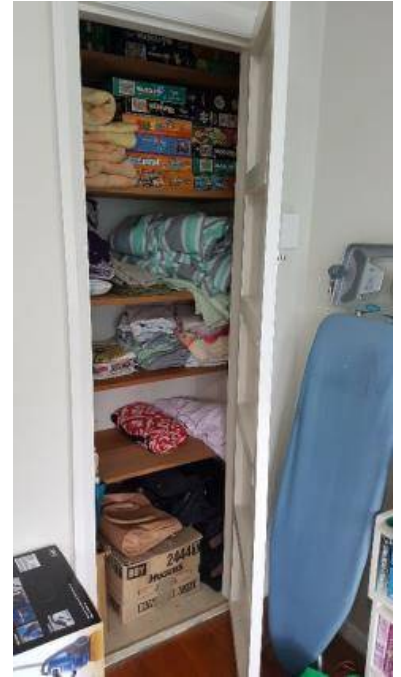
*Floor Covering:* Polished timber, Historical Borer signs evident. Further investigation required by a pest specialist. We cannot determine the extent of damage caused within the timber on our non invasive inspection.

*Heating:* No heating installed here.

*Smoke Alarms:* No Smoke Alarms.

# Property Inspection Report

*Wardrobe:* Multiple, Single size.



*Wardrobe Doors:* Hinged design, Functions as designed.

*Door Hardware:* No real requirement for door stop here.

*Areas of moisture* Relative moisture readings of concern were found in this area. Further investigation is required in this area, as this is only a non invasive inspection we cannot determine if there has been any damage caused to the wall and roof framing.





# Property Inspection Report



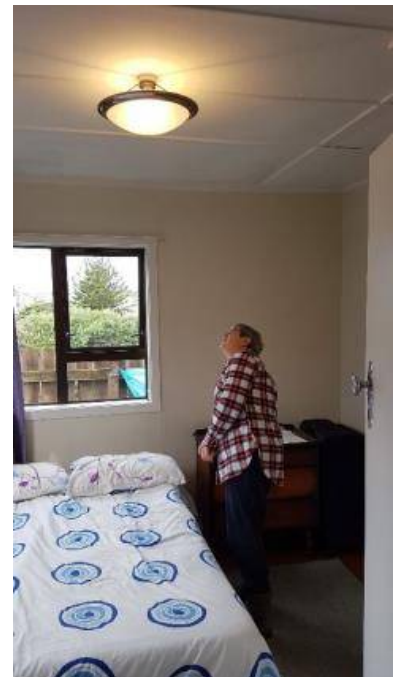
General Summary, and comments Remedial tasks listed here, are remedial tasks that requires further information. See from the inspector on this area: main summary for details

# Property Inspection Report

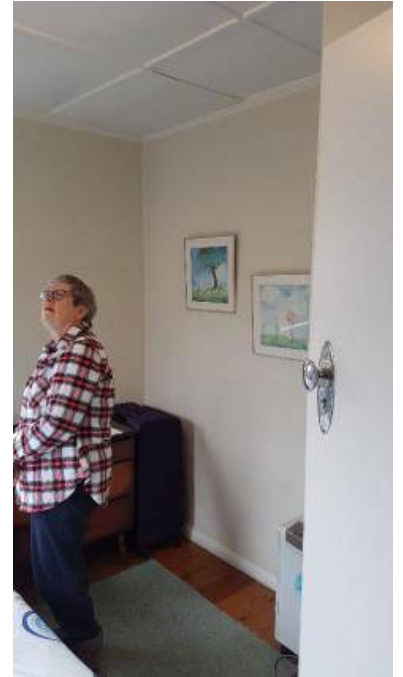
## Bedroom #2

*General:*

Separate room.



# Property Inspection Report



# Property Inspection Report



*Internal ceiling and wall linings:* Base linings intact, Reasonable Condition.

*Window sash and function:* Single glazed, Timber frame, Steel frame, Awning, Functions.

*Window Reveals & Sills*

Remedial attention suggested. Damage evident, possible replacement of damaged area suggested.



Remedial attention suggested. Damage evident, possible replacement of damaged area suggested. Be aware the window sills in this dwelling are custom wood, this product swells when wet, such as condensation off the aluminium joinery, be sure to keep the sills well sealed and painted.



*Door types and function standards* Hinged door, Functioning.

# Property Inspection Report

for this room:

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

*Door Hardware:* No real requirement for door stop here.

*Lighting:* Installed.

*Tested:* Tested, working.

*Power Points & Sockets:* Double Switch Socket.

*Tested:* Tested, working.

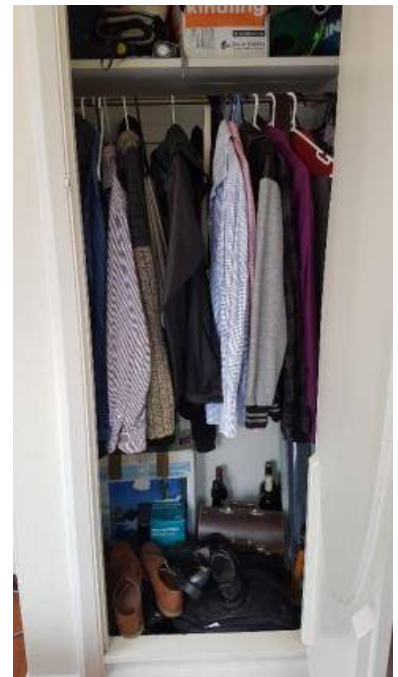
*Floor Covering:* Polished timber, [Historical Borer signs evident. Further investigation required by a pest specialist. We cannot determine the extent of damage caused within the timber on our non invasive inspection.](#)



*Heating:* No heating installed here.

*Smoke Alarms:* No Smoke Alarms.

*Wardrobe:* Single size.



*Wardrobe Doors:* Hinged design, Functions as designed.

# Property Inspection Report

## Areas of moisture

Relative moisture readings of concern were found in this area. Further investigation is required in this area, as this is only a non invasive inspection we cannot determine if there has been any damage caused to the wall framing.

Mould evident to ceilings and walls in this room, there is a moisture and or ventilation issue here.



*General Summary, and comments from the inspector on this area:* Reasonably well presented room. Minor remedial tasks if listed, generally cosmetic, the linings are intact, superficial ageing or wear evident. Remedial tasks listed here, are remedial tasks that requires further information. See main summary for details.

# Property Inspection Report

## Laundry - Property Inspection Report

### Laundry area:

*General:*

Open plan.



# Property Inspection Report





# Property Inspection Report



*Internal ceiling and wall linings:*

Base linings intact, Reasonable Condition.

*Window sash and function:*

Single glazed, Aluminum frame, Awning, Functions.

*Window Reveals & Sills*

Base materials are in, Reasonable condition. [Be aware the window sills in this](#)

# Property Inspection Report

dwelling are custom wood, this product swells when wet, such as condensation off the aluminium joinery, be sure to keep the sills well sealed and painted.

*Door types and function standards for this room:* Multiple, Hinged door, Functioning, Remedial attention suggested, Easing required.

*Door panels and door reveals:* Remedial attention suggested, Cosmetic upgrade suggested.

*Door Hardware:* No real requirement for door stop here.

*Lighting:* Installed.

*Tested:* Tested, working.

*Power Points & Sockets:* Double Switch Socket.

*Tested:* Tested, working.

*Floor Covering:* Bare concrete Large cracking evident.



*Heating:* No heating installed here.

*Smoke Alarms:* No Smoke Alarms.

*Ventilation installed:* There is either a opening window or door to the exterior of this room which allows sufficient ventilation for this room.

*Storage:* Remedial attention, rotten timber wall framing evident, this is a structural concern which requires immediate attention.



# Property Inspection Report



# Property Inspection Report

Storage cupboards here.



Storage cupboards here.



Storage cupboards here.



Storage area doors:

Hinged door, Function as designed.

# Property Inspection Report

*Tub:*

Stainless Steel tub on timber cabinet, Draining well without blockages.



*Plumbing:*

No plumbing viewed. Plumbing runs through the wall cavity. The plumbing product is unknown unless viewed in the subfloor or ceiling space and this will be noted on in their respective areas of the report. The waste pipe in this area is modern PVC.



*Taps:*

Two single taps with washing machine connections, Reasonable water pressure.

# Property Inspection Report

## Areas of moisture

Relative moisture readings of concern were found in this area. Further investigation is required in this area, as this is only a non invasive inspection we cannot determine if there has been any damage caused to the wall framing.



# Property Inspection Report



Historical moisture signs evident but no moisture readings of concern were found in this area on the day of inspection. As this is only a non invasive inspection we cannot determine if there has been any damage caused to the framing. Further investigation is required.



# Property Inspection Report

Efflorescence noted in bottom of storage cupboard.



*General Summary, and comments from the inspector on this area:* Remedial tasks listed here, are remedial tasks that requires further information. See main summary for details.



# Property Inspection Report

## Subfloor - Property Inspection Report

### Subfloor:

*Access Point:*

External Area.



*General Access:*

Reasonable access into the sub floor area. Difficult to gain access into all areas of the sub floor.

*Ground Clearance*

Reasonable ground clearance, provides reasonable air circulation.

*Soil Condition:*

The soil here is in a damp condition. Not due to any plumbing leaks, but a result of the area residing.

*Moisture barrier*

No moisture barrier installed, this is not a requirement, but we do recommend one is installed to help prevent rising damp.

*Insulation:*

No under floor insulation installed here.



*Piles, both timber and concrete:*

Brick piles here are in reasonable condition, natural ageing, minor deterioration, but secure. If more in number are required, this will be noted in the sub floor summary area.



# Property Inspection Report

Timber blocks to be replaced with proper piles, a re-piler is required to further investigate.



## Foundation walls:

The foundation walls are in a reasonable condition. Ageing signs evident, some hairline fractures evident.



## Sub floor timber condition

The timber bearers, floor joists and the timber flooring are in a poor condition, damage evident. See the main summary area for further details.



# Property Inspection Report



New floor joists have been installed here due to decayed, borer infested original joists.



The timber bearers, floor joists and the timber flooring are in a poor condition, damage evident. See the main summary area for further details, Borer evident. replacement of the worst affected timber members is required.



The timber bearers, floor joists and the timber flooring are in a poor condition, damage evident. See the main summary area for further details.



## Plumbing

Copper, The plumbing installed here, is in reasonable condition. Signs of ageing and wear. No visible signs of moisture leaks evident here, old water staining evident. Should the plumbing require re-securing, this will be noted in the sub floor summary.



# Property Inspection Report

## *Wiring*

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



## *Pest and debris sign:*

Pest and debris evident here. Borer was viewed in the subfloor area. This is in a state of replacement, this is a structural issue which requires immediate attention.



## *Summary for this area*

Remedial tasks listed here will require immediate attention to prevent further damage, see main summary for further details.

# Property Inspection Report

## Water Cylinder - Property Inspection Report

### Water Cylinder:

*Location:* Bathroom.



*Method of heating:* Electric.

*Size:* Unknown.

*Pressure:* Low Pressure.

*Plumbing* Copper, The plumbing installed here, is reasonably well secured, shows signs of ageing, but there is no evidence of any moisture leaks.



# Property Inspection Report

*Seismic Strap:* Seismic strap not fitted.

*General comments on the cylinder and connections:* Be aware that this is an older cylinder and may not have much more life left in it.

# Property Inspection Report

## Certificate of Inspection

### Certificate of Inspection:

*Client:* Sample Report.

*Site Address:* Sample Report.

*Inspector:* Inspector.

*Company:* Habit New Zealand Limited.

*Qualifications:* Licensed Building practitioner.  
LBP Number: BP.....  
Expiry: .....

Executive member of the New Zealand Institute of Building Inspectors.

*Date of Inspection:* 12/05/2017.

*Time of Appointment:* 9:30 a.m.

### The Following areas of the property have been inspected:

*Site:* Yes.

*Subfloor:* Yes.  
The subfloor under the bathroom was not inspected as this area was built so close to the ground it cannot be accessed.

*Exterior:* Yes.

*Roof Exterior:* Yes.

*Roof Space:* No.

*Interior:* Yes.

*Services:* Yes.

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

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

# Property Inspection Report

Signature:

Inspector.

A handwritten signature in black ink, appearing to read 'M. J. Smith', written in a cursive style.