

Property Inspection Report



- Habit New Zealand Limited -

***Sample Report
1960's Weatherboard***

***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.

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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:

<i>Date:</i>	This dwelling was inspected on 06/10/2017. This report refers to findings on that day only.
<i>Time of Appointment:</i>	11:00 a.m.
<i>Inspection For:</i>	This report is for the sole benefit of Sample report.
<i>Inspector on this property:</i>	Inspector.
<i>People on Site:</i>	The owners (Habits Clients), and two tenants.
<i>Weather:</i>	Fine and sunny.
<i>General Description:</i>	<p>This is a double storey dwelling constructed in 1960 as per QV NZ.</p> <p>The dwelling foundations were not viewed as the house is constructed high on ground level.</p> <p>The exterior cladding is vertical timber batten cladding and horizontal timber weatherboards. The eaves are painted timber and the joinery is single glazed timber and aluminum. The roofing material is corrugated iron with lead head nail fixings.</p> <p>The property consists of a one bedroom unit downstairs and a three bedroom dwelling upstairs. The property is situated on a hill site in the Wellington suburb of Aro valley.</p>
<i>Areas not inspected:</i>	<p>Areas which were not inspected on this property are:</p> <p>The subfloor was not viewed as the house is built right on ground level.</p> <p>The roof was viewed from the ground due to health and safety regulations.</p>

Property Inspection Report

Risk analysis Guide:

Wind zone. Extra High risk.
Extra High wind zone described by BRANZ.

Number of stories. High risk. Two Stories.

Roof/wall intersection design. Low risk.
Roof-to-wall intersection fully protected (e.g. hip and gable roof with eaves).

Eaves width. Medium risk.
450 - 600mm at first floor, or over 600mm at second 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.

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. The house has dropped considerably overtime. The piles cannot be viewed as the dwelling is built very close to ground level. Further investigation by a re-piler is required. The condition of the piles and subfloor framing is currently unknown as this area cannot be viewed on the inspectors non invasive inspection.

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 in the downstairs bathroom on the exterior wall to the right of the toilet and the wall behind the toilet. The cause of this issue is water tracking inside down the side of the exterior concrete steps. The steps require to be removed and drainage installed to help fix this issue. Further investigation is required as the condition of the timber wall and floor framing 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 and a damage carcass to the vanity was viewed in the downstairs bathroom. The shower is leaking. The shower required attention by a shower specialist. Further investigation is required as the condition of the timber wall framing is not known, damaged may have been caused within the wall cavity that cannot be viewed on our non invasive inspection.

Water damage to the wall linings in bedroom two under the exterior joinery. The window rubbers have deteriorated allow water to track inside, there is also damage to the cladding on the exterior walls. Further investigation is required as the condition of the timber wall framing 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:

Ground levels outside are higher than the downstairs unit. Water is tracking inside, the inspector recommends the concrete steps are removed and drainage is installed then the steps re-instated to try and prevent any further moisture ingress.

Deteriorated rubber window seals to the aluminium joinery. All affected rubbers require replacement. These areas 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 you the right advice on the degree or replacement, upgrades and costings, rust evident where gutters have been blocked with debris.

Sealing required around the penetrations through the cladding. This area is a potential moisture ingress point. moisture may have already entered this area but on our visual inspection this cannot be seen. Further investigation required.

Foundation Area comments: Remedial action to be carried out, Further investigation required as the house has dropped considerably but piles could not be viewed as the house has been built very close to ground level.

Property Inspection Report

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, no leaks or blockages found, internally or externally.

The dwelling is not insulated in the internal ceiling space as shown in the internal ceiling space area. See the internal ceiling space section for photographs showing the condition and layout of this area.

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.

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.

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Mains Power:

Mains power fuse board is found All modern fuses are installed here.



Upstairs Mains Power:

Mains power fuse board is found in the hallway.

Some modern fuses are installed here the rest are older style fuses. Due to the age and condition of the fuses we recommend a registered electrician further investigate as we do not conduct a full electrical inspection. If there are any fault this will be noted.



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.

Older cloth & Rubber style wiring is installed in this dwelling, the inspector recommends a full electrical report is carried on this dwelling as a result of our findings, the electrician will be able to give you a better idea of the degree of replacement and costs from here.

Mains Water Supply:

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

Plumbing In Dwelling:

Modern PVC Plumbing is installed in this property. Copper plumbing is installed in this property. Galvanised plumbing is installed in this property.

Remedial attention is required by a registered plumber to replace this Grey PVC plumbing as it is no made to be used outside, the UV rays will cause deterioration and corrosion.

Property Inspection Report



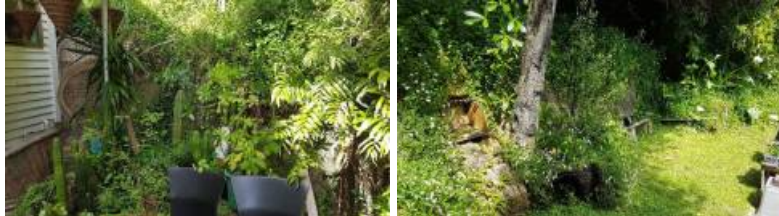
Property Inspection Report

Site - Property Inspection Report

Site:

<i>Section details:</i>	Hill site.
<i>Driveway:</i>	No drive way.
<i>Parking areas:</i>	No parking areas.
<i>Fencing General:</i>	Vegetation.
<i>Retaining Walls:</i>	Not viewed or inspected out the back of the property as they are covered in vegetation.

There area areas of movement. Shown below. Suggested replacement of the worst affected areas.



<i>Exterior Stairs:</i>	Subsidence evident, the steps have dropped away from the house, the inspector recommends remove, better drainage installed and the new steps.
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Property Inspection Report



Paths:

Subsidence evident, paths have dropped over time. The inspector suggests better drainage is installed as there is a lot of water run off from the bank above the property.



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Clothesline:

A Rotary clothesline is installed here. Remedial attention suggested, Damage evident recommend replacement.



Water Pooling:

Heavy pooling or flooding likely. Some form of drainage may be required on the lower areas of the site. Further information in regard to this matter will be included in the main summary area.



Summary and comments from the inspector on this area: This site requires remedial attention.

Property Inspection Report

Exterior - Property Inspection Report

Building Exterior:

General:

Double Story.

Roof cladding main:

Corrugated iron painted, Material in, Reasonable Condition, Remedial attention suggested to the rusted 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.

The inspector suggests all lead head nails are replaced as they rust from the inside out and will deteriorate the roofing iron. Without removing nails ourselves we cannot confirm if damage to the iron has already occurred. In some cases iron may need to be replaced and this can only be identified by the roofer when nails are removed.

Viewed from the ground only, the other side of the roof was not viewed at all.



Outlet Pipes:

Galvanised iron. Remedial attention, rust and corrosion evident, suggested replacement.

Property Inspection Report



Fascia: Timber Fascia (includes barge boards if fitted), Reasonable Condition.

Eaves: Painted timber, Remedial attention suggested, Cosmetic upgrade required.



Back Porch: Remedial attention required, Replacement of the damaged area.



Property Inspection Report

External Wall Cladding:

Painted weatherboard, board and batten, Material in, Reasonable Condition.

Remedial attention suggested to some areas which require upgrades or replacement. A licensed building practitioner can carry out this work.



Attention required to this area



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Cladding Penetrations:

Sealing required around these penetrations through the cladding. This area is a potential moisture ingress point. moisture may have already entered this area but on our visual inspection this cannot be seen. Further investigation required.

Property Inspection Report



Ground Clearances

Insufficient ground clearance here, the clearance from the top of the finished ground height outside to the finished floor level inside, and the bottom of the cladding is insufficient. This type of construction meet the standards and regulations at the time of construction but is known to fail. This is a high risk design fault. This area has the potential to cause moisture ingress by capillary action when water sucks up between the wall cladding and framing. This area 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.



External Joinery

Aluminum, Material in, Reasonable Condition. Remedial attention suggested, Deteriorated windows seals evident, recommended replacement.



Flashings over windows and door Well fitted flashings. areas:



Guttering:

PVC, material in, Reasonable Condition, A thorough internal clean is required. Gutters are blocked with debris and vegetation. This in turn can cause water to back up and overflow into the soffit area and even into the wall cavity in some instances. This needs to be an ongoing maintenance task.

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Downpipes:

Drains into stormwater outlet.

Storm water:

Earthenware, 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.

Gully Trap

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:

Reasonable Condition.

Property Inspection Report

Ground Floor Deck:

Timber Decking, Handrail fitted, Reasonable condition, minor weather and ageing evident.



Foundation:

Remedial attention, further investigation to all piles and subfloor framing.



Summary and comments from the inspector on this area.

Shows signs of deterioration, decay or cosmetic damage due to lack of maintenance, age or misuse. This area may continue to deteriorate if not maintained.

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

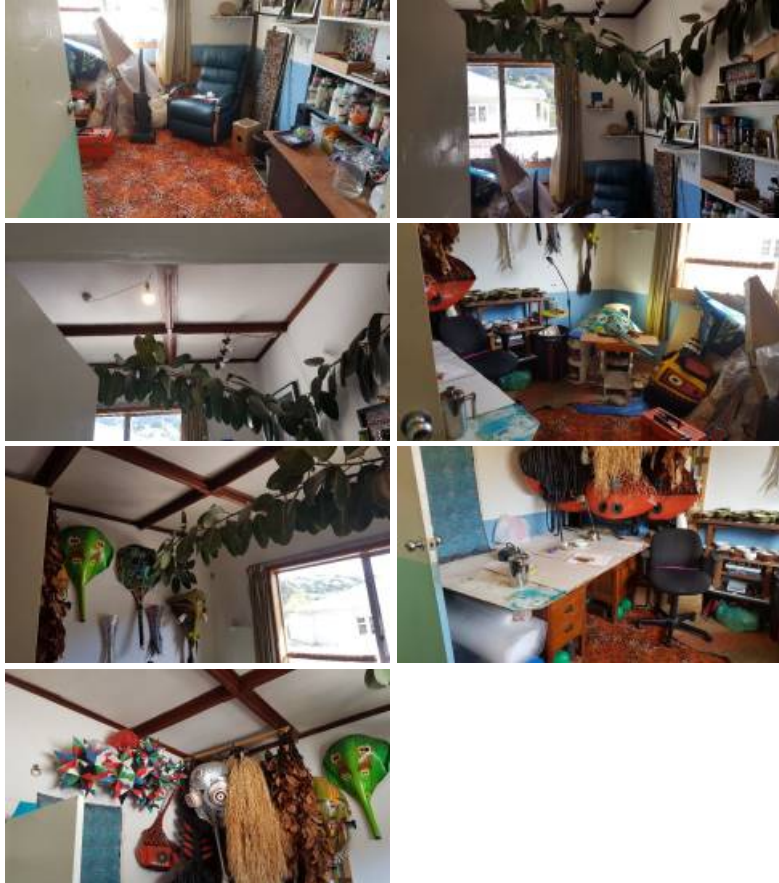
Property Inspection Report

Family Room/Lounge - Property Inspection Report

Upstairs Family Room:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, [Cosmetic upgrade suggested.](#)

Window sash and function:

No windows in this area, Aluminum frame, Awning, [Remedial attention, Re-fixing, adjustment or replacement of friction stays.](#)

[Deteriorated rubber windows seals evident, recommended replacement to prevent any further moisture ingress and future damage to the window sills and reveals.](#)



Window Reveals & Sills

[Cosmetic upgrade suggested.](#)

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

Property Inspection Report

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

Lighting: Installed.

Tested: Tested, working.

Floor Covering: Carpet fitted Aged and worn through in areas with staining, possible replacement suggested. Flooring has become loose over time, this is felt & heard when walking through the dwelling, the only way to fix this is to uplift the floor linings and re-screw. 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.



Heating: No heating installed here.

Smoke Alarms: No Smoke Alarms.

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. Remedial tasks listed here, are remedial tasks that requires further information. See main summary for details.

Property Inspection Report

Kitchen - Property Inspection Report

Downstairs Kitchen:

General:

Open plan.



Internal ceiling and wall linings:

Base linings intact, Cracking evident to the plaster joins this is a common place where you will get movement, Reasonable Condition.



Window sash and function:

Single glazed, Aluminum frame, Awning, Functions. Remedial attention, Deteriorated rubber windows seals evident, recommended replacement to prevent any further moisture ingress and future damage to the window sills and reveals.

Window Reveals & Sills

Base materials are in, Good Condition.

Door types and function standards for this room:

Hinged door, Functioning.

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.

Property Inspection Report

Floor Covering:

Vinyl fitted, Reasonable Condition, Remedial attention suggested, Damage evident, possible replacement of damaged area required.

Piles have settled causing floors to be out level in areas of this room. Further investigation is required.



Heating:

No heating installed here.

Smoke Alarms:

No Smoke Alarms.

Bench top:

Stainless steel, Good condition.

Joinery Units:

Good condition, good working order.

Pantry Area:

Double size.

Refrigerator Area:

Open area.

Sink Area:

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



Plumbing:

Flexi hose installed here. No plumbing running in the wall cavity was viewed, 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:

Single mixer, Reasonable pressure.

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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. Reasonable condition.



Oven cook top:

4 Elements, Tested, working, Good condition.



Additional appliances:

Extraction units installed, Tested, working.

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.

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Upstairs Kitchen:

General:

Separate room.



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Internal ceiling and wall linings: Base linings intact, Reasonable Condition, [Cosmetic upgrade suggested.](#)

Window sash and function: Single glazed, Aluminum frame, Awning, Functions. [Remedial attention, Re-fixing, adjustment or replacement of window handle.](#)



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

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

Lighting: Installed.

Tested: Tested, working.

Floor Covering: Polished timber, [Remedial attention suggested, Re-polishing required here.](#)

Vinyl fitted in laundry area, [The vinyl backing may or may not be asbestos, refer to main summery \(please read all comments\)](#)



Heating: No heating installed here.

Property Inspection Report

Smoke Alarms: No Smoke Alarms.

Bench top: Stainless steel.

Joinery Units: Remedial attention required, missing cupboard front.



Refrigerator Area: Open area.

Sink Area: Single, Stainless steel, 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.



Tap Area: 2 single taps into a single mixer, Reasonable pressure.

Oven: Gas stove not tested.

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Additional appliances:

Laundry area, sub installed, draining well. No water feeds viewed, PVC waste pipe, no leaks found on the day of inspection.



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.

The cause of these moisture readings is unknown.

Property Inspection Report



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.

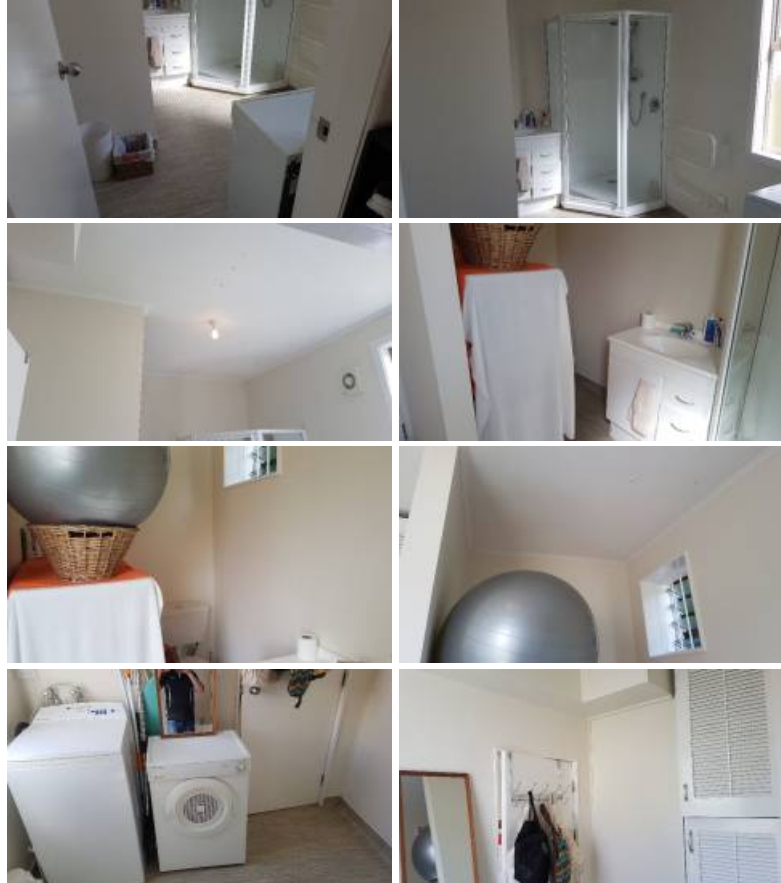
Property Inspection Report

Bathroom/Ensuite - Property Inspection Report

Downstairs Bathroom:

General:

Separate room.



Internal ceiling and wall linings:

Cosmetic upgrade suggested.



Window sash and function:

Single glazed, Aluminum frame, Timber frame, Awning, Functions.

Window Reveals & Sills

Base materials are in, Reasonable condition.

Door types and function standards for this room:

Hinged door, Functioning.

Door panels and door reveals:

Base materials are in, Good Condition.

Door Hardware:

Suggest door stop be fitted to prevent damage if possible.

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Lighting: Installed.

Tested: Tested, working.

Floor Covering: Vinyl fitted, Excellent condition.

Shower: PVC linings, Good Condition,

Glass surround, Remedial attention suggested, leaking, attention required by a shower specialist.



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



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

Shower Door: Glass door, Reasonable Condition.

Toilet Cistern: Double flush plastic cistern, Good Condition.

Toilet Seat: Plastic seat, Good Condition.

Toilet Pan: Fixed firmly to floor.

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

Vanity Unit General: 1 unit, Draining well without blockages,

Requires remedial attention, water damaged carcass to be replaced.



Plumbing: Flexi hose installed here. No plumbing running in the wall cavity was viewed, 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.

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- Vanity Unit Top:* Enamel, Good Condition.
- Vanity Unit Taps:* Single water mixer, Reasonable water pressure.
- Extraction Unit:* Extraction fan, Tested working.
- Heating:* No heating installed here.
- Smoke Alarms:* No Smoke Alarms.
- Storage:* Storage cupboards here.



Storage area doors: Hinged door, Function as designed.

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.



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General Summary, and comments from the inspector on this area: Reasonably well presented room. Linings intact. Minor remedial tasks if listed, generally cosmetic in nature. Signs of ageing, and wear. **Remedial tasks as listed here are remedial tasks here that require immediate attention.**

Property Inspection Report

Upstairs Bathroom :

General:

Separate room.



Internal ceiling and wall linings:

Cosmetic upgrade suggested.

Window sash and function:

Single glazed, Aluminum frame.

Window Reveals & Sills

Base materials are in, Reasonable condition.

Door types and function standards for this room:

Door Removed, Hinged door, Sliding door, Functioning.

Door panels and door reveals:

Remedial attention suggested. Borer evident. 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.

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Lighting:

Installed.

Tested:

Tested, working, Tested, not working, Most likely the case of blown bulbs but it is up to the vendor to get these changed to know for sure.



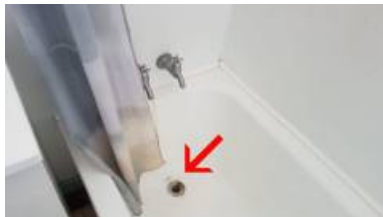
Floor Covering:

Vinyl fitted, Piles have settled causing floors to be out level in areas of this room. Further investigation is required. Remedial attention suggested, Damage evident, possible replacement of damaged area required.



Bath:

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



Taps:

2 single taps over the bath, Reasonable water pressure.

Property Inspection Report

Shower: Over bath.

Shower Water Control: Single mixer, Reasonable pressure.



Toilet Cistern: Double flush plastic cistern, Good Condition.



Toilet Seat: Plastic seat, Good Condition.

Toilet Pan: Fixed firmly to floor.

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



Plumbing: Flexi hose installed here. No plumbing running in the wall cavity was viewed, 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.

Property Inspection Report



Vanity Unit Top: Enamel, Good Condition.

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

Extraction Unit: No Extraction installed.

Heating: No heating installed here.

Smoke Alarms: No Smoke Alarms.

Storage: No storage areas installed here.

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: Remedial tasks as listed here are remedial tasks here that require immediate attention.

Property Inspection Report

Hallway - Property Inspection Report

Hallway:

General:

Open plan.



Internal ceiling and wall linings:

Base linings intact, Reasonable Condition.

Window sash and function:

Single glazed, Aluminum frame, Fixed pane.

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

Door panels and door reveals:

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



Door Hardware:

Door stop fitted.

Property Inspection Report

Lighting: Installed.

Tested: Tested, working.

Floor Covering: Remedial attention suggested, Re-polishing required here, Damage evident, possible replacement of damaged area required.



Heating: No heating installed here.

Smoke Alarms: 1 Battery smoke detector fitted in this room. Smoke detectors must be installed a minimum of 400mm from the internal corner of the wall and ceiling to meet current regulations and to operate as designed.

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.

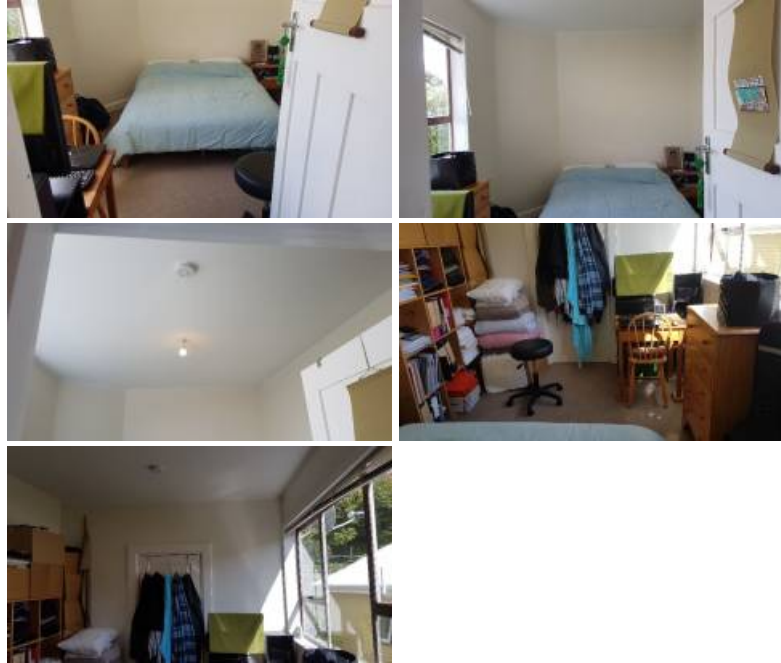
Property Inspection Report

Bedroom - Property Inspection Report

Bedroom #1 Downstairs:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Window sash and function:

Single glazed, Aluminum frame, Awning, Functions. **Remedial attention, Deteriorated rubber windows seals evident, recommended replacement to prevent any further moisture ingress and future damage to the window sills and reveals.**

Window Reveals & Sills

Base materials are in, Reasonable condition.

Door types and function standards for this room:

Hinged door, Functioning.

Door panels and door reveals:

Base materials are in, Good Condition.

Door Hardware:

No real requirement for door stop here.

Lighting:

Installed.

Tested:

Tested, working.

Floor Covering:

Carpet fitted, Reasonable Condition.

Heating:

No heating installed here.

Smoke Alarms:

1 Battery smoke detector fitted in this room. **Smoke detectors must be installed a minimum of 400mm from the internal corner of the wall and ceiling to meet current regulations and to operate as designed.**

Property Inspection Report

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

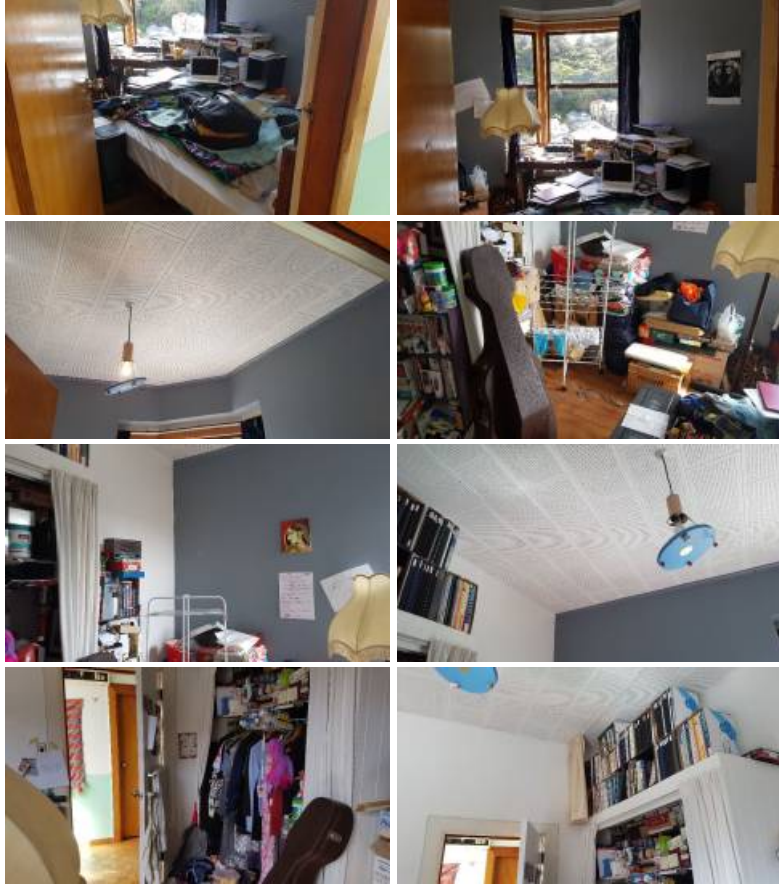
General Summary, and comments from the inspector on this area: Reasonably well presented room. Minor remedial tasks if listed, generally cosmetic, the linings are intact, superficial ageing or wear evident.

Property Inspection Report

Bedroom #1 Upstairs:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Reasonable Condition.

Window sash and function:

Single glazed, Aluminum frame, Awning, Remedial attention, Re-fixing, adjustment or replacement of friction stays. Deteriorated rubber windows seals evident, recommended replacement to prevent any further moisture ingress and future damage to the window sills and reveals.



Window Reveals & Sills

Base materials are in, Reasonable condition.

Door types and function standards for this room:

Hinged door, Functioning.

Door panels and door reveals:

Base materials are in, Reasonable Condition.

Door Hardware:

No real requirement for door stop here.

Property Inspection Report

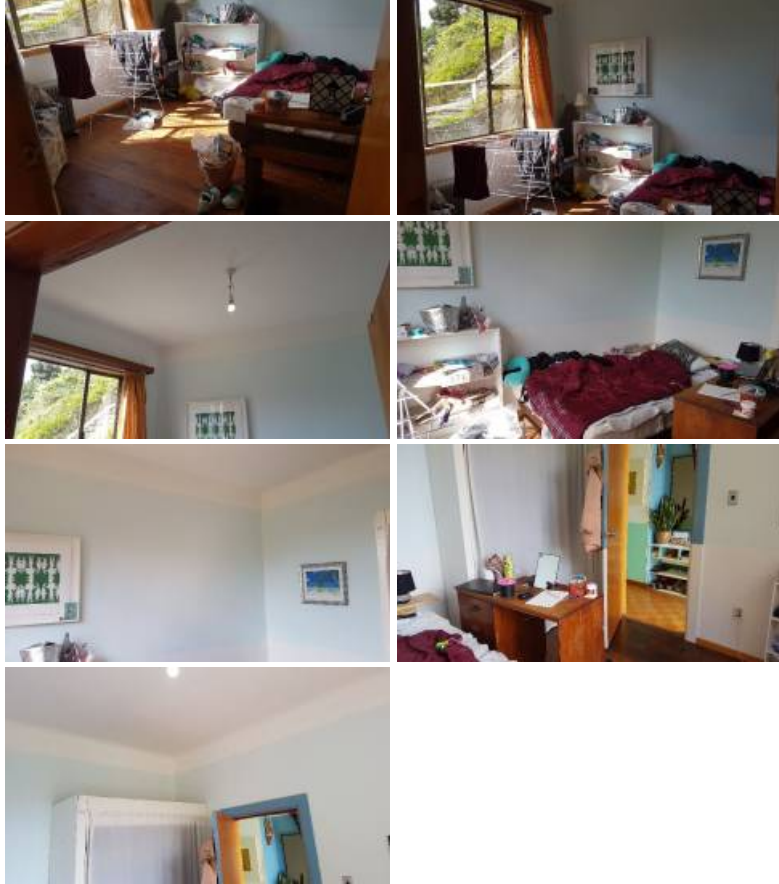
<i>Lighting:</i>	Installed.
<i>Tested:</i>	Tested, working.
<i>Floor Covering:</i>	Polished timber, Reasonable Condition.
<i>Heating:</i>	No heating installed here.
<i>Smoke Alarms:</i>	No Smoke Alarms.
<i>Wardrobe:</i>	Double size.
<i>Areas of moisture</i>	No moisture readings of concern were found in this room on the day of inspection.
<i>General Summary, and comments from the inspector on this area:</i>	Reasonably well presented room. Minor remedial tasks if listed, generally cosmetic, the linings are intact, superficial ageing or wear evident.

Property Inspection Report

Bedroom #2 Upstairs:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Reasonable Condition.

Window sash and function:

Single glazed, Aluminum frame, Awning, Remedial attention, Deteriorated rubber windows seals evident, recommended replacement to prevent any further moisture ingress and future damage to the window sills and reveals.

Window Reveals & Sills

Cosmetic upgrade suggested.

Door types and function standards for this room:

Hinged door, Functioning.

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.

Floor Covering:

Polished timber, Reasonable Condition.

Heating:

No heating installed here.

Property Inspection Report

Smoke Alarms: No Smoke Alarms.

Wardrobe: Double size.

Areas of moisture 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.



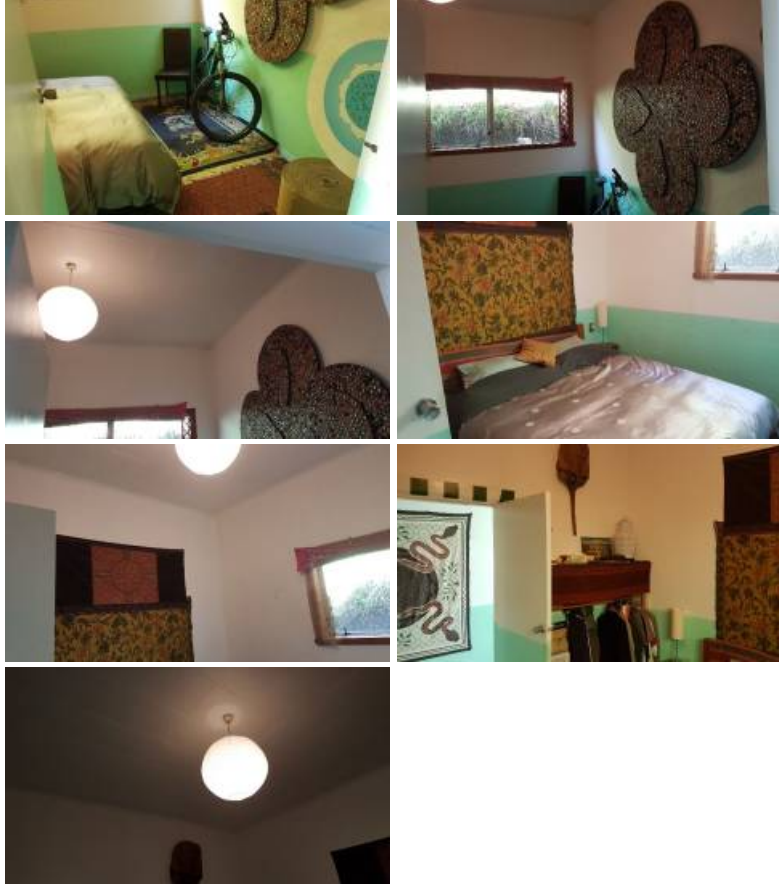
General Summary, and comments from the inspector on this area: Reasonably well presented room. Minor remedial tasks if listed, generally cosmetic, the linings are intact, superficial ageing or wear evident.

Property Inspection Report

Bedroom #3 Upstairs:

General:

Separate room.



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:

Hinged door, Functioning.

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.

Floor Covering:

Polished timber. Not viewed.

Heating:

No heating installed here.

Property Inspection Report

Smoke Alarms: No Smoke Alarms.

Wardrobe: No wardrobe installed.

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

Subfloor - Property Inspection Report

Subfloor:

Access Point:

Further investigation required.

Property Inspection Report

Internal Ceiling Space - Property Inspection Report

Internal Ceiling Space:

Access Point: Bathroom or toilet area, only viewed from the man hole.

Access into Movement into and in the internal ceiling space is poor and difficult, the inspector could not get into the roof space because of where the man hole was positioned over the bath.

Insulation No insulation installed in this ceiling space.

Roof lining Sarking installed in the ceiling space.

Roofing type Timber pitched roof installed here.



Property Inspection Report



Plumbing

Copper, P.V.C.

Wiring

Wiring installed here, Older Rubber style wiring is installed in this dwelling, this will have if not already deteriorate and corrode, this wiring is no longer used and is deemed as being unsafe, I recommend a full electrical report is carried on this dwelling as a result of our findings, the electrician will be able to give you a better idea of the degree of replacement and costs from here.

Ceiling construct

Ceiling joist construction in this dwelling.

Pest & debris:

Pest and debris here. Borer evident. Further investigation required by a pest specialist. We cannot determine the extent of damage caused within the timber on our non invasive inspection.

Signs Of Water Damage:

Water staining was viewed in the ceiling space. This may be due to old leaks, if it is not raining on the day of inspection we will not be sure of this. See the roofing section for any relevant information on the condition of the roof and if further attention is required in this area.

Summary for this area

Not fully inspected, photos were only taken from the man hole.

Property Inspection Report

Water Cylinder - Property Inspection Report

Water Cylinder:

Location:

Bathroom.



Method of heating:

Gas.

Size:

135 Liters.

Pressure:

Low Pressure.

Plumbing

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

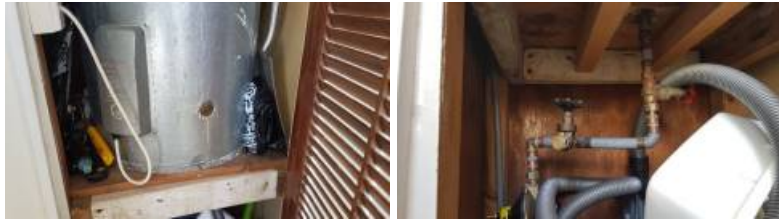
Seismic Strap:

Seismic strap not fitted, [Requires a seismic strap to be fitted.](#)

General comments on the cylinder and connections:

The cylinder carcass and 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.

Property Inspection Report



Upstairs Cylinder:

Location:

Bathroom.



Method of heating:

Electric.

Size:

135 Liters.

Pressure:

Low Pressure.

Plumbing

Copper, P.V.C, 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, [Requires a seismic strap to be fitted.](#)

General comments on the cylinder and connections:

The cylinder carcass and 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.

Property Inspection Report

Laundry Cylinder:

Location:

Laundry area.



Method of heating:

Electric.

Size:

45 liters.

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.

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: Wellington.

Inspector: Inspector.

Company: Habit New Zealand Limited.

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

Member of the New Zealand Institute of Building Inspectors.

Date of Inspection: 06/10/2017.

Time of Appointment: 11:00 a.m.

The Following areas of the property have been inspected:

Site: Yes.

Subfloor: No. The subfloor was not viewed as the house is built right on ground level.

Exterior: Yes.

Roof Exterior: Yes. The roof was viewed from the ground due to health and safety regulations.

Roof Space: Yes from the man hole only, the inspector could not enter this area safely due to the position of the man hole over the bath.

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 06/10/2017

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