

# Property Inspection Report



**- Habit Whakatane -**

***Sample Report Monolithic***

***Prepared for:***

# Property Inspection Report

## Mission Statement

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

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

## Payment

On the receipt of this report, the Customer acknowledges that they are liable for the full cost of the inspection and agree to pay The Habit Whakatane in full, upon delivery of the report.

Delivery of this report to the Customer is considered an acceptance of these terms and conditions.

Payment terms are strictly payment in full prior to release of building report immediately after on site inspection is complete.

The Customer acknowledges that they are liable for all cost incurred by The Habit Whakatane in the event of the need to recover the debt. This includes but is not limited to ALL legal costs on a solicitor-client basis, 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.

## Disclaimer

The Habit Whakatane provides a residential property inspection and reporting service. This service is a non-invasive visual inspection of residential buildings and the preparation of an inspection report to meet the minimum standards of NZS 4306:2005.

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

(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.

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

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

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

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.

The purpose of the property report is to inspect those parts of the building to which the inspector has reasonable access together with any such additional parts of the site as may be requested by the client.

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

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

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

# Property Inspection Report

## Property Inspection Report

As stated in the guidelines of the New Zealand Standard 4306:2005 which covers Residential and commercial Property Inspections "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 also not a leaky home report its is a visual report only.

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

## Heating

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

## Electrical

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

## Plumbing:

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

## Level of Reporting

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

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

## Level of Reporting:

# Property Inspection Report

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- Ancillary Spaces and Buildings

## Definitions:

### **Excellent Condition:**

Item or area is 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 secured and in working order.

### **Good Condition**

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

### **Reasonable Condition**

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

### **Remedial Work/Attention Required**

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

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# Property Inspection Report

## Inspection Details - Property Inspection Report

### Inspection Details:

|                                    |  |
|------------------------------------|--|
| <i>Date:</i>                       | This dwelling was inspected - This report refers to findings on that day only.   |
| <i>Inspection For:</i>             | Sample report.   |
| <i>Inspector on this property:</i> | HABiT Whakatane.   |
| <i>Weather:</i>                    | Fine and sunny.  |
| <i>General Description:</i>        | Single storey three bedroom plus study plaster clad dwelling with attached carport separate double garage on full sized town site. |

\*Please note - This dwelling is partly a direct fixed Monolithic cladding system. No cavity system is installed to this dwelling, this type of construction would have complied with council regulations in the day of which it was built. You need to keep this product well maintained, sealed and painted at all times in order to prevent any moisture ingress. Hairline fractures will appear in time with age and movement, there is a product produced by Resene paints which can be applied to these areas which is a sealant and paint all in one which comes with a warranty on the product if applied by a recognised applicator. If there is cracking to the main joins or any areas of the cladding there is the possibility that moisture has entered the building envelope. We strongly recommend that a cladding specialist or weather tightness expert further investigate. They will be able to give you advice on the down falls of this cladding system, past, present and future issues that may arise and where to go from here if there are any underlying problems. Through our visual inspection it is impossible to detect any damage caused within the wall cavity and possible timber rot. Even though there was no significant evidence of moisture damage to interior only an invasive inspection will be able to give you these answers.

|                             |   |
|-----------------------------|---|
| <i>Risk analysis Guide:</i> | Wind zone. Low risk.<br>Low wind zone described by BRANZ.<br><br>Number of stories. Low risk. One storey.<br><br>Roof/wall intersection design. Medium risk.<br>Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no eaves).<br><br>Eaves width. Medium risk.<br>450 - 600mm at first floor<br><br>Envelope complexity. High risk.<br>Complex, angular or curved shapes (e.g. Y or arrowhead) multiple cladding types. |
|-----------------------------|---|

*Summary: The summary is an overall view of the areas listed in the property inspection report.* **General overview:** Mixed cladding construction, monolithic plaster type and stucco with some requirement for remedial work and further investigation to ensure weather tightness. This dwelling is a direct fixed monolithic design type that requires regular and rigorous maintenance and monitoring to ensure weather tightness. \*Please refer to full report for further information around risk areas and further investigation and remedial repair.

**Foundation Area comments:** Timber subfloor construction of predominantly timber piles is in reasonable condition but there is evidence of some unevenness to floor levels, movement and settlement. No significant structural defects evident to areas inspected on day of inspection.

**External area of the dwelling comments:** The exterior of the dwelling is in a reasonable condition. General ageing evident. Some areas of general maintenance

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to be addressed which will be noted in their respective areas through out the report. If these areas are not addressed they will continue to deteriorate and cause further damage in the future.

Remedial tasks that require immediate attention are as follows.

- Main roof cladding is original galv corrugate painted fixed with lead head nails. This is an older roof and is in aged condition and deteriorating in areas. Lead head nails rust out and start to cause rusting in the immediate area of which there is widespread evidence across roof area. Replacement of lead head nails and a complete roof check for any replacement areas will ensure weather tightness and prolong roof base materials for as long as possible.

- New front addition Bedroom #1 is a direct fixed monolithic type cladding that is high risk by design. There is evidence on site of breakdown of sealing to critical areas of these cladding around windows and at terminated barge edge. \*Please note - This cladding type requires regular maintenance, sealing and monitoring to ensure weather tightness.

- Multiple areas of base board to be replaced/ re-instated.

**Internal inspection comments:** The internal linings are in reasonable 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, or in the sub floor area (if relative to this dwelling, see photographs in the sub floor area) All power points that were easily accessed and in plain view were tested and found to be in good working condition.

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

**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.

**Log, gas and pellet fires :**It is not practical for us to light and test fires in the dwellings, we do not test or inspect as this is outside of our expertise. We highly recommend that the fire is not used until the internal area of the fire, and the chimney are thoroughly cleaned. This can be a safety concern if the inspection has been carried out in summer, and the fire has not been used for sometime. This is to be carried out by a expert in this field as we are not.

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

**Alterations & Additions Comments:** Yes there have been noticeable alteration or additions carried out on this dwelling since first constructed.

Kitchen, Dining Lounge made open plan. Bathroom alterations, front Bedroom #1, rear Garage - Multiple changes and alterations have been done to this property. 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.

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:*

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

Any electrical work which has been carried out is signed off by the registered electrician doing the work. For this work an electrical certificate of compliance should

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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.

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.



Fuse board to interior



Meter board to exterior

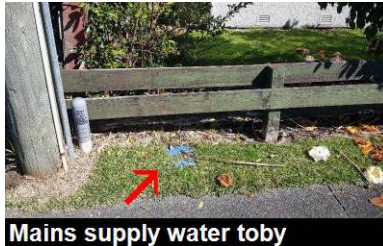
## Wiring:

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.

Not a lot of wiring was viewed in the subfloor and ceiling space, I do recommend the mains power board is opened and inspected by a registered electrician.

## Mains Water Supply:

Found at the front of the dwelling.



Mains supply water toby

## Plumbing:

Copper plumbing is installed in this property.



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## Site - Property Inspection Report

### Site:

#### Section details:

Level site.



#### Driveway:

Concrete, Reasonable condition, Natural aging and cracking evident.



#### Gates over driveway:

Gates are in good working condition.



#### Parking areas:

Concrete, Reasonable condition.



#### Fencing General:

Colour steel Fencing material in: Reasonable Condition.

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



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*Paths:*

Concrete, General ageing evident, Remedial attention suggested, Damage evident here. Replacement of the damaged area required.



*Clothesline:*

A Rotary clothesline is installed here. Good Condition.



*Water Pooling:*

Lower areas allow dampness and possible minor water pooling, noted. \*Site appears to have had significant new stormwater added to assist with on site drainage and dispersment of surface water.



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

*Image Site Area 1:*



*Image Site Area 2:*



# Property Inspection Report

## Carport - Property Inspection Report

### Carport:

*General:*

Attached to house.



*Roof cladding:*

Corrugated PVC, Good Condition.



*Carport roof flashings & ridge capping:* Flashings reasonably secured, Reasonable condition.

*Guttering:*

PVC, Reasonable Condition. [A thorough internal clean is required. Gutters are blocked with debris and vegetation. This needs to be an ongoing maintenance task.](#)



*Downpipes:*

No Stormwater outlet connected.

*External Wall Cladding:*

Open sided.

*Lighting and power points:*

[No Power Connected.](#)

*Floor:*

Concrete floor slab (unpainted), some surface cracking evident.



*Carport Area:*

Floor Area is approximately 24 Meters square.

*General summary and comments from the inspector on this area.*

Reasonable condition. 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.

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Image 1:



Image 2:



# Property Inspection Report

## Garage - Property Inspection Report

### Garage:

#### General:

Double. Stand Alone.



#### Roof cladding:

Corrugated iron unpainted Secured well in place, Material in, Reasonable Condition but some rusting evident to ridge area.

I suggest 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.



*Garage roof flashings & ridge capping:* Flashings reasonably secured, Material in, Reasonable condition.

#### Gable



#### Guttering:

Painted galvanised iron, Secured, material in, Reasonable Condition.

#### External Wall Cladding:

Galvanised steel or Colour steel painted, Material in, Reasonable Condition.



#### Ground Clearances

Poor ground clearance here, the clearance from the top of the finished ground height outside to the finished floor level inside, and to the bottom of the cladding is insufficient. This type of construction met the standards and regulations at the time

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of construction but is known to fail. This area has the potential to cause moisture ingress by capillary action when water sucks up between the wall cladding and framing.



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

*Flashings over windows and door areas:* Well fitted flashings, Reasonable Condition.

*Downpipes:* PVC, Reasonable condition.

*Main Door:* Multiple, Tilt, Well secured, Reasonable Condition.



*Side Doors:* 1 Hinged door, Functions as designed, Reasonable Condition, **Remedial attention suggested**, External door.

*Door panels & reveal areas* Material in, Reasonable condition, Metal panel.

*Internal linings:* Unlined.



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

*Tested:* Tested, Working, **Electrician should check this area.**

*Internal Fixtures* Workbench. Reasonable Condition.



*Smoke Alarms:* No Smoke Alarms.

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## Flooring

Concrete floor slab (unpainted), cracking is evident, this is due to natural movement and curing, not a structural issue.



**Non structural cracking**

## Garage floor Area:

Garage Floor Area is approximately 56 Meters square.

## 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.

Reasonable condition. 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.

## Garage Image 1:



**Rear garage acces via slip road**

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## Exterior - Property Inspection Report

### Building Exterior:

General:

Single Story.



Roof cladding main:

Corrugated iron painted, Secured well in place in aged condition to some areas but appeared weather tight on day of inspection. Some immediate requirement for remedial attention.

I suggest 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.

The roofing material requires further investigation by a licensed roofer to give you the right advice on the degree of replacement, upgrades and costings.



Rust evident to roof lead head nails





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*Main roof flashings & ridge capping:* Flashings reasonably secured, Material in, Reasonable condition.



*Side roof cladding:*

Galvanized tray type, Material in, Reasonable Condition.

Corrugated iron painted, Material in, original but in reasonable condition.



*Chimney:*

Galvanised steel, Operational, Good Condition.



*Aerials:*

1 Installed Secured Well, Good Condition. [UHF Aerials](#) have now been decommissioned, we recommend removal and sealing of the penetration to the dwelling to ensure this area is fully weather tight.



*Outlet Pipes:*

Copper, Good Condition.

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

*Eaves:* Paint compressed fibre cement, Secured well, Material in, Reasonable Condition.  
**Remedial attention suggested, Re-fixing of eave area required.**



*Gable:* Compressed fibre cement substrate, direct fixed monolithic type, Plaster finish,  
**Remedial attention required, Re-fixing of damaged area required. Cosmetic upgrade required.**



*External Wall Cladding:*

Combination, Plaster finish to most areas, original stucco type and Plaster finish over compressed fibre cement board at front of dwelling, direct fixed cladding, no cavity system installed. Some defects evident to monolithic plaster system and further investigation recommended by plaster systems specialist.

This dwelling is partly a direct fixed Monolithic cladding system. No cavity system is installed to this dwelling, this type of construction would have complied with council regulations in the day of which it was built. You need to keep this product well maintained, sealed and painted at all times in order to prevent any moisture ingress. Hairline fractures will appear in time with age and movement, there is a product produced by Resene paints which can be applied to these areas which is a sealant

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and paint all in one which comes with a warranty on the product if applied by a recognised applicator. If there is cracking to the main joins or any areas of the cladding there is the possibility that moisture has entered the building envelope. We strongly recommend that a cladding specialist or weather tightness expert further investigate. They will be able to give you advice on the down falls of this cladding system, past, present and future issues that may arise and where to go from here if there are any underlying problems. Through our visual inspection it is impossible to detect any damage caused within the wall cavity and possible timber rot. A invasive inspection will be able to give you these answers.

Ground heights around the property must be a minimum clearance of 150mm from the finished ground height outside to the finished floor level inside to help prevent any capillary action. This will be noted on in the exterior section if any areas of concern are found that are easily viewed and identified on the day of inspection. Make sure all windows are flashed as some designs failed to have head and sill flashings, if this is the case we do suggest they are installed, we cannot comment on what sort of internal flashings have been installed on construction but the specification and detailed plans will outline these areas, these are not checked as of right but if supplied to the inspector we can check them on request.



**Addition to front of house  
monolithic type**



**High risk area with no eaves  
overhang**



**No overhang at gable verge  
\*High risk area**



**On overhang to bedroom wall  
\*High risk**



**Addition area rear toilet**

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## Cladding Penetrations:

Sealing required around these penetrations through the cladding. No physical evidence of moisture at time of inspection but this is a risk area that requires sealing and monitoring. This area is a potential moisture ingress point, moisture may have already entered this area but on our visual inspection this cannot be seen.



## Ground Clearances

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

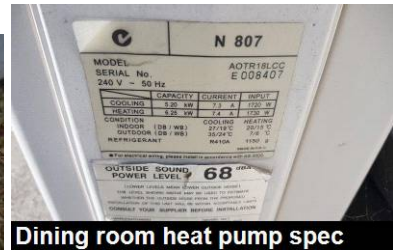


## Heat Pump Unit:

The heat pump unit is found around the right hand side of the house. The penetration through the cladding of the dwelling is well sealed. Fixed securely to the ground.

The heat pump unit is found around the left hand side of the house. Older type, the penetration through the cladding of the dwelling is well sealed. **The heat pump unit is unsecure. This needs to be fixed to a solid platform immediately.**

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Dining room heat pump spec

*Borer:*

No.

*Mildew:*

No mildew evident.

*External Joinery*

Combination, Aluminum, Timber, Material in, Reasonable Condition.

**Remedial attention suggested,** Sealing along the top of joinery to prevent moisture penetration.



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## Window Sills & Scribes

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



Flashings over windows and door Partial flashings fitted only as required, Reasonable Condition. areas:

**Remedial attention required.** This flashing does not extend past the window head enough to meet current requirements, a licensed building practitioner can carry out this remedial 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.



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*Guttering:*

PVC, Secured, material in.



*Downpipes:*

PVC, Secured, Drains into stormwater outlet, Material in, Reasonable Condition.

*Storm water:*

P.V.C Drains into street system, \*Please note extra stormwater has been added recently to assist with on site stormwater

As a precaution 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:*

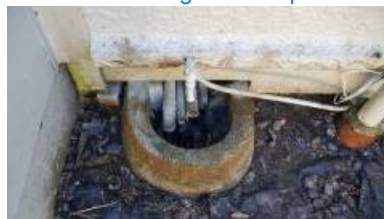
Tested, working.



*Gully Trap*

Earthenware, Reasonable Condition

As a precaution 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.



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*Paint:*

Reasonable Condition, [Sealing, preparation and paint required to some areas as noted in photos.](#)

*Ground Floor Deck:*

Timber Decking, Timber framing installed, with verandah overhead coverage.

Remedial attention suggested - The deck has been built hard up against the house in this area. This type of construction met the standards and regulations at the time of construction but is known to fail. This can cause damage to cladding, water can get trapped between the timber or other substrates and the cladding causing deterioration of both products. This can also allow water to track through the fixings into the building envelope. This area may have already leaked but we cannot determine if there is any damaged caused on our non invasive inspection. Further investigation is required.



*Ground Floor Patio:*

Concrete, Reasonable Condition.



*Exterior Stairs:*

Combination, Concrete, Timber, Reasonable Condition.



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*Subsidence:* No signs.

*Foundation:* Reasonable Condition timber subfloor on concrete piles.

*Base boards:* Compressed fibre cement sheets are installed around the perimeter of the dwelling to enclose the base of the house. Reasonable Condition but some areas of repair required

Remedial attention suggested - Replacement base materials required to some areas.



*Ventilation (Sub Floor):* Built in Vents, Reasonable airflow subfloor is damp.



*Areas of moisture*

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.



*Summary and comments from the* Reasonable condition. Shows signs of deterioration, decay or cosmetic damage due

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*inspector on this area.*

to lack of maintenance, age or misuse. This area may continue to deteriorate if not maintained.

## Remedial tasks as listed -

- Main roof cladding is original galv corrugate painted fixed with lead head nails. This is an older roof and is in aged condition and deteriorating in areas. Lead head nails rust out and start to cause rusting in the immediate area of which there is widespread evidence across roof area. Replacement of lead head nails and a complete roof check for any replacement areas will ensure weather tightness and prolong roof base materials for as long as possible.

- New front addition Bedroom #1 is a direct fixed monolithic type cladding that is high risk by design. There is evidence on site of breakdown of sealing to critical areas of these cladding around windows and at terminated barge edge. \*Please note - This cladding type requires regular maintenance, sealing and monitoring to ensure weather tightness.

- Multiple areas of base board to be replaced/ re-instated.

*Building Exterior Image 1:*



*Building Exterior Image 2:*



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## Lounge - Property Inspection Report

### Lounge:

*General:*

Open plan.



*Internal ceiling and wall linings:*

Soft board tiles Reasonable Condition but with some sagging tiles possibly due to minor roof leaks at lead head nails.



*Window sash and function:*

Single glazed, Aluminum frame, Timber frame, Awning, Fixed pane, Functions. Reasonably.

*Window Reveals & Sills*

Base materials are in, Reasonable condition. Painted.

*Door types and function standards for this room:*

Area open here, Sliding door, Functioning Reasonably.

*Door panels and door reveals:*

Base materials are in, Reasonable Condition.

*Lighting:*

Installed.

*Tested:*

Tested, working.

*Power Points & Sockets:*

Multiple, Double Switch Socket.

*Tested:*

Tested, working.

*Floor Covering:*

Carpet fitted, Reasonable Condition.



*Heating:*

No heating installed here.

*Smoke Alarms:*

No Smoke Alarms.

# Property Inspection Report

*Storage:* No storage in 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.

*Image 1:*



# Property Inspection Report

## Dining Room - Property Inspection Report

### Dining Room:

*General:*

Open plan shared with Kitchen, Lounge.



*Internal ceiling and wall linings:*

Pinex softboard base linings, Reasonable Condition.



*Window sash and function:*

Single glazed, Timber frame, Side Hung (casement), Functions. Reasonably. Remedial attention, Easing required.

*Window Reveals & Sills*

Base materials are in, Good Condition, Painted.

*Door types and function standards* Area open here.  
*for this room:*

*Lighting:*

Installed.

*Tested:*

Tested, working.

*Power Points & Sockets:*

Double Switch Socket.

*Tested:*

Tested, working.

*Floor Covering:*

Carpet fitted, Reasonable Condition.



*Heating:*

Free standing Wood burner. Good condition. Not tested or inspected, this is outside of our scope. Do Not Use until cleaned and checked by a professional in this area before use. There is no way of telling when this was last used.

\*Please note this is newer fire (not original) and requires a check for fire permit and compliance

Heat pump Installed. Good condition. Not tested, this is outside of our scope. We

# Property Inspection Report

recommend heat pumps are serviced on a regular basis.

\*Please note appliances are not electrically tested, outside of scope - Please refer to full working chattels list as part of sales and purchase agreement.



*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.

*Image 1:*



# Property Inspection Report

## Kitchen - Property Inspection Report

### Kitchen:

*General:*

Open plan shared with Dining room.



*Internal ceiling and wall linings:*

Pinex softboard base linings, Reasonable Condition.



*Window sash and function:*

Single glazed, Timber frame, Side Hung (casement) Functions. Reasonably.

*Window Reveals & Sills*

Base materials are in, Reasonable condition. Painted.

*Door types and function standards for this room:*

Sliding door, Functioning, Reasonably.

*Door panels and door reveals:*

Base materials are in, Reasonable Condition.

*Lighting:*

Installed.

*Tested:*

Tested, working.

*Power Points & Sockets:*

Multiple, Double Switch Socket.

*Tested:*

Tested, working.

*Floor Covering:*

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



**Damaged vinyl evident**

*Heating:*

No heating installed here.

*Smoke Alarms:*

No Smoke Alarms.

# Property Inspection Report

*Bench top:*

Formica, Reasonable condition.



*Joinery Units:*

Reasonable condition, functions adequately.

*Pantry Area:*

Large single, Fixed shelving installed.



*Pantry doors, handles & catches:*

Reasonable condition, functions adequately.

*Separate storage:*

Shelving installed here, Storage cupboards here.

*Storage cupboard doors:*

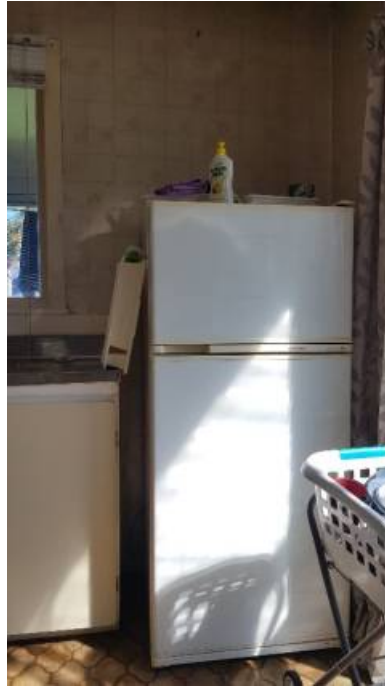
Hinged door, Function as designed, Reasonable Condition.

*Refrigerator Area:*

[Open area.](#)



# Property Inspection Report



*Sink Area:*

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



*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, Reasonable pressure.

# Property Inspection Report

Oven:

Modern conventional type, Reasonable condition.

\*Please note appliances are not electrically tested, outside of scope - Please refer to full working chattels list as part of sales and purchase agreement.



Oven cook top:

4 Elements, Reasonable condition.

Additional appliances:

None.

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.

Image 1:



# Property Inspection Report

## Bathroom - Property Inspection Report

### Bathroom:

*General:*

Separate room.



*Internal ceiling and wall linings:*

Plaster board base linings intact, Reasonable Condition.

Remedial attention suggested, Damage evident, possible repair of damaged area suggested. Cosmetic upgrade suggested.



*Window sash and function:*

Single glazed, Aluminum frame, Functions. Good.

*Window Reveals & Sills*

Base materials are in, Reasonable condition. Painted.

*Door types and function standards for this room:*

Multiple, Hinged door, Functioning Reasonable.

*Door panels and door reveals:*

Base materials are in, Reasonable Condition.

*Lighting:*

Installed.

*Tested:*

Tested, working.

*Power Points & Sockets:*

No power points installed.

*Floor Covering:*

Vinyl fitted, Reasonable Condition.

# Property Inspection Report



*Bath:* Built in Bath, Wet wall lining surround, Reasonable Condition.



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

*Shower:* Wet wall linings, Over bath. Reasonable Condition.



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

*Shower Door:* Shower curtain, Reasonable Condition.

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



*Plumbing:* No plumbing viewed. Plumbing runs through the wall cavity. The plumbing product is

# Property Inspection Report

unknown unless viewed in the subfloor or ceiling space and this will be noted on in their respective areas of the report. The pipe work under the sink is functioning well under pressure, pipe work is in The waste pipe in this area is modern PVC.

|   |  |
|---|--|
| <i>Vanity Unit Top:</i>   | Akronite, Reasonable Condition.  |
| <i>Vanity Unit Taps:</i>  | Two single taps, Reasonable water pressure.  |
| <i>Extraction Unit:</i>   | No Extraction installed.   |
| <i>Heating:</i>   | No heating installed here.   |
| <i>Smoke Alarms:</i>  | No Smoke Alarms.   |
| <i>Storage:</i>   | No storage areas installed here.   |
| <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. Linings intact. Minor remedial tasks if listed, generally cosmetic in nature. Signs of ageing, and wear. Wet areas tested, good working condition. |

# Property Inspection Report

## Toilet - Property Inspection Report

### Toilet:

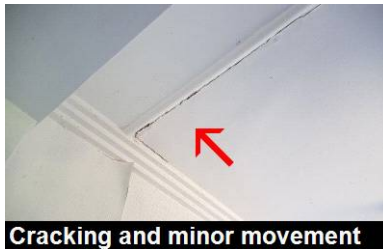
*General:*

Separate room.



*Internal ceiling and wall linings:*

Plaster board base linings intact, Reasonable Condition. [Cosmetic upgrade suggested.](#)



*Window sash and function:*

Single glazed, Louver. Functions. Reasonably.

*Window Reveals & Sills*

Base materials are in, Reasonable condition.

*Door types and function standards for this room:*

Sliding door, Functioning, Reasonable.

*Door panels and door reveals:*

Base materials are in, Reasonable Condition.

# Property Inspection Report

*Lighting:* Installed.

*Tested:* Tested, working.

*Floor Covering:* Vinyl fitted, Reasonable Condition.



*Toilet Cistern:* Double flush plastic cistern, Reasonable Condition.



*Toilet Seat:* Plastic seat, Reasonable condition.

*Toilet Pan:* Fixed firmly to floor.

*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 as listed, generally cosmetic, the linings are intact, superficial ageing or wear evident.

**Remedial tasks as listed - Minor cosmetic upgrades suggested.**

# Property Inspection Report

## Hallway - Property Inspection Report

### Hallway:

*General:*

Separate room.



*Internal ceiling and wall linings:*

Base linings intact, Reasonable Condition.



*Window sash and function:*

No windows in this area.

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

*Door panels and door reveals:*

Base materials are in, Reasonable Condition.

*Lighting:*

Installed.

*Tested:*

Tested, working.

*Power Points & Sockets:*

Single Switch Socket.

*Tested:*

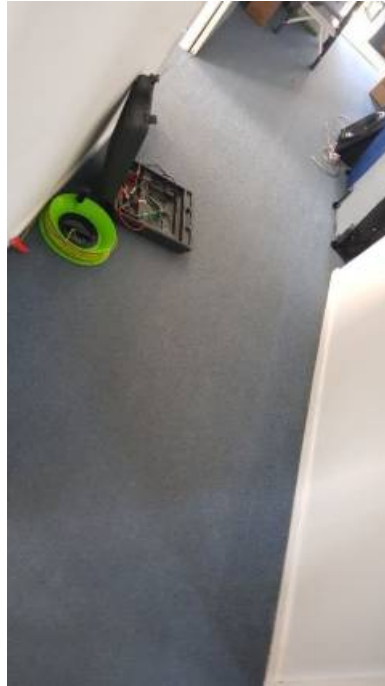
Tested, working.

*Floor Covering:*

Carpet fitted, Reasonable Condition.



# Property Inspection Report



*Heating:* No heating installed here.

*Smoke Alarms:* No Smoke Alarms.

*Storage:* Shelving installed here, Storage cupboards here.



*Storage area doors:* Hinged door, Function as designed, Reasonable Condition.

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

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

*General:*

Separate room.



*Internal ceiling and wall linings:*

Exposed rafters and raking ceilings, Reasonable Condition.



*Window sash and function:*

Single glazed, Aluminum frame, Awning, Fixed pane, Functions. Reasonably.

Aluminum frame, Fixed pane, Remedial attention - This window requires attention to exterior where flashing and sealing check are required for weather tightness.



*Window Reveals & Sills*

Base materials are in, Reasonable condition. Painted.

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

*Door panels and door reveals:*

Base materials are in, Reasonable Condition.

*Lighting:*

Installed.

*Tested:*

Tested, working.

*Power Points & Sockets:*

Double Switch Socket.

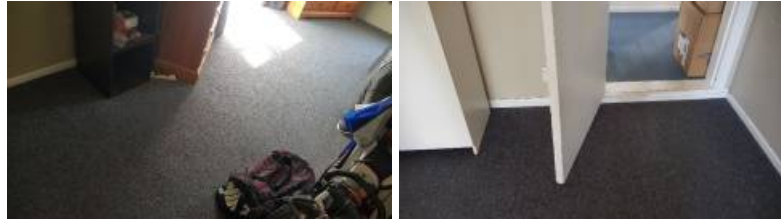
*Tested:*

Tested, working.

*Floor Covering:*

Carpet fitted, Reasonable Condition.

# Property Inspection Report



## Heating:

Heat pump Installed. Reasonable condition. Minor ageing and general wear from use. **Not tested, this is outside of our scope.** We recommend heat pumps are serviced on a regular basis.

\*Please note appliances are not electrically tested, outside of scope - Please refer to full working chattels list as part of sales and purchase agreement.



## Smoke Alarms:

No Smoke Alarms.

## Wardrobe:

No wardrobe installed.

## Areas of moisture

Historical moisture signs evident at and around exterior of high bedroom window on exposed gable wall 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.

## Image 1:



## Image 2:



## Image 3:

# Property Inspection Report



## Bedroom #2

*General:*

Separate room.



*Internal ceiling and wall linings:*

Plaster board base linings intact, Reasonable Condition. [Cosmetic upgrade suggested.](#)



*Window sash and function:*

Single glazed, Timber frame, Side Hung (casement), Fixed pane, Functions. Reasonably.

*Window Reveals & Sills*

Base materials are in, Good Condition, Painted.

*Door types and function standards for this room:*

Hinged door, Functioning, Good.

*Door panels and door reveals:*

Base materials are in, Reasonable Condition, [Remedial attention suggested, Damage evident, Possible repair of damaged area suggested.](#) [Cosmetic upgrade suggested.](#)



*Lighting:*

Installed.

*Tested:*

Tested, working.

*Power Points & Sockets:*

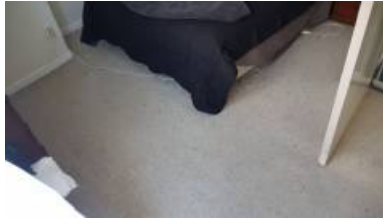
Double Switch Socket.

*Tested:*

Tested, working.

# Property Inspection Report

*Floor Covering:* Carpet fitted, Reasonable Condition.



*Heating:* No heating installed here.

*Smoke Alarms:* 1 Battery smoke detector fitted in this room. Securely Installed. [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.](#)

*Wardrobe:* Multiple, Single size.

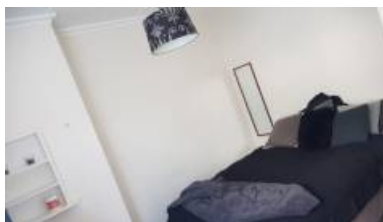


*Wardrobe Doors:* Hinged design, Functions as designed, Reasonable Condition.

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

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

*Image 1:*

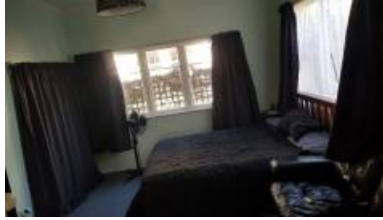


# Property Inspection Report

## Bedroom #3

*General:*

Separate room.



*Internal ceiling and wall linings:*

Plaster board base linings intact, Reasonable Condition.

Cosmetic upgrade suggested. Remedial attention suggested - Roof check suggested as there may be minor leaks around older lead head nail fixings.



*Window sash and function:*

Single glazed, Timber frame, Side Hung (casement), Functions. Reasonably.

*Window Reveals & Sills*

Base materials are in, Reasonable condition. Painted.



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

*Door panels and door reveals:*

Base materials are in, Reasonable Condition.

*Lighting:*

Installed.

*Tested:*

Tested, working.

*Power Points & Sockets:*

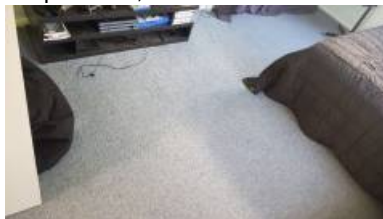
Multiple, Single Switch Socket.

*Tested:*

Tested, working.

*Floor Covering:*

Carpet fitted, Reasonable Condition.



# Property Inspection Report

*Heating:* No heating installed here.

*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.

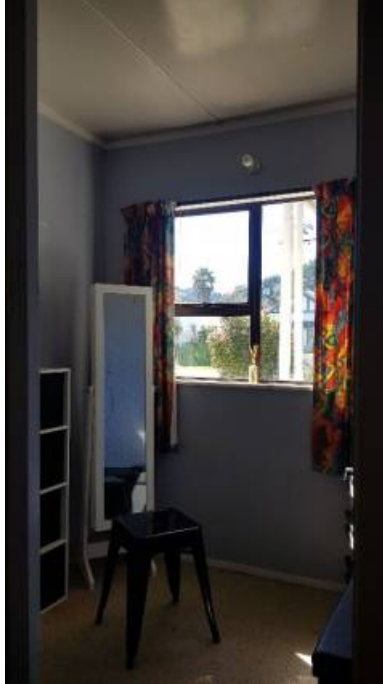
# Property Inspection Report

## Study - Property Inspection Report

### Study:

*General:*

Separate room. \*Please note this area appears to be a change from original floor plan but is non- structural - Closed in porch area.



*Internal ceiling and wall linings:*

Softboard ceiling panels, Reasonable Condition.



*Window sash and function:*

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

*Window Reveals & Sills*

Base materials are in, Reasonable condition. Painted.

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

*Door panels and door reveals:*

Base materials are in, Reasonable Condition.

*Lighting:*

Installed.

*Tested:*

Tested, working.

*Power Points & Sockets:*

No power points installed.

*Floor Covering:*

Carpet fitted, Reasonable Condition.



# Property Inspection Report



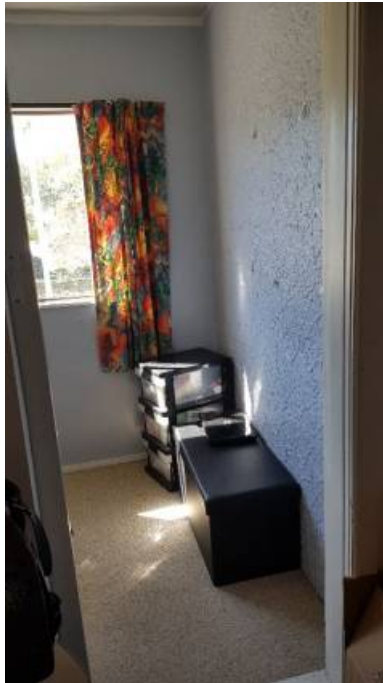
*Heating:* No heating installed here.

*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.

*Image 1:*



# Property Inspection Report

## Laundry - Property Inspection Report

### Laundry area:

*General:*

Separate room.



*Internal ceiling and wall linings:* Plaster board base linings intact, Reasonable Condition.

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

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

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

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

*Lighting:* Installed.

*Tested:* Tested, working.

*Power Points & Sockets:* Single Switch Socket, Double Switch Socket.

*Tested:* Tested, working.

*Floor Covering:* Vinyl fitted, Reasonable Condition.



*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:* Shelving installed here, Storage cupboards here.

*Storage area doors:* Hinged door, Function as designed, Reasonable Condition.

*Tub:* Stainless Steel tub on timber cabinet, Draining well without blockages. Reasonable Condition.

# 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.

*Taps:*

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

*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.

*Image 1:*



# 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:*

Under floor Insulation professionally installed here.



*Piles, both timber and concrete:*

Combination Concrete and Timber 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.



*Sub floor timber condition*

Timber bearers, floor joists and flooring, are in a reasonable condition, adequate support timber installed. Ageing and wear evident in this area. Normal ageing process. Maybe signs of water staining but no timber deterioration.

# Property Inspection Report



## Plumbing

Copper, P.V.C. 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.



## Pest and debris sign:

Pest & debris not evident here.

## Summary for this area

Reasonably tidy area. The sub floor has signs of ageing, minor deterioration which is natural due to the age of the property. If there are any remedial tasks these would have been noted above. Not all areas of the subfloor were inspected due to the construction of this dwelling being built so close to the ground.

## Image 1:



## Image 2:



## Image 3:



# Property Inspection Report

## Internal Ceiling Space - Property Inspection Report

### Internal Ceiling Space:

*Access Point:*

Hallway area.



*Access into*

Movement into the internal ceiling space is reasonable, room in the internal space is generally accessible but not all areas could be reached.

*Insulation*

Polyester, Insulation has reasonable thickness.



*Roof lining*

No roof under lay installed to older galvanised iron roof.



*Roofing type*

Timber pitched roof installed here, The timber pitched roof is in a reasonable condition. Signs of ageing but no major issues to be concerned about

*Support Timber*

Support timbers, under purlins, jack stays, ceiling joist support hangers, The timber support framing here is in reasonable condition. Provides adequate support. Ageing, minor movement and minor deterioration here. Not significant. Natural signs of wear due to age.

*Plumbing*

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

*Wiring*

Wiring installed here, The wiring installed here is modern plastic coated. Not well stowed generally, but in reasonable condition.

**The wiring in the ceiling space area requires remedial attention. Recommend that a qualified electrician be employed to check this area. See the main summary area for further details.**

*Ceiling construct*

Ceiling joist construction in this dwelling, The ceiling joist construction is in a reasonably sound condition. Ageing and wear evident in this area, not a structural issue.

# Property Inspection Report

*Pest & debris:*

No pest or debris evident in the internal ceiling space.

*Signs Of Water Damage:*

No signs of water damage or water staining on the day of inspection. The ceiling space was dry and in good condition.

*Summary for this area*

Reasonably tidy area. The internal ceiling space has signs of ageing, minor deterioration which is natural due to the age of the property.

*Image 1:*



*Image 2:*



# Property Inspection Report

## Water Cylinder - Property Inspection Report

### Water Cylinder:

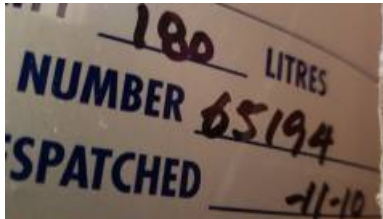
*Location:*

Bathroom. \*Newer cylinder recently fitted.



*Method of heating:*

Electric.



*Size:*

180 litre.

*Pressure:*

Mains 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:*

The cylinder carcass and the connections here are in a good sound condition. No sign of any damage or moisture leaks evident on the day of inspection.

*Image 1:*



# Property Inspection Report



Image 2:



# Property Inspection Report

## Certificate of Inspection

### Certificate of Inspection

*Client:* Sample report.

*Inspector:* HABIT.

*Company:* Habit Whakatane.

*Qualifications:* LBP#

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

*Site:* Yes.

*Subfloor:* Yes.

*Exterior:* Yes.

*Roof Exterior:* Yes.

*Roof Space:* Yes.

*Interior:* Yes.

*Services:* Yes.

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