

Property Inspection Report



- Habit Whakatane -

Sample Report Single Storey

Prepared for: HABiT

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.

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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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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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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 dwelling and separate shed/ office to rear with double internal access garage on level town site.
<i>Risk analysis Guide:</i>	Wind zone. Low risk. Low wind zone described by BRANZ. Number of stories. Low risk. One storey. Roof/wall intersection design. Low risk. Roof-to-wall intersection fully protected (e.g. hip and gable roof with eaves). Eaves width. Low risk. Greater than 600mm at first floor level. Envelope complexity. Low risk. Simple rectangular, L, T or boomerang shape, with single cladding type.

Summary: The summary is an overall view of the areas listed in the property inspection report. **General:** Tidy condition circa 1970s brick home with separate office- sleep-out/ shed area. General wear and tear in some areas but on the whole tidy condition inside and out but with some significant ageing and wear to roof materials. House finished floor level is low to finished ground and vendor has informed of an isolated flood incident to Laundry side area where neighbour's pool overflowed at one point. Additional drainage soak holes were installed after this point.

***Please note - Roof claddings to both main house and outbuilding/ office at rear are in aged condition. Corrugated iron roof to outbuilding is significantly aged and rusted and main roof Decromastic tile shows typical aging characteristics with stone chip coating worn and damaged widespread across roof but base tile is mostly in reasonable condition with only some surface rusting. There is evidence of retrospective repairs and maintenance to roof and there was little to no evidence of internal leaking on day of inspection. We would however recommend further investigation by licensed roofer as a precaution and for more information moving forward.**

Foundation Area comments: The Concrete floor pad appears to be in a good sound condition. Externally there are no visible fractures evident. Internally there does not appear to be any major unevenness or damage felt under the internal linings.

External area of the dwelling comments: The exterior of the dwelling is in a reasonable condition. General ageing evident. Some areas of general maintenance 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 attention suggested - Recommend the roofing material requires further investigation by a licensed roofer to give you the right advice on the degree of

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replacement, upgrades and costings.

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. **Some minor defects as noted - Please refer to full report by section.**

All wet areas were tested, no leaks or blockages found, internally or externally, 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, it appears there have been noticeable alteration or additions carried out on this dwelling since first constructed.

Outbuilding has possibly been converted to office. *Recommend checking council records to see if structure is original and fire compliant and has current electrical certificate.

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 at the back of the dwelling.

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.

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 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.

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Meter/ fuse board to rear 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 water supply toby

Plumbing:

Copper plumbing is installed in this property.

Property Inspection Report

Site - Property Inspection Report

Site:

Section details:

Level site.



Driveway:

Concrete, Reasonable condition, Natural aging and cracking evident.



Gates over driveway:

No gates installed over driveway:

Fencing General:

Timber Fencing material in: Good Condition.



Gates Installed

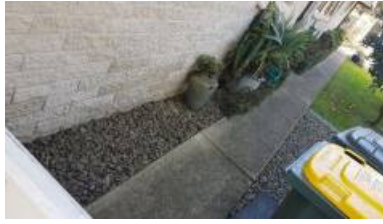
Timber and fibre cement panel, Good condition.



Paths:

General ageing evident, Reasonable Condition.

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Clothesline:

A Rotary clothesline is installed here.



Water Pooling:

Lower areas allow dampness and possible minor water pooling, noted.



Ancillary Buildings and service areas: Garden shed, reasonable condition but with some wall damage evident.



Other facilities:

Pizza oven in working condition.



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

Image Site Area 1:

Property Inspection Report



Image Site Area 2:



Property Inspection Report

Garage - Property Inspection Report

Garage:

General:

Double.



Roof cladding:

Corrugated iron unpainted in aged and deteriorating condition. Dry on day of inspection with no internal evidence of leaking.

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

Garage roof flashings & ridge capping:

Flashings reasonably secured, Material in, aged but reasonable functioning condition.

Guttering:

Colour Steel, Secured, material in, Good Condition.

External Wall Cladding:

Brick veneer, Material in, Good Condition for age in general but there is some evidence of settlement and movement.



Ground Clearances

Insufficient 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 of construction but is known to fail. This area may have leaked in the past causing damage to the wall framing which cannot be viewed on our non invasive inspection. I suggest these ground heights are dropped where possible and additional drainage added where possible as a precaution.

*Vendor informs of previous historical flooding event from overflowing swimming pool next door that flowed into Laundry and Garage area near back door - Extra soak holes have been added at side area of garage.



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Fascia: Timber Fascia, Reasonable Condition.

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



Window sash and function: Single glazed, Aluminum frame, Awning, Fixed pane, Functions. Good.

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

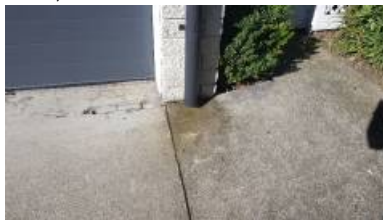
Window Sills & Scribes Concrete block sills, Good Condition.



Flashings over windows and door areas: No flashings over the door and windows, not required.



Downpipes: PVC, No stormwater outlet fitted.



Main Door: Multiple, Automatic Sectional, Well secured, Good working Condition, Remedial attention suggested, Cosmetic or surface upgrade required.



Side Doors: 1 Hinged door, Functions as designed, Good Condition.

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Internal linings:

Partially lined.



Lighting and power points:

Lighting installed, Power points installed.

Tested:

Tested, Working.

Internal Fixtures

Internal shelving securely installed, Material and area in, Good Condition.



Flooring

Concrete floor slab (unpainted), Good Condition.



Garage floor Area:

Garage Floor Area is approximately 48m².

Areas of moisture

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

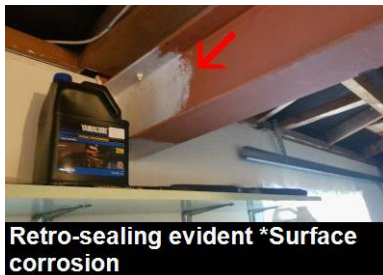
General summary and comments from the inspector on this area.

Good Condition. May have minor signs of ageing or slight marking with general ware and tear, but still works in a functional manner. No major issues here.

Garage Image 1:



Garage Image 2:



Property Inspection Report

Outbuilding - Property Inspection Report

Outbuilding :

General:

Single Story office/ shed to rear.



Roof cladding:

Corrugated iron painted, in aged and deteriorating condition but appeared water tight on day of inspection, although it was not raining. Surface rust evident and rust to laps, no internal evidence of water damage to office area, rear shed was locked and inaccessible at time of inspection.

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.

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



Outbuilding roof flashings & ridge capping:

Flashings reasonably secured, aged condition and rusted.

Remedial attention suggested. Possible replacement suggested on the damaged area. The roofing material requires further investigation by a licensed roofer.



Guttering:

PVC, Secured, material in, Reasonable Condition.



External Wall Cladding:

Concrete block, Compressed fibre cement, Reasonable Condition.

Property Inspection Report



Ground Clearances

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



Fascia: Timber Fascia, Reasonable Condition.

Downpipes: PVC, Secured, Reasonable condition.

Outbuilding Doors: 1 Sliding design, Opens freely, Reasonable Condition.

Door panels & reveal areas Material in, Reasonable condition.

Roofing internal area: Fully lined.



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

Tested: Tested, Working.

Internal Walls: Lined, Good Condition.

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

Window Sills & Scribes Good Condition.

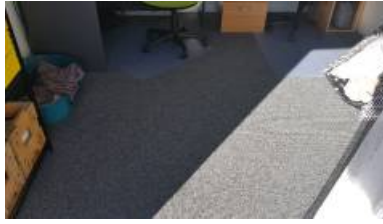
Flashings over windows and door areas: No flashings over the door and windows, not required.

Internal: No fixtures.

Smoke Alarms: No Smoke Alarms.

Floor Covering: Carpet fitted, Good Condition.

Property Inspection Report



Areas of moisture

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

Building Floor Area:

Floor Area is approximately Meters square.
32m2.

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.

Image 1:



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Exterior - Property Inspection Report

Building Exterior:

General:

Single Story.



Roof cladding main:

Decromastic tiles in aged and deteriorating condition, dry on day of inspection with no internal evidence of leaking. Evidence of some retrospective repairs and re-fixing to assist with weather tightness of older tiles.

Replacement suggested of damaged, dented tiles at water will pool and these tiles will deteriorate quicker than the rest of the roof as a result of this.

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



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Dent damaged tiles



Significant wear to tiles



Stone chip coating deteriorating



Worn tiles



Significant aging to roof surface



Surface sealed skylight area



Rusting to valley tiles



Some surface rust to tiles



Newer roof over patio areas at base

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

Chimney: Galvanised Iron, Material in, Reasonable Condition. **Remedial attention required - Surface rusting to flue area.**

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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, Material in, Reasonable condition.



Fascia:

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

Eaves:

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



Gable:

Shiplap timber weatherboard, Material in, Reasonable Condition.

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External Wall Cladding:

Combination, Brick veneer, Timber shiplap direct fixed cladding, no cavity system installed. Good Condition.



Timber shiplap feature cladding

Cladding Penetrations:

The penetrations through the cladding have been well sealed here.

Ground Clearances

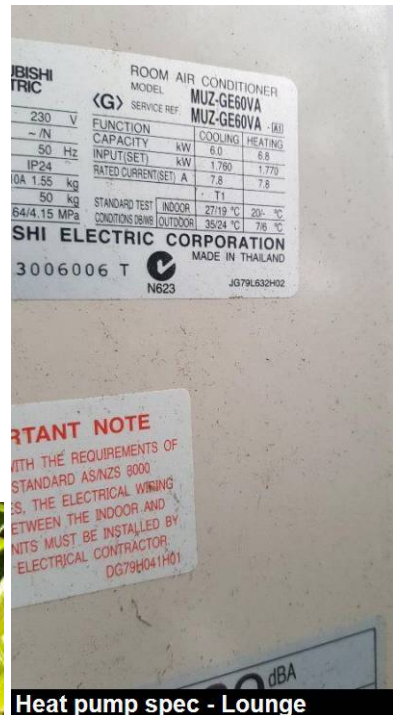
Poor ground clearance here, the clearance from the top of the finished ground height outside to the finished floor level inside. This type of construction met the standards and regulations at the time of construction but is known to fail.

*Please note extra soakage has been installed to side of garage in risk area



Heat Pump Unit:

The heat pump unit is found at the front and at the back of the house.



Heat pump spec - Lounge

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Unknown spec heat pump

Borer: No.

Mildew: No mildew evident.

External Joinery Aluminum, Material in, Reasonable Condition.



Window Sills & Scribes Concrete block sill, Good Condition.



Flashings over windows and door areas: No flashings over the door and windows, not required.



Head board only - good eaves cover

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

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

Storm water: Earthenware, Good 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.

Exterior Taps: Tested, working.

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Gully Trap

Earthenware, Drains into street system, 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.



Paint:

Reasonable Condition.

Ground Floor Patio:

Coloured concrete, Good Condition.



Subsidence:

No signs.

Foundation:

Concrete Floor. Good condition.

Areas of moisture

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

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.

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

Building Exterior Image 1:



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Building Exterior Image 2:



Property Inspection Report

Lounge - Property Inspection Report

Lounge:

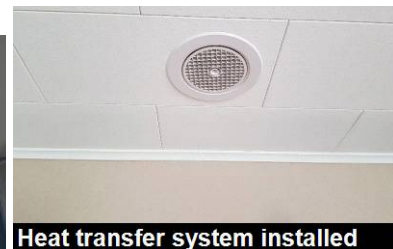
General:

Open plan.



Internal ceiling and wall linings:

Pinex softboard ceiling tiles, Good Condition.



Window sash and function:

Single glazed, Functions. Good.

Window Reveals & Sills

Base materials are in, Good Condition, Painted.

Door types and function standards for this room:

Hinged door, Good.

Door panels and door reveals:

Base materials are in, Good Condition.

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

Multiple, Single Switch Socket.

Tested:

Tested, working.

Floor Covering:

Carpet fitted, Good 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.**

Heat pump Installed. **Not tested, this is outside of our scope. We recommend heat**

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pumps are serviced on a regular basis.



Smoke Alarms:

No Smoke Alarms.

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: Good tidy area, well presented, functions well.

Image 1:



Image 2:



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Dining Room - Property Inspection Report

Dining Room:

General:

Separate room.



Internal ceiling and wall linings:

Pinex softboard ceiling tiles, Good Condition.



Window sash and function:

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

Window Reveals & Sills

Base materials are in, Good Condition.

Door types and function standards for this room:

Sliding door, Functioning, Good.

Door panels and door reveals:

Base materials are in, Good Condition.

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

Double Switch Socket.

Tested:

Tested, working.

Floor Covering:

Carpet fitted, Good Condition.



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:

Good tidy area, well presented, functions well.

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Kitchen - Property Inspection Report

Kitchen:

General:

Separate room.



Internal ceiling and wall linings:

Pinex softboard ceiling tiles, Good Condition.



Window sash and function:

Single glazed, Aluminum frame, Awning, Fixed pane, Security stays fitted here. Functions. Good.

Window Reveals & Sills

Base materials are in, Good Condition, Painted.

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

Door panels and door reveals:

Base materials are in, Good Condition.

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

Multiple, Double Switch Socket.

Tested:

Tested, working.

Floor Covering:

Vinyl fitted, Good Condition.



Heating:

No heating installed here.

Smoke Alarms:

No Smoke Alarms.

Bench top:

Formica, Reasonable condition, Remedial attention required, Minor damage,

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re-surfacing required here.



Joinery Units:

Good condition, good working order.

Pantry Area:

Large single, Fixed shelving installed, Internal lighting installed.



Pantry doors, handles & catches:

Good condition, functions well.

Separate storage:

Shelving installed here, Storage cupboards here.

Storage cupboard doors:

Hinged door, Function as designed, Good Condition.

Refrigerator Area:

Open area.

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Sink Area:

Single, 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, Good pressure.

Oven:

Modern conventional type, Tested, working. [Be aware thermostats are not checked. This is a specialised inspection which we do not carry out. We simply check if the oven heats up or not.](#)

[*Appliances not electrically tested, outside of scope - Please refer to full working chattels list as part of sales and purchase agreement.](#)

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Oven cook top:

4 Electric hot plates, Tested, working, Good condition.

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

Additional appliances:

Range hood installed, Tested, working, Good condition

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

Dishwasher installed, Good condition. Not tested.

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



Rangehood vented through roof

Property Inspection Report



Areas of moisture

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

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

Image 1:



Property Inspection Report

Bathroom - Property Inspection Report

Bathroom:

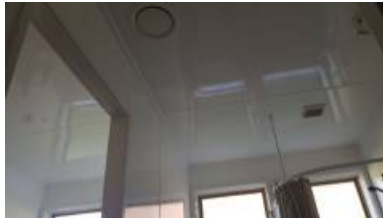
General:

Separate room.



Internal ceiling and wall linings:

Seratone wet linings installed, Good Condition.



Window sash and function:

Single glazed, Aluminum frame, Awning, 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, Good Condition.

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

Shaving socket.

Tested:

Tested, working.

Floor Covering:

Carpet fitted, Vinyl fitted, Reasonable Condition.



Bath:

Built in Bath, Good bath surface and surround.

Property Inspection Report



Taps:

1 water mixer into faucet over bath, Reasonable water pressure,

Remedial attention suggested, Tap is tight, may require adjustment or repair.

Shower:

Walk in design, Good Condition.



Shower Water Control:

Hand held shower rose, Single mixer, Reasonable pressure.



Property Inspection Report

Shower Base:

Vinyl fitted. Reasonable Condition.



Shower Door:

Shower curtain, Good Condition.

Toilet Cistern:

Double flush plastic cistern, Good Condition.



Toilet Seat:

Plastic seat, Good Condition.

Toilet Pan:

Requires re-fixing to the floor.

Towel Rail:

Single towel ring, Multiple towel rails.

Plumbing:

Flexi hoses also installed here. 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.



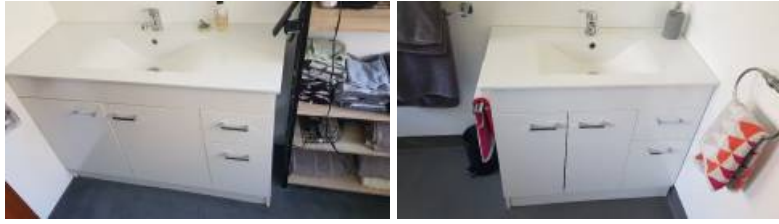
Basin Taps:

Single water mixer, Good water pressure.

Vanity Unit General:

2 units, Draining well without blockages, Good Condition. Draining well without leaks or blockages.

Property Inspection Report



Plumbing:

Flexi hoses also installed here. The pipe work under the sink is functioning well under pressure, pipe work is in good condition. The waste pipe in this area is modern PVC.

Extraction Unit:

Extraction fan, Tested, Reasonable working order.



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:

Good tidy area, well presented. Well sealed area. Good functioning area.

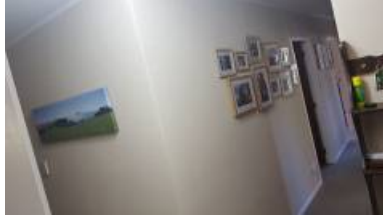
Property Inspection Report

Hallway - Property Inspection Report

Hallway:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition.



Window sash and function:

No windows in this area.

Door types and function standards for this room:

Hinged door, Functioning, Good.

Door panels and door reveals:

Base materials are in, Good Condition.

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

Single Switch Socket.

Tested:

Tested, working.

Floor Covering:

Carpet fitted, Vinyl fitted.



Heating:

Heat pump Installed. **Not tested, this is outside of our scope. We recommend heat pumps are serviced on a regular basis.**

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

Property Inspection Report



Smoke Alarms: No Smoke Alarms.

Storage: Shelving installed here, Storage cupboards here.



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

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

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

Image 1:



Property Inspection Report

Bedroom - Property Inspection Report

Bedroom #1

General:

Separate room.



Internal ceiling and wall linings:

Plaster board base linings intact, Good Condition.



Window sash and function:

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

Window Reveals & Sills

Base materials are in, Good Condition.

Door types and function standards for this room:

Sliding door, Functioning, Good.

Door panels and door reveals:

Base materials are in, Good Condition.

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

Double Switch Socket.

Tested:

Tested, working.

Floor Covering:

Carpet fitted, Good Condition.



Heating:

No heating installed here.

Smoke Alarms:

No Smoke Alarms.

Wardrobe:

Double size.

Property Inspection Report



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

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

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

Image 1:



Bedroom #2

General: Separate room.



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



Window sash and function: Single glazed, Aluminum frame, Awning, Fixed pane, Sliding, Security stays fitted here. Functions. Good.

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

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

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

Lighting: Installed.

Tested: Tested, working.

Property Inspection Report

Power Points & Sockets: Double Switch Socket.

Tested: Tested, working.

Floor Covering: Carpet fitted, Good Condition.



Heating: No heating installed here.

Smoke Alarms: No Smoke Alarms.

Wardrobe: Multiple, Double size.



Wardrobe Doors: Sliding design, Good Condition.

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

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

Image 1:



Bedroom #3

General: Separate room.



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

[Remedial attention suggested](#), [Damage evident, possibly due to minor roof leaks over time to older roof tile, repair of damaged area suggested](#). Ceiling linings.

Property Inspection Report



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

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, Good Condition.

Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Double Switch Socket.

Floor Covering: Carpet fitted, Good Condition.



Heating: No heating installed here.

Smoke Alarms: No Smoke Alarms.

Wardrobe: Double size.

Wardrobe Doors: Sliding design, Good Condition.

Property Inspection Report



Areas of moisture

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

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

Image 1:



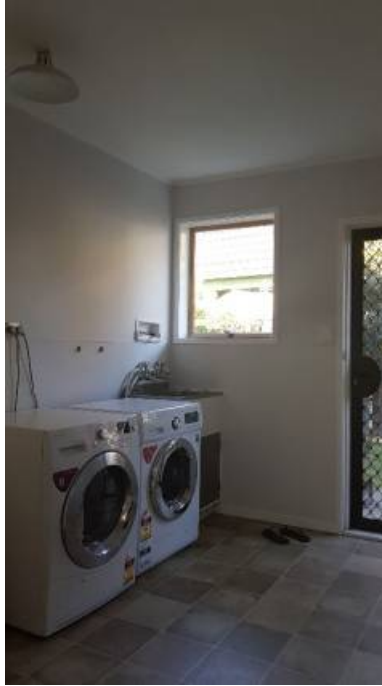
Property Inspection Report

Laundry - Property Inspection Report

Laundry area:

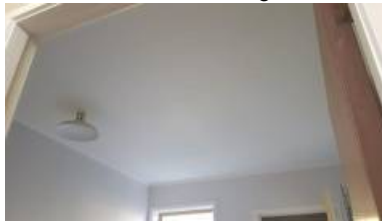
General:

Separate room.



Internal ceiling and wall linings:

Plaster board base linings intact, Good Condition.



Window sash and function:

Single glazed, Aluminum frame, Awning, Functions. Good. Remedial attention - window latch is tight, lubrication required.

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.

Property Inspection Report



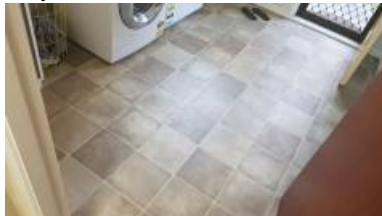
Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Double Switch Socket.

Tested: Tested, working.

Floor Covering: Vinyl fitted, Good 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: Storage cupboards here.

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

Tub: Stainless Steel tub on timber cabinet, Draining well without blockages. Good 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: Good tidy area, well presented, functions well.

Property Inspection Report

Internal Ceiling Space - Property Inspection Report

Internal Ceiling Space:

Access Point:

Garage area.



Access into

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

Insulation

Insulfluff insulation, Remedial attention required on the insulation in this area. Insulation either removed or deteriorated to the degree that replacement or addition of insulation is required.



Roof lining

Lining paper, Lining paper installed in the ceiling space, reasonable condition



Roofing type

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

Plumbing

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

Wiring

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



Ceiling construct

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

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:



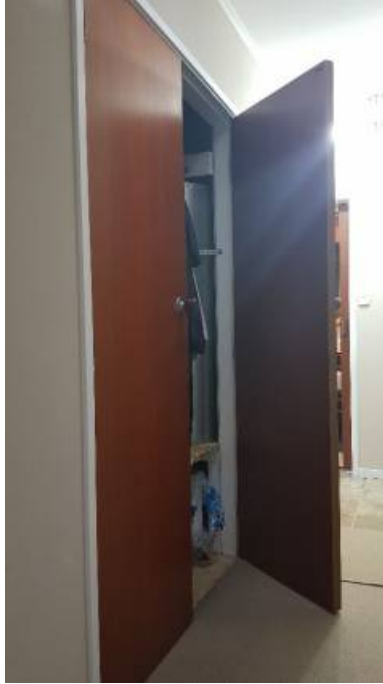
Property Inspection Report

Water Cylinder - Property Inspection Report

Water Cylinder:

Location:

Hallway area.



Method of heating:

Electric.

Size:

180 litre.

Pressure:

Low Pressure.

Plumbing

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

Seismic Strap:

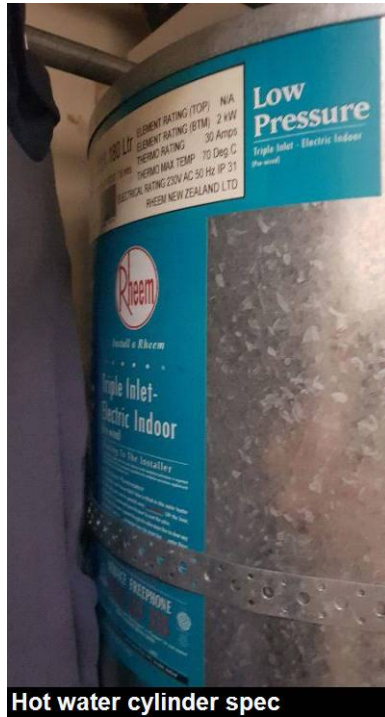
Seismic strap fitted.

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



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.

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.