

Property Inspection Report



- Habit Whakatane -

Sample Report Two 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.

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

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

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

Definitions:

Excellent Condition:

Item or area 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.

Property Inspection Report

Report Index

Inspection Details - Property Inspection Report	6
Site - Property Inspection Report	8
Garage - Property Inspection Report	11
Exterior - Property Inspection Report	14
Lounge - Property Inspection Report	21
Dining Room - Property Inspection Report	23
Kitchen - Property Inspection Report	25
Bathroom - Property Inspection Report	29
Hallway - Property Inspection Report	36
Stairwell - Property Inspection Report	38
Bedroom - Property Inspection Report	40
Sunroom - Property Inspection Report	50
Laundry - Property Inspection Report	52
Subfloor - Property Inspection Report	54
Internal Ceiling Space - Property Inspection Report	56
Water Cylinder - Property Inspection Report	59
Certificate of Inspection	60

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.
<i>Weather:</i>	Cloudy & Overcast.
<i>General Description:</i>	Two storey four bedroom home with sunroom and basement garage on sloping site.
<i>Risk analysis Guide:</i>	Wind zone. Medium risk. Medium wind zone described by BRANZ. Number of stories. High risk. Two Stories. Roof/wall intersection design. Medium risk. Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no eaves). Eaves width. Medium risk. 450 - 600mm at first floor, or over 600mm at second floor level. Envelope complexity. Medium risk. More complex, angular or curved shapes (e.g. Y or arrowhead) with single cladding type. Deck design. High risk. Enclosed deck exposed in plan or cantilevered at first floor level.

Summary: The summary is an overall view of the areas listed in the property inspection report. **General overview:** Tidy condition multi-storey Hardiplank home with near new roof is in good general condition but there are a number of areas for further investigation. *Please read full report for further information.

Foundation Area comments: The foundation wall is in a reasonable condition both externally and internally but there is evidence of some cracking due to seismic movement and earthquake damage.

Remedial action to be carried out, possible structural defects evident -

- Recommend that the tasks listed here are structural or large in remedial terms
***Due to significant evidence of seismic movement and crack damage an engineers opinion is highly recommended on this matter as a precaution.**

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.

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.

Remedial attention required in the following areas:

Further investigation is required - Possible old plumbing leaks evident *Recommend licensed builder remove and investigate ceiling area and re-instate any damaged

Property Inspection Report

materials.

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.

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

Sunroom at rear is possible alteration - 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:

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.



Meter board to exterior, cracks evident



Fuse board to interior

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:

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

Plumbing:

Copper plumbing is installed in this property.

Property Inspection Report

Site - Property Inspection Report

Site:

Section details:

Hill site.



Driveway:

Asphalt, Good condition Natural aging and cracking evident.



Parking areas:

Asphalt, Drainage installed, Reasonable condition.



Fencing General:

Timber, aged material but Reasonable Condition,



Gates Installed

Timber Trellis, Reasonable condition.

Property Inspection Report



Retaining Walls:

Timber, Reasonably secured, ageing, and minor deterioration evident. Not of a structural concern.



Exterior Stairs:

Concrete, Reasonable Condition.



Property Inspection Report



Paths:

Paving installed, General ageing evident. Reasonable Condition.



Water Pooling:

Water pooling not likely on this site.

Ancillary Buildings and service areas: Colour steel shed older but in reasonable 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:



Image Site Area 2:



Property Inspection Report

Garage - Property Inspection Report

Garage:

General:

Single, Attached.



Roof cladding:

*See main house.

External Wall Cladding:

Concrete block, Good Condition.



Ground Clearances

Sloping falls but no rebate to garage entry so poor ground clearance here to 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 could be subject to potential water entry in heavy wet weather.



Window sash and function:

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

Window Reveals & Sills

Base materials are in, Reasonable condition.

Window Sills & Scribes

Concrete block, Good Condition.

Flashings over windows and door areas:

No flashings over the door and windows, not required.

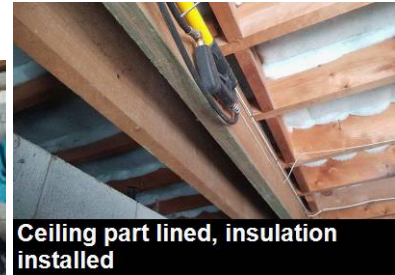
Main Door:

1 Roller, Excellent condition. No auto opener installed.

Property Inspection Report



Internal linings: Concrete block installed in this area.



Lighting and power points: Lighting installed.

Tested: Tested, Working, Lighting, Power points.

Internal Fixtures Workshop Area, Workbench.



Smoke Alarms: No Smoke Alarms.

Flooring Concrete floor slab (unpainted), Reasonable Condition, cracking is evident.

Remedial attention suggested, Large cracking evident due to seismic movement. Recommend possible further investigation by registered engineer.



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.

Signs Of Water Damage: No signs of water damage or water staining on the day of inspection.

General summary and comments from the inspector on this area. Remedial tasks as listed - Suggest that the tasks listed here are structural or large in remedial terms. *As a precaution it is recommended there is further investigation by a registered engineer due to significant cracking to foundation area - Please note there is minor evidence of movement to upper floors of dwelling but no major evidence of out of level areas or settling due to seismic movement/ earthquake damage.

Property Inspection Report

Garage Image 1:



Garage Image 2:



Garage Image 3:



Property Inspection Report

Exterior - Property Inspection Report

Building Exterior:

General:

Double Story.



Roof cladding main:

Color steel long run iron, Secured well in place, Material in, Good Condition.

The main house roof has been installed to a good standard, it is not brand new but when the roof was installed it would have come with a roofing warrantee so if any issues do arise in the future you will have this to fall back on. I do suggest you check with the current owners and get this transferred into your name.

Only viewed from the ground as it was unsafe to gain access in accordance with "Work Safe New Zealand" working at height regulations on day of inspection.



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



Chimney:

Galvanised steel, Operational, Material in, Good Condition.

Property Inspection Report



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 low pressure relief pipe, Reasonable condition.



Fascia:

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

Eaves:

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

Property Inspection Report



Gable:

Hardie Plank. Material in, Reasonable Condition.



External Wall Cladding:

Hardie Plank. direct fixed cladding, no cavity system installed, Material in, Reasonable Condition.

Remedial attention suggested, Remedial sealing of hairline fractures.



Cladding Penetrations:

The penetrations through the cladding have been well sealed here.

Ground Clearances

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

Gas external connections:

Gas installed. Areas that the gas is used internally, will be logged individually in the respective areas.



Borer:

No.

Mildew:

No mildew evident.

External Joinery

Aluminum, Material in, Good Condition.

Property Inspection Report

Window Sills & Scribes

Flush mounted. Good Condition. [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 areas: Partial flashings fitted only as required, Reasonable Condition.



Guttering:

Colour Steel, Secured, material in, Good Condition.



Downpipes:

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

Storm water:

[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

[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.

First Floor Deck:

Timber Decking, Timber framing installed, with roof edge verandah coverage. Secured well in place, [Reasonable condition, minor weather and ageing evident.](#)

Property Inspection Report



Ground Floor Patio:

Paver's installed, Reasonable Condition, general ageing evident.



Exterior Stairs:

Timber. Reasonable Condition.



Subsidence:

Cracks in foundation. Remedial attention suggested - *Recommend further investigation by registered engineer.

Foundation:

Remedial attention suggested, Due to significant evidence of seismic movement and crack damage an engineers opinion is highly recommended on this matter as a precaution.

Property Inspection Report



Cracking moving towards expansion area



Cracking sesaled to blockwork



Cracking to bondbeam block work

Base boards:

Compressed fibre cement sheets are installed around the perimeter of the dwelling to enclose the base of the house. Reasonable Condition,

Remedial attention suggested - some cracked materials.



Ventilation (Sub Floor):

Reasonable airflow.

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 tasks as listed - Recommend that the tasks listed here are structural or large in remedial terms *Due to significant evidence of seismic movement and crack damage an engineers opinion is highly recommended on this matter as a precaution.

Building Exterior Image 1:

Property Inspection Report



Building Exterior Image 2:



Property Inspection Report

Lounge - Property Inspection Report

Lounge:

General:

Separate room.



Internal ceiling and wall linings:

Softboard ceiling tiles, Reasonable Condition.



Window sash and function:

Single glazed, Aluminum frame, Awning, Fixed pane, 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 Reasonably. [House has settled through here, this is seen in the gap between the door frame and door panel.](#)



Door panels and door reveals:

Base materials are in, Reasonable Condition.

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

Multiple, Single Switch Socket.

Property Inspection Report

Tested: Tested, working.

Floor Covering: Carpet fitted, Reasonable Condition.



Heating: No heating installed here.

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: 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:

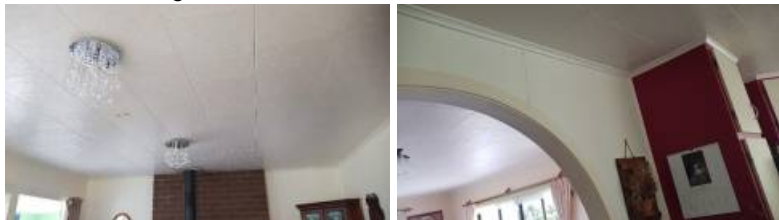
General:

Open plan.



Internal ceiling and wall linings:

Softboard ceiling tiles, Reasonable Condition.



Window sash and function:

Single glazed, Aluminum frame, Fixed pane.

Window Reveals & Sills

Base materials are in, Good Condition.

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

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

Double Switch Socket.

Tested:

Tested, working.

Floor Covering:

Carpet fitted, Good Condition.



Heating:

Free Standing Gas Fire. **Not tested, this is outside of our scope.** We suggest that all gas fixtures are checked and cleaned by a registered plumber - gas fitter, as these appliances age, valves and ignitions can go at any time

*Appliances not fully tested, this is a specialist area and 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:

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: Good tidy area, well presented, functions well.

Image 1:



Property Inspection Report

Kitchen - Property Inspection Report

Kitchen:

General:

Open plan.



Internal ceiling and wall linings:

Softboard ceiling tiles, Reasonable Condition.



Window sash and function:

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

Window Reveals & Sills

Base materials are in, Good Condition, Painted.

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

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

Double Switch Socket.

Tested:

Tested, working.

Floor Covering:

Vinyl fitted, Reasonable Condition.



Heating:

No heating installed here.

Smoke Alarms:

No Smoke Alarms.

Bench top:

Formica, Good condition for age.

Property Inspection Report



Joinery Units: Reasonable condition, functions adequately.

Pantry Area: Double size, Fixed shelving installed, Internal lighting installed.



Pantry doors, handles & catches: Reasonable condition, functions adequately, Remedial attention required, Cosmetic upgrade on door areas.



Separate storage: Shelving installed here, Storage cupboards here.

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

Refrigerator Area: Recessed area created for the fridge.

Property Inspection Report



Sink Area:

Double, Stainless steel, Draining well without blockages. Good condition. Waste master installed.



Plumbing:

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

Tap Area:

2 single taps into a single mixer, Reasonable pressure, Remedial attention required, Leaking tap area.



Oven:

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

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

Property Inspection Report



Oven cook top:

4 Electric hot plates, Good condition.

Additional appliances:

Range hood installed, Tested, working, Reasonable condition. *Level of extraction not tested.

Dishwasher installed. Reasonable condition. Not tested.

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



Areas of moisture

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

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

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

Property Inspection Report

Bathroom - Property Inspection Report

Bathroom Downstairs:

General:

Separate room.



Internal ceiling and wall linings:

Softboard ceiling tiles, Reasonable Condition.



Window sash and function:

Single glazed, Aluminum frame, Awning, Fixed pane.



Window Reveals & Sills

Base materials are in, Reasonable condition. Painted. Remedial attention suggested. Damage evident, possible repair of damaged area suggested.

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

Property Inspection Report

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

Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: No power points installed.

Floor Covering: Carpet fitted, Reasonable Condition.



Shower: Wet wall linings, Good Condition.



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

Property Inspection Report



Shower Base:

Stainless Steel, Good Condition.



Shower Door:

Glass door, Good Condition.

Toilet Cistern:

Double flush porcelain cistern, Reasonable Condition.



Property Inspection Report

- Toilet Seat:* Plastic seat, Good Condition.
- Toilet Pan:* Fixed firmly to wall.
- Towel Rail:* Multiple towel rails, Well secured & in good condition.
- Vanity Unit General:* 1 unit, Draining well without blockages, Good Condition. Draining well without leaks or blockages.



- 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.



- Vanity Unit Top:* PVC, Good Condition.
- Vanity Unit Taps:* Single water mixer, Reasonable water pressure.
- Extraction Unit:* Heat lamp, extraction unit and lighting system, Tested, Reasonable working order.



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



- 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:* 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

Bathroom Upstairs

General:

Separate room.



Internal ceiling and wall linings:

Exposed rafters, wet linings, Good Condition.



Window sash and function:

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

Window Reveals & Sills

Base materials are in, Reasonable condition. Stained.

Door types and function standards for this room:

Sliding door, Functioning Reasonable.

Door panels and door reveals:

Base materials are in, Good Condition.

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

No power points installed.

Property Inspection Report

Floor Covering:

Polished cork tile, Good Condition.



Bath:

Built in Bath, Wet wall lining surround, Good bath surface and surround.



Taps:

2 single taps over the bath, Good water pressure.

Toilet Cistern:

Single flush plastic cistern, Good Condition.



Toilet Seat:

Plastic seat, Good Condition.

Toilet Pan:

Fixed firmly to wall.

Towel Rail:

Multiple towel rails, Well secured & in good condition.

Vanity Unit General:

1 unit, Draining well without blockages, Good Condition. Draining well without leaks or blockages.

Property Inspection Report



Some wear and tear to vanity unit

Plumbing:

The hot and cold water feeds to this area are Copper plumbing 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.



Vanity Unit Top:

Formica, Reasonable Condition.

Vanity Unit Taps:

Two single taps, Good water pressure.

Extraction Unit:

No Extraction installed.

Heating:

No heating installed here.

Smoke Alarms:

No Smoke Alarms.

Storage:

No storage areas installed here.

Areas of moisture

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

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

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

Image 1:



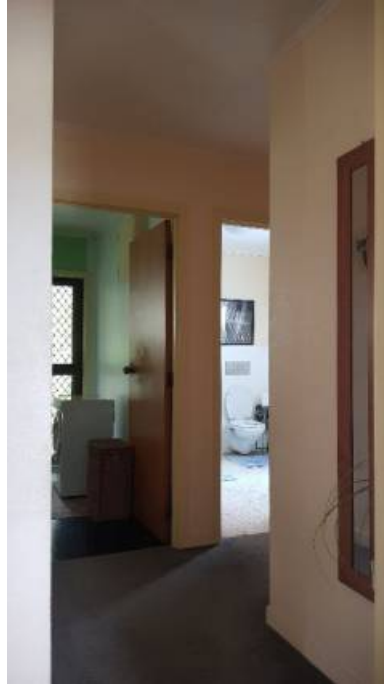
Property Inspection Report

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: Multiple, Hinged door, Functioning, Good.

Door panels and door reveals:

Base materials are in, Good 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: 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.](#)

Storage: Shelving installed here, Storage cupboards here.



Storage area doors: Hinged door, Reasonable Condition, [Remedial attention suggested](#), [Easing required](#).



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

Stairwell - Property Inspection Report

Stairwell:

General:

Open plan.



Internal ceiling and wall linings:

Raking plaster board ceilings with exposed rafters. Good Condition.



Window sash and function:

Single glazed, Aluminum frame, Good.

Window Reveals & Sills

Base materials are in, Good Condition, Painted.

Door types and function standards for this room:

Multiple, Hinged door, Functioning, Good.

Door panels and door reveals:

Base materials are in, Good Condition.

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

No power points installed.

Handrails:

Timber, Good Condition.

Property Inspection Report

Floor Covering: Carpet fitted, Reasonable Condition.

Heating: No heating installed here.

Smoke Alarms: No Smoke Alarms.

Storage: Shelving installed here, Storage cupboards here.



Storage area doors: Multiple, 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:

Raking plaster board ceilings with exposed rafters. 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:

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: Multiple, Single Switch Socket.

Tested: Tested, working.

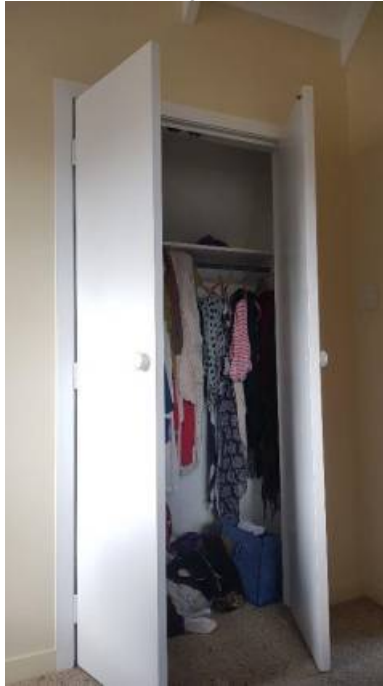
Floor Covering: Carpet fitted, Reasonable Condition.



Heating: No heating installed here.

Smoke Alarms: No Smoke Alarms.

Wardrobe: Double size. 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.

Property Inspection Report

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

Image 1:



Image 2:



Bedroom #2

General:

Separate room.



Internal ceiling and wall linings:

Raking plaster board ceilings with exposed rafters. Good Condition.



Window sash and function:

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

Property Inspection Report

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: Single Switch Socket.

Tested: Tested, working.

Floor Covering: Carpet fitted, Reasonable Condition.



Heating: No heating installed here.

Smoke Alarms: No Smoke Alarms.

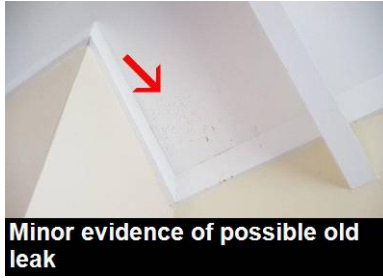
Wardrobe: Double size.



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

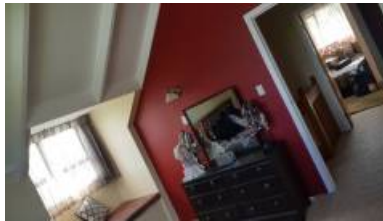
Areas of moisture [Historical moisture signs evident but no moisture readings of concern were found in this area on the day of inspection.](#)

Property Inspection Report



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

Image 1:



Bedroom #3 Downstairs

General:

Separate room.



Internal ceiling and wall linings:

Softboard ceiling tiles, Good Condition.



Property Inspection Report

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

Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Double Switch Socket. [Damage face plate, suggested replacement.](#)



Tested: Tested, working.

Floor Covering: Carpet fitted, Reasonable Condition.



Heating: No heating installed here.

Smoke Alarms: No Smoke Alarms.

Wardrobe: Single size.

Property Inspection Report



Wardrobe Doors: Hinged design, 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:



Bedroom #4 Downstairs

General: Separate room.



Internal ceiling and wall linings: Raking plaster board ceilings with exposed rafters. Good Condition.

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: Sliding 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. [Damage face plate, suggested replacement.](#)



Tested: Tested, working.

Floor Covering: Carpet fitted, Reasonable Condition.



Property Inspection Report

Heating: No heating installed here.

Smoke Alarms: No Smoke Alarms.

Wardrobe: Double size.



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

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

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



Property Inspection Report

Sunroom - Property Inspection Report

Sunroom

General:

Separate room. *Please note - this area could be an addition. Compliance check recommended.



Internal ceiling and wall linings:

Base linings intact, Reasonable Condition.



Window sash and function:

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

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.

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

Single Switch Socket.

Property Inspection Report

Tested: Tested, working.

Floor Covering: Carpet fitted, Reasonable Condition.



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: 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:

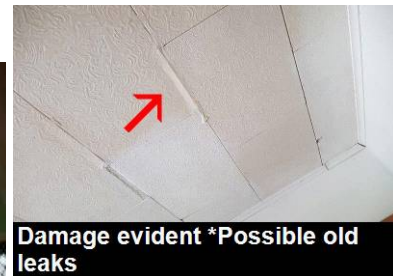
General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Remedial attention suggested, Re-fixing of lining or panel, Damage evident, possible replacement of damaged area suggested. Ceiling linings.



Window sash and function:

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

Window Reveals & Sills

Base materials are in, Good Condition.

Door types and function standards for this room:

Hinged door, Functioning, Good.

Door panels and door reveals:

Base materials are in, Reasonable Condition.

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

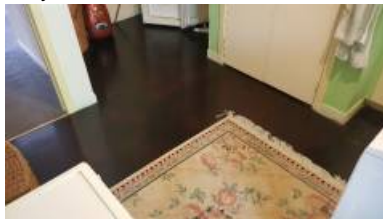
Double Switch Socket.

Tested:

Tested, working.

Floor Covering:

Vinyl fitted, Reasonable Condition.



Heating:

No heating installed here.

Smoke Alarms:

No Smoke Alarms.

Property Inspection Report

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.

Tub: Stainless Steel tub on timber cabinet, 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.

Taps: Two single taps into a single mixer, Reasonable water pressure.

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

Further investigation is required - Possible old plumbing leaks evident *Recommend licensed builder remove and investigate ceiling area and re-instate any damaged materials.

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

Remedial tasks listed - Further investigation and repair to damaged ceiling area.

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

Good ground clearance available here, provides good air circulation.

Soil Condition:

The majority of the soil in this sub floor area is in a dry condition. Some areas of dampness.



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:

Timber piles installed are in good sound condition, with required number in place.



Sub floor timber condition

Timber bearers, floor joists and flooring, are in a reasonable condition in general. Ageing and wear evident in this area. Normal ageing process.

Damage evident - floor joist cut affects structural support under shower.
*Recommend licensed builder create working repair and strengthening to this area.

Property Inspection Report



Plumbing

Combination, Copper, P.V.C. The plumbing evident here was tested and found to be in a good working condition. No evidence of moisture leaks here, maybe signs of old water staining.

Wiring

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

Pest and debris sign:

Pest & 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.

Image 1:



Image 2:



Property Inspection Report

Internal Ceiling Space - Property Inspection Report

Internal Ceiling Space:

Access Point:

Bedroom area in wardrobe.



Access into

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

Insulation

Fiberglass or wool batts. Good insulation here. Good thickness.



Ceiling insulation spec

Property Inspection Report

Roof lining

Lining paper, Lining paper installed in the ceiling space, excellent condition, secure, no deterioration to the lining paper installed.



Roofing type

Timber pitched roof installed here, Factory manufactured trusses installed here.

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.

Extraction Unit Hosing:

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



Ceiling construct

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

Pest & debris:

No pest or debris evident in the internal ceiling space.

Signs Of Water Damage:

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

Summary for this area

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

Image 1:

Property Inspection Report



Image 2:



Image 3:



Property Inspection Report

Water Cylinder - Property Inspection Report

Water Cylinder:

Location:

Laundry area.



Method of heating:

Electric.

Size:

180 litre.

Pressure:

Low Pressure.

Plumbing

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

Seismic Strap:

Seismic strap not fitted.

General comments on the cylinder and connections:

The cylinder carcass and the connections evident appear to be in a reasonable condition. Natural signs of ageing, no sign of any major damage or moisture leaks evident here.

Property Inspection Report

Certificate of Inspection

Certificate of Inspection

Client: Sample report.

Inspector: HABIT.

Company: Habit Whakatane.

Qualifications: LBP#

Time of Appointment: 11:00 a.m.

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.