

# Property Inspection Report



**- Habit New Zealand Limited -**

***One Bedroom Apartment***

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

# Property Inspection Report

## Terms and Conditions

### *Payment Terms and Conditions*

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

Booking an inspection report via the HABiT website booking form, the Customer is to read and agree to terms and conditions by selecting the agreement tickbox. This is then considered an acceptance of these terms and conditions.

Booking with no website access, requires a manual copy of our terms and conditions to be signed and dated by the Customer, and is then considered an acceptance of these terms and conditions.

Where property detail has been submitted incorrectly by the customer via the HABiT website booking form, the inspector will advise of any additional charges, and will charge accordingly.

All transactions will be billed in New Zealand Dollars (NZD). Payment terms are strictly to be paid in full prior to the release of inspection report.

A cancellation fee will be incurred of \$200 incl gst, if cancelled within a 24 hour timeframe prior to scheduled inspection.

The Customer acknowledges that they are liable for all cost incurred by Habit New Zealand Limited in the event of the need to recover any debt. This includes but is not limited to any legal expenses and collection expenses that may be incurred in the recovery of the debt. Interest for the full amount of the inspection will be incurred at the rate 2% per month seven days from the date the report was delivered.

### *Mission Statement*

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

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

# Property Inspection Report

## Disclaimer

Habit New Zealand Limited provides a residential property inspection and reporting service. This service is a non-invasive visual inspection of residential buildings.

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

Please note that without visible signs of water damage, **it is not possible to identify potential roof leaks if the inspection is carried out during fine weather.**

(a) This is a report of a visual only, non-invasive inspection of the area of the building which were readily visible at the time of inspection.

REASONABLE ACCESS. Areas where safe, unobstructed access is provided and the minimum clearances specified in Table 1 below are available; or where these clearances are not available, areas within the inspector's unobstructed line of sight.

NOTE - It shall be clearly stated if no access was available, or accessed to limited areas only was available at the time the inspection was carried out.

**Table 1 - Reasonable access table**

Area	Access Manhole (mm)	Crawl space (mm)	Height
Roof space	450 × 400	600 × 600	Accessible from a 3.6 m ladder*
Subfloor	500 × 400	Vertical clearance Timber floor: 400** Concrete floor: 500	
Roof exterior			Accessible from a 3.6 m ladder*
<p>*Or such other means of access that meet OSH requirements. As per working from heights New Zealand, roofs over 25 degrees will not be accessed but the inspector will view the roof where possible off as safe working platform. **From underside of bearer.</p>			

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

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

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

Please note that without visible signs of water damage, it is not possible to identify potential roof leaks if the inspection is carried out during fine weather.

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

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

100% NZ Owned and Operated.

# Property Inspection Report

## *Property Inspection Report*

A Property Report should not be seen as an all-encompassing report dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection. Nor is a Property Report a warranty against problems developing with the building after the date of the report. It is outside the scope of this report to investigate, or comment on if the dwelling complies with any Building Code legislations or Local Body bylaws.

Some comments in this report are assumptions based on building experience, date of the construction or the visual appearance and style of the materials. As this is a visual non-invasive survey, the condition of the internal framing is not known. **This is NOT a leaky home/weathertightness report - it is a non-invasive visual report only.**

All HABiT franchises are covered by professional indemnity insurance (with the exclusion of Swimming Pools, Total Valuation, NZ Weathertightness, and NZ Earthquakes), up to \$1,000,000 NZD.

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

## *Heating*

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

## *Electrical*

We will thoroughly test the power point sockets which can be easily accessed and are in plain view, not obstructed by furniture or belonging. The lighting will also be tested. We will comment on the type of the wiring that is visible in the internal ceiling space and in the sub floor area, we will also photograph the wiring in these areas and we will also photograph the main switch board to show the condition of this area. [Please note, we are not here to conduct an electrical check on the overall wiring of the dwelling,](#) should there be any areas that are not functioning, or that appear in need of further attention by a qualified registered electrician, we will state that in our report main summary area.

## *Plumbing*

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

# Property Inspection Report

## *Level of Reporting*

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

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

## *Definitions*

### **Excellent Condition**

Item or area in new or near new condition. Well presented visibly, structurally sound and well secured. Functions as designed. Should the area be a moving part such as a window or door, these function with ease and any attachment they have is secure and in working condition.

### **Good Condition**

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

### **Reasonable Condition**

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

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

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

# Property Inspection Report

## Inspection Details - Property Inspection Report

### Inspection Details:

<i>Date:</i>	This dwelling was inspected on 14/06/2017. This report refers to findings on that day only.
<i>Time of Appointment:</i>	11:30 a.m.
<i>Inspection For:</i>	This report is for the sole benefit of: Sample Report.
<i>Inspector on this property:</i>	Habit New Zealand Limited.
<i>People on Site:</i>	Sample Report.
<i>Weather:</i>	Fine and sunny.
<i>General Description:</i>	This is a multi story building, the purpose of the inspection was to inspect room 807 only.

The whole exterior of the building was not inspected as it is an apartment block cover under a body corporate scheme, what could be viewed on the exterior from the apartment in question was inspected. Any issues with the exterior of this building brought up in the report or in the future must be notified to the body corporate to take action. The body corporate should have a on going maintenance plan for the up and coming years, I strongly suggested you check these to know what will be happening in the future and where your body corporate fees are going. Make sure to check when the buildings insurance is up for renewal as well as this will give you an indication if your body corporate fee's may be soon to rise, your lawyer will be able to help you with this. All interior areas of the apartment you own, it is up to you maintain these areas, all these areas were inspected and will be noted on throughout the report.

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

All wet areas were tested, no leaks or blockages found, internally **except for the kitchen tap which has a slight drip, this can be remedied by a registered plumber.**

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

No smoke detectors or sprinklers were tested as these are hard wired and plumbed in, these will have an ongoing maintenance schedule for servicing by law, this should be supplied by the body corporate for both theirs and yours insurance policies.

**Moisture ingress, or moisture damage found, these areas are:** No current or previous signs of moisture ingress or moisture damage.

**Alterations & Additions Comments:** No obvious alterations or additions to the inspector visually have been carried out. We suggest that council records are checked to view the original plans of the dwelling to be sure this is the case.

**Heating systems:** No heating systems were checked on the day of inspection. Heating systems are a specialist field which require a specialist to carry out a separate inspection. Heating systems may be noted but are not tested or inspected.

Not all significant defects are noted in the main summary. The whole report is required to be read in full in order for you to have a comprehensive understanding of our findings.

# Property Inspection Report

## *Mains Power:*

Mains power fuse board is found at the front door. All modern fuses are installed here.



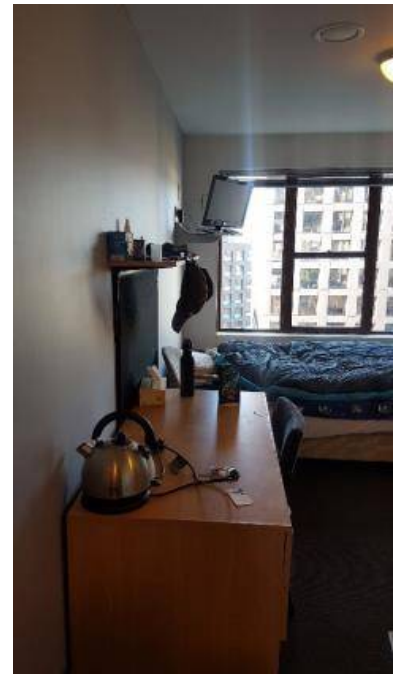
# Property Inspection Report

## Family Room - Bedroom - Property Inspection Report

### Family Room - Bedroom

*General:*

Open plan.





# Property Inspection Report

*Internal ceiling and wall linings:* Base linings intact, Reasonable Condition. Slight cracking where a internal partition light weight wall meets the exterior solid concrete wall, this is not a structural concern.



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

*Window Reveals & Sills* Cosmetic upgrade suggested.



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

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

*Door Hardware:* Door stop fitted.

*Lighting:* Installed.

*Tested:* Tested, working.

*Power Points & Sockets:* Double Switch Socket.

*Tested:* Tested, working.

*Floor Covering:* Carpet fitted, Remedial attention suggested. Damage evident, possible replacement of damaged area required.



# Property Inspection Report



*Heating:*

Ventilation system, no tested outside of our scope.



*Smoke Alarms:*

Sprinkler system installed in this room.



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



*Areas of moisture*

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

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

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

# Property Inspection Report

## Kitchen - Property Inspection Report

### Kitchen:

*General:* Open plan.



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

*Lighting:* Installed.

*Tested:* Tested, working.

*Power Points & Sockets:* Multiple.

*Tested:* Tested, working.

*Floor Covering:* Vinyl fitted, Reasonable Condition.

*Heating:* No heating installed here.

*Smoke Alarms:* No Smoke Alarms.

*Bench top:* Stainless steel, Reasonable condition.



# Property Inspection Report

*Joinery Units:*

Reasonable condition, functions adequately.



*Sink Area:*

Single, Stainless steel, Draining well without blockages.



# Property Inspection Report

## Plumbing:

Flexi hose installed here. No plumbing running in the wall cavity was viewed, the plumbing product is unknown unless viewed in the subfloor or ceiling space and this will be noted on in their respective areas of the report. The waste pipe in this area is modern PVC.



## Tap Area:

Single mixer, Reasonable pressure, Remedial attention required, Re-fixing of tap required.



## Oven:

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



## Oven cook top:

2 Elements, Tested, working, signs or deterioration and rust.



## Additional appliances:

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



## Areas of moisture

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

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

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

# Property Inspection Report

## Bathroom/Ensuite - Property Inspection Report

### Bathroom/Ensuite:

*General:*

Separate room.



# Property Inspection Report



*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.

# Property Inspection Report

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

*Door Hardware:* Door stop fitted.

*Lighting:* Installed.

*Tested:* Tested, working.

*Power Points & Sockets:* Single Switch Socket.

*Tested:* Tested, working.

*Floor Covering:* Vinyl fitted, Good Condition.



*Shower:* PVC linings, Glass surround, Reasonable Condition.





# Property Inspection Report

*Shower Water Control:*

Single mixer, Reasonable pressure.



*Shower Base:*

PVC, Easy Waste Fitted, Reasonable Condition.



*Shower Door:*

Glass door, Reasonable Condition.

*Toilet Cistern:*

Double flush plastic cistern, Reasonable Condition.



*Toilet Seat:*

Plastic seat, Reasonable.

*Toilet Pan:*

Fixed firmly to floor.

# Property Inspection Report

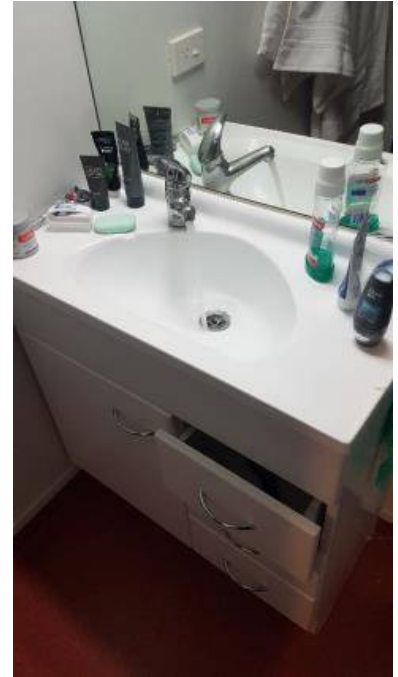
*Towel Rail:*

Towel rail, Well secured & in good condition.



*Vanity Unit General:*

1 unit, Draining well without blockages, Reasonable Condition, minor attention needed.



*Plumbing:*

Flexi hose installed here. No plumbing running in the wall cavity was viewed, the plumbing product is unknown unless viewed in the subfloor or ceiling space and this will be noted on in their respective areas of the report. The waste pipe in this area is modern PVC.



*Vanity Unit Top:*

Enamel, Reasonable Condition.

*Vanity Unit Other:*

Doors, Good Condition, Drawers, Good Condition.

*Vanity Unit Taps:*

Single water mixer, Reasonable water pressure.

# Property Inspection Report

*Extraction Unit:* Manual extraction.



*Heating:* No heating installed here.

*Smoke Alarms:* Sprinkler system installed in this room.



*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

## Certificate of Inspection

### Certificate of Inspection:

*Client:* Sample Report

*Site Address:* Sample Report.

*Inspector:* Habit New Zealand Limited.

*Company:* Habit New Zealand Limited.

*Qualifications:* Licensed Building practitioner.  
LBP Number: BP.....  
Expiry: 30/09/2017  
  
Executive member of the New Zealand Institute of Building Inspectors.

*Date of Inspection:* 14/06/2017.

*Time of Appointment:* 11:30 a.m.

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

*Site:* No.

*Subfloor:* No.

*Exterior:* No.

*Roof Exterior:* No.

*Roof Space:* No.

*Interior:* Yes.

*Services:* Yes.

*Accessory units, ancillary spaces and buildings:* No.

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

**I hereby certify that I have carried out the inspection of the property site at the above address- and I am competent to undertake this inspection.**

# Property Inspection Report

Signature:

Sample Report

A handwritten signature in black ink, appearing to read 'M. J. Smith', located in the upper right quadrant of the page.