

Presenting  
**THE PROPERTY INSPECTORS**  
Pre-purchase Property Report



1 Sample Street  
Sampleville

Provided for Mr Client

Dear Mr Client,

**RE: Pre-Purchase Inspection: 1 Sample Street, Sampleville, Auckland.**

Thanks again for choosing me to carry out a pre-purchase inspection of the above Building which was undertaken in showery conditions on 00/00/0000.

The purpose of the inspection is to provide an impartial, technically knowledgeable and visually thorough account of the Building's general state. It is designed to assist you as a prospective purchaser to determine the appropriateness of the purchase in relation to your individual threshold for maintenance and repair.

The inspection was carried out solely on a visual basis and the Report is not a guarantee that all defects (or future defects) have been identified. The Report is not a guarantee that the Building meets all the requirements under the Building Act at the time of construction, or at the time of inspection.

The purpose of the Report is to identify areas of interest/concern. The Report is not designed to provide expert advice on specific elements of the Building, and it does not recommend solutions to faults identified.

Any faults or areas of concern warranting further investigation identified in the Report should be referred to qualified people for further comment. It is a good idea to seek advice from qualified people (such as a plumber, electrician, roofing contractor, cladding specialist, building surveyor or structural engineer) to assist you to more fully understand the scope of any faults or defects mentioned in the Report.

If you require any clarification or wish to discuss any details of the Report with me, please do not hesitate to contact me on 027 2939808.

**When you accepted the Quote, you accepted the terms of our Agreement. By accepting this Report, you are deemed to have read the Report in its entirety including this Cover Letter and the Limitations.**

Yours sincerely

*Dane Robinson*

**Property Inspector**

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## JOB BOOKING

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00/00/0000

<b>Our Reference:</b>	1234
<b>Ordered by:</b>	Mr Client
<b>Mobile Number:</b>	020123456
<b>Email Address:</b>	mrclient@xyz.com
<b>Real Estate Agent:</b>	Mr Smith
<b>Address of Property:</b>	1 Sample Street, Sampleville, Auckland
<b>Residential:</b>	Yes
<b>Approximate Age of Property:</b>	20 years
<b>Number of Bedrooms:</b>	3
<b>Other relevant information:</b>	

### INVOICING DETAILS

<b>Name:</b>	Mr Client
<b>Mobile Number:</b>	020123456
<b>Email Address:</b>	mrclient@xyz.com
<b>Invoice Address:</b>	1 Brown Street, Auckland
<b>Date of Property Inspection:</b>	0/00/0000
<b>Time:</b>	10:00 AM
<b>Present at time of Inspection:</b>	Agent
<b>Weather Conditions:</b>	Showery

## **EXPERIENCE & QUALIFICATIONS**

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Dane completed an Apprenticeship and obtained Trade Certification in Glazing after leaving school in 2005. From there his keen eye for detail, management style and attitude quickly moved up to running teams of trades.

Looking for a broader understanding of the construction industry Dane moved into site management for large volume group home builders and has since then been involved in overseeing close to 100 builds. Including standalone houses, terraced houses and 3 level walk up apartments managing every aspect of construction from civil works to client handover.

Dane has learnt a more comprehensive range than most, having to be prepared to find solutions for concerns from every trade onsite. Dane is also a Licensed Building Practitioner holding the classes of site management and carpentry.

# CERTIFICATE OF PROPERTY INSPECTION

in accordance with **NZ Standard 4306:2005**

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Date: 00/00/0000  
Client: Mr Client  
Site Address: 1 Sample Street, Sampleville, Auckland  
Property Inspector: Dane Robinson  
Company: Hameda Limited  
Position: Director  
Date of Inspection: 00/00/0000

The following areas of the Property have been inspected:

a) Site ✓ b) Subfloor **X** c) Exterior ✓ d) Roof Exterior ✓ e) Roof Space ✓ f) Interior ✓ g) Services ✓

h) Accessory Units **N/A** Ancillary Spaces ✓ and Buildings **N/A**

**Inspected ✓ Not Inspected X Not Applicable N/A**

Any limitations to the coverage of the Inspection are detailed in the Written Report.

## CERTIFICATE

I hereby certify that I have carried out the PROPERTY INSPECTION of the site at the above address in accordance with NZS 4306:2005 Residential Property Inspection – and I am competent to undertake this Inspection.

Signature:

*Dane Robinson*

**Property Inspector**

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An inspection carried out in accordance with NZS4306:2005 is not a statement that a property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer NZS4306:2005 for full details.

## Summary List Of Features Inspected

For any feature, not present on the property, mark as N/A (not applicable)

Site:	Y	N	Na
Orientation of living spaces	x		
Site exposure, contour & vegetation	x		
Retaining walls	x		
Fencing	x		
Surface water control	x		

Subfloor:	Y	N	Na
Location of access point			x
Accessibility			x
Foundation type & condition	x		
Ground condition			x
Ground vapour barrier			x
Drainage	x		
Ventilation adequacy			x
Pile type, instability & condition			x
Pile to bearer connections			x
Obvious structural alteration		x	
Ground clearance of timber framing	x		
Floor type (timber or suspended concrete)	x		
Timber framing & bracing	x		
Insulation type & approximate thickness, coverage & condition	x		
Plumbing- material types, leakage & support	x		
Electrical and pest investigation	x		
Rotting timbers		x	
Debris			x

Exterior:	Y	N	Na
Construction type	x		
Cladding	x		
Chimneys/Flue	x		
Exterior stairs			x
Balconies, verandas, patios etc	x		

Roof:	Y	N	Na
Material	x		
Roof condition	x		
Roof water collection	x		
Downpipes	x		
Eaves, fascia & soffits	x		

Roof Space:	Y	N	Na
Accessibility	x		
Roof cladding		x	
Thermal insulation, type, clearances, approximate thickness & coverage	x		
Sarking			x
Part Walls, fire proofing			x
Roof underlay & support	x		
Roof frame construction & connections	x		
Ceiling construction	x		
Obvious structural alteration		x	
Insect and pest infestation	x		
Rotting timbers		x	
Discharges into roof spaces			x
Plumbing-material types, leakage & support	x		
Electrical wiring type & support	x		
Tile Fixings	x		

Interior:	Y	N	Na
Ceilings	x		
Walls	x		
Timber floors	x		
Concrete floors	x		
Doors & frames	x		
Electrical operation of switches etc	x		
Kitchen	x		
Bench top	x		
Cabinetry	x		
Sink	x		
Air extraction	x		
Bathroom	x		
WC, Ensuite	x		
Floor	x		
Cistern, pan, bidet	x		
Tiles	x		
Bath	x		
Shower	x		
Vanity, wash basin	x		
Ventilation	x		
Special features			x
Laundry	x		
Location	x		
Floor	x		
Tubs, cabinet	x		
Ventilation	x		
Storage	x		
Stairs	x		
Exterior windows & doors	x		

Services:	Y	N	Na
Fire warning & control systems	x		
Heating systems	x		
Central vacuum systems	x		
Ventilation systems		x	
Security systems	x		
Electrical services	x		
Gas services	x		
Water services	x		
Hot water services	x		
Foul water disposal	x		
Grey recycling system			x
Rainwater collection systems	x		
Solar heating			x
Aerials & antennae	x		
Shading systems			x
Telecommunications	x		
Lifts			x

Ancillary Spaces:	Y	N	Na
Exterior Cladding			x
Floors			x
Roofs			x
Subfloor			x

**For full details of the inspection refer to the inspectors "Property Report and to NZ 4306:2005.**

# TERMS AND CONDITIONS

## 1. This agreement

- a. This agreement defines the scope of our inspection and limits our liability for errors or omissions in our work as set out in clause 4(c).
- b. This document contains all of the terms of this agreement and anything inconsistent we or you have said or written to each other is excluded.
- c. Some words in this agreement have special meanings as defined in Schedule 1 or elsewhere in this agreement.
- d. By accepting the Quote, you agree to pay the Price and agree to the terms of this agreement.
- e. If any term of this agreement is in breach of any law, then that term remains part of this agreement but is to be amended only as much as is necessary to comply with that law.
- f. If any part of this agreement conflicts with Standards New Zealand NZS4306:2005, this agreement takes precedence.

## 2. What we will do

- a. We will visually inspect the Building.
- b. We will write the Report, summarising the condition of the Building in our opinion as experienced inspectors and listing Major Defects, and deliver the Report to you.
- c. The Report is intended only as a general guide to help you make your own assessment of the condition of the building. The Report is not an assessment of the value of the building or the advisability of purchase.
- d. We will only inspect Accessible Areas of the Building.
- e. We will not inspect or report on hidden defects.
- f. We do not carry out specialist leaky building, pest, asbestos, electrical, plumbing inspections or test for contamination from drugs or chemicals used in the manufacture of drugs, as defined by the Misuse of Drugs Act 1975, and the Report will not deal with these or other areas outside of our expertise. A non-invasive moisture meter is used but readings are indicative only and their results are not conclusive.
- g. We will not estimate the costs of any repairs or rectification work.

## 3. What you will do

- a. You will pay us the Price at or before the Inspection Time. Where any inspection is performed before the Price is paid, we may withhold the Report until payment is made, and we will not be liable for any consequence of the late delivery of the Report.
- b. You will get authority for us to access the Building for an adequate period at the inspection time and will coordinate access for us.
- c. If you delay us or give us an incorrect instruction you will pay us any extra costs we incur.
- d. The Report is written for and may be relied upon only by you. If you show the Report to another person you will tell them that they must not rely on it.
- e. If you are purchasing a property you indemnify us and keep us indemnified against any claim by the vendor or any third party arising from your release of the Report.
- f. If you or anyone on your behalf give us any information about the Building, we can use that information in our Report and will not be liable if it is inaccurate.

## 4. Breaches of this agreement and limitations on liability

- a. If you fail to pay us the Price at or before the inspection time, or fail to pay any amount due under this agreement, we can charge you interest on the unpaid money at the rate of the Westpac business overdraft rate interest rate at the date payment was due.
- b. If you breach any part of this agreement you will reimburse us in full the amount of any loss or damage we suffer as a direct or indirect consequence, including legal costs and debt recovery costs.
- c. If we breach this agreement or are negligent, including omitting to mention a Major Defect or expressing an inaccurate opinion to you, any liability we might have to you for any loss or damage that you suffer is limited to repaying to you the Price.
- d. The person performing the inspection may be our employee or sub-contractor. If so, you agree that they have no personal liability for the inspection or the Report.

## SCHEDULE 1

### 1. Words with special meanings

- a. Accessible Area: means any area of the Building we deem can be safely and reasonably accessed and extends to include:
  - i. any roof space with an opening access hole at least 400mmx500mm in size and available space for crawling through the roof space of at least 600mmx600mm and where access does not require the use of a ladder of a length greater than 3600mm
  - ii. any roof exterior accessible by using a ladder 3600mm long, placed on the ground.but does not include any other areas of the Building, and particularly does not include:
  - i. any area that can only be accessed by cutting an access hole, removing screws, nails, bolts, sealants or other fasteners;
  - ii. any under floor space that has been treated with chemicals;
  - iii. any area at a height at which safe and reasonable access is not available, or where it is not close enough to be seen directly when safely using a ladder 3600mm long placed on the ground;
  - iv. any part of the Building that can only be accessed or inspected from land adjacent to the Inspection Address.
- b. Building Rules: means the applicable rules and bylaws from the Territorial Authority, Building Code and the Building Act 2004 and its Regulations.

- c. Building: means the main building at the Inspection Address, and does not include any outbuildings, sheds, retaining walls or other structures.
- d. Major Defect: means a defect severe enough to require rectification in order to avoid unsafe conditions, loss of utility or accelerated deterioration of the Building.
- e. Report: means the written report we will provide to you but excludes any verbal comment we make to you prior to or during the inspection.

### 2. Important exclusions from the Report

- a. If the Building is part of a multiple dwelling building, such as an apartment block, a strata titled unit, or a cross leased dwelling, we will only report on the main dwelling and will not report on any common or communal parts of the Building.
- b. We will not report on maintenance issues or defects other than Major Defects.
- c. We will not move any furniture, household items, floor coverings, plants or soil.
- d. We will not cut access holes or remove access covers.
- e. We will not cut, scrape, or destroy anything to inspect or test it.
- f. We will not assess the Building for compliance with any Building Rules, past or present.
- g. We will not make any enquiry of the local Council or any other authority.
- h. We will not test any electrical equipment, appliances, smoke alarms, air conditioning, swimming pool plant, security systems or similar.
- i. We will not inspect, test or report on any of the following:
  - I. Contamination from drugs or chemicals used in the manufacture of drugs, as defined by the Misuse of Drugs Act 1975.
  - II. Footings below ground.
  - III. Concealed damp-proof course or membranes.
  - IV. Electrical installations, light switches and fittings, TV, sound and communications, intercom systems or security systems.
  - V. Concealed plumbing or drainage.
  - VI. Swimming pools, spa pools and associated equipment.
  - VII. Adequacy of roof drainage.
  - VIII. Gas fittings and fixtures.
  - IX. Air-conditioning.
  - X. Automatic garage door mechanisms.
  - XI. The operation of incinerators, fireplaces or heaters, including chimneys and flues.
  - XII. Floor coverings.
  - XIII. Electrical appliances including hot water cylinders, hotplates, stoves, dishwashers, ovens, microwave ovens or ducted vacuum systems.
  - XIV. Paint coatings, except external protective coatings.
  - XV. Health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde).
  - XVI. Timber or metal framing sizes and adequacy.
  - XVII. Structural stability.
  - XVIII. Concealed tie-downs or bracing.
  - XIX. Timber pest activity.
  - XX. Mechanical or electrical equipment (such as gates or adequacy of locks).
  - XXI. Soil conditions.
  - XXII. Control joints.
  - XXIII. Concealed framing-timbers or any areas concealed by wall linings/sidings or cladding.
  - XXIV. Landscaping.
  - XXV. Rubbish.
  - XXVI. Furniture or accessories.
  - XXVII. Stored items.
  - XXVIII. Insulation.
  - XXIX. Environmental matters.
  - XXX. Energy efficiency.
  - XXXI. Lighting efficiency.
- j. You accept we will not detect some issues with the property because:
  - i. The fault is intermittent or only occurs after regular use.
  - ii. The type of weather which reveals the fault did not occur during the inspection.
  - iii. The fault or defect had been deliberately concealed.
  - iv. Furnishings, vegetation or other material obscured the fault or defect.
  - v. We were given incorrect information by you, the vendor or their agent.
  - vi. The fault or defect is not visible when a visual inspection is undertaken.



# THE REPORT

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## LIMITATIONS OF THIS REPORT

### Disclaimer

- (a) This is a report of a visual, non-invasive inspection of the Accessible Areas of the Building. 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 any Building Rules past or present. On request, specialist inspections can be arranged of weather tightness or structure or of any systems including electrical, plumbing, gas or heating.
- (c) The purpose of the inspection was to assess the general condition of the building based on the visual inspection described in this report, and 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 is excluded from the scope of the inspection.
- (d) Whether or not services have been used for some time prior to an inspection being carried out may affect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily mean that the enclosure will not leak.
- (e) This report is based on experience and reasonable opinion, however, is not a guarantee against moisture ingress at the time of inspection or in the future. This inspection has been done to the writer's best ability with reasonable care taken. A non-invasive moisture meter was used as an aid in this inspection. This cannot be used to confirm or eliminate the possibility of moisture or deterioration in the framing timber or underlying materials. Some plaster systems and other factors can limit the effectiveness of a non-invasive moisture meter. This report is a guide only (as per NZ Standard) and not a guarantee against moisture ingress or structural failure and is to be accepted as such.
- (f) A geotechnical investigation was not carried out. An investigation of the condition and location of underground services and of electrical, gas and plumbing, waterproofing, soil stability or the moisture content in partitions or exterior claddings (except as otherwise may be described in this report) is not included in this brief.
- (g) Weather conditions can affect moisture results - long dry spells can make wet areas seem problem free and driving rain in certain directions can cause localised leaks and may only occur three to four times per year.
- (h) This property report does not include structural, electrical, plumbing or gas piping and fitting, home heating state of the premises. We can arrange for these areas to be inspected by qualified consultants on request.
- (i) This report does not include any positioning of building or improvements in relation to site boundaries.
- (j) If the property is controlled by a Body Corporate or similar, this inspection has been undertaken on this sole dwelling and does not extend to remainder of complex, or common areas. We recommend viewing Body Corporate meeting minutes prior to purchase to establish the history of the Building, and the rest of the complex controlled by Body Corporate.
- (k) This Report is not a Code Compliance Certificate or Certificate of Acceptance under the Building Act. It is also not a statement that the property complies with the requirements of any Act, regulation or bylaw. Nor is the report a warranty against problems developing with the building after the date of the Report. The Report is a tool to aid your knowledge of the building and should not be confused with a guarantee against defects, an appraisal, valuation or building code inspection.
- (l) This property report is a visual report only of the building elements which could be easily seen and does not include a representation of or on any item that is closed in or concealed, including but not limited to flooring, walls, ceilings, framing, plumbing and drainage, heating, ventilation and wiring. Therefore, we are unable to report that any such part of the structure is free from defect. This property report does not include the structural, electrical, plumbing or gas piping and fitting or home heating state of the premises as our consultants are not qualified for this but can arrange for these areas to be inspected by those people whose qualifications enable them to do so.
- (m) This Report and information contained within is intended only for the use of the addressee named herein.**

# EXTERIOR

## FROM THE ROOFLINE

### Roof

Roof viewed from the Ground and Ladder where possible

Upper Level Roof was not inspected

Due to the height from the Ground and lack of access

Decramastic Tile

With Roofing Underlay

Bottom Row Tile Fixings were unsealed which can allow Water Ingress, example photo



Recommend sealing

Roof condition

Generally appeared reasonable for the age of the Roof

Roof's should be cleaned as part of a Long-term Maintenance Plan; this would also require treating for Lichen and Moss build-up

Weather Tightness

Unable to comment on the Weather Tightness of the Roof

### Spouting

PVC

Lower Level Spouting also captures Upper Level Roof Rainwater

Unable to comment on the performance of the Spouting and whether sufficient Downpipes were installed

General

Recommend Spouting be kept clean and should be carried out as part of a Long-Term Maintenance Plan

### Downpipes

PVC

Downpipe Spreaders

Recommend the installation of current Building Code Downpipe Spreaders to the Mid Roofs

*These are required by the Building Code to assist the even displacement of Rainwater, example photos*



Downpipe Fixings to Wall Cladding

Appeared to be of an Unsealed Type, example photo



#### General

Recommend consideration be given to the installation of Sealed Type Fixings;

*These are known points of Water Ingress to the Cladding and structure of the Building although no evidence of this was found at the time of Inspection*

## Penetrations

#### General Comment

Penetrations through any type of Cladding and Roof can in some circumstances cause Moisture Ingress unless correctly flashed or sealed. Relying on Silicone Sealants as the sole method to seal Penetrations has been found to be unwise, recommend monitoring the condition of Silicone where used to prevent any possible Water Ingress

Examples but not limited too– Waste Pipes or Pipes in general, Hot Water Heater, Power Meter Box; Fence Posts, Fixing Points, Light Fittings, Wires, Alarm Siren Boxes, TV Aerials, Electrical Penetrations

Recommend Flanges be installed at Pipe & Wall Junctions, example photos



## Soffits

#### Soffits (General Comment)

Eaves and Soffits assist in the deflection of Rainwater

The 4 D's of Building are

Deflection, Drainage, Drying & Durability

#### Fibre Cement Sheet

May contain Asbestos

Asbestos was removed from this type of material in the mid 1980's

Older homes with asbestos cement claddings do not present a health hazard provided you only apply the occasional coat of paint. Retrieved from <http://URLhttps://www.consumer.org.nz/articles/asbestos-cement>

#### Varying Eave Widths

No Eaves in places due to design of the property  
Example photos



## EXTERIOR CONSTRUCTION

### Construction

Timber Frame

Timber Roof Trusses

Untreated Timber

The use of Treated Timber was not compulsory during the period of Construction, and the use of Untreated Timber was common practice

Untreated Timber

Appeared to have been used

Condition of the Framing

Inspection was Non-invasive, the Writer is unable to comment on the condition of the Timber Framing, Wall Panels behind the Cladding, and places not readily accessed

Ceiling Access

Located in Bedroom Wardrobe

Construction Plans

Obtaining a copy of the Council held Property File may be useful in identifying the Construction Materials and Methods used

The Writer has made every effort to correctly identify the materials used in the Buildings construction without carrying out invasive testing or examining Construction Plans or Records

### Fascia, Barges

Timber

Moisture damage noted

At join



### Flashings

Colorsteel

Aluminium

### Weather Tightness Risk Junctions: Flashings

Risk areas

Some of the risk areas identified are due to changes in the Building Code and Building Construction methods

What was acceptable at the time of construction, may not be acceptable at the time of inspection

Relying on Silicone solely seal Risk Junctions has been proven to be unwise

The inspection was unable to comment on the condition of Timber in proximity to Risk Junctions identified

Capillary Gaps

A gap of at least 5 mm between materials, designed to stop the movement of Water between the material(s)

## No Kick Out Flashings at Roof & Wall Junctions

Example photos



## No Mechanical Head Flashing

Above Vent Grille



To Exterior Electrical Box as is now required



## Mechanical Head Flashings

No Capillary Gap at the Base of Cladding with the Mechanical Head Flashings, example photos





#### No Sill Flashings installed

Not a requirement at the time of inspection, example photo



#### Flashings

Unable to comment on whether Flashings have been used around Joinery;  
*Or to their performance*

The Writer was not present at time of construction and can only comment on a visual basis. Incorrectly installed or the lack of Flashings around Joinery are well known documented areas of Water Ingress. No visual sign of water ingress found at the time of inspection

### Exterior Walls (inc Cladding, Roof Gables, Door & Window Heads etc)

Brick Veneer

Brick Colum

Weep Holes have been covered

Texture Coated Fibre Cement Sheet

No Horizontal Control Joints as recommended

Example photo



#### No Drained Cavity System

Behind the Sheet Cladding

Cladding was fixed directly to the Wall Framing.

*This was not a requirement at the time of construction. Cavity Systems have only become compulsory to certain Buildings since the New Zealand Building Act 2004 was introduced*

*The lack of a Drained Cavity System means, if there is Water Ingress behind the Cladding, there was not a designed Drainage Path for the Water to escape, which may result in Moisture Damage*

#### Cladding attached directly to the Wall Framing

Direct Fix Clad Houses can be subject to Water Ingress due to Design, Weather Tightness Risk Junctions, poor workmanship, lack of Flashings around Joinery, and leaking Joinery. The inspection was unable to comment if Water Ingress has occurred at the Risk Junctions identified, and whether Moisture Damage has been sustained to Timber. Invasive Testing or removing the Cladding is the only way to identify if Moisture Damage to Wall Framing has occurred

#### Repairs or Maintenance

Recommend that any remedial repair work to the Cladding system be carried out by an IQP (Independent Qualified Person) familiar with this type of product and is carried out to the Manufacturer's Recommendations

### Cladding Ground Clearances

Building Code;

*Recommends the Base of Cladding be 100mm above Hard Surfaces, 175mm above Unpaved Ground. Damage to Buildings and Structural Frame and Internal Dampness are often the result of Moisture being sucked up from the Ground by Capillary Action behind Cladding. Under no circumstances should Cladding be carried down or below the Ground Level. Recommended that all areas be checked to ensure this clearance is observed*

Every effort to correctly identify the Cladding Materials used in the Buildings Construction without carrying out Invasive Testing or examining Construction Plans or Records

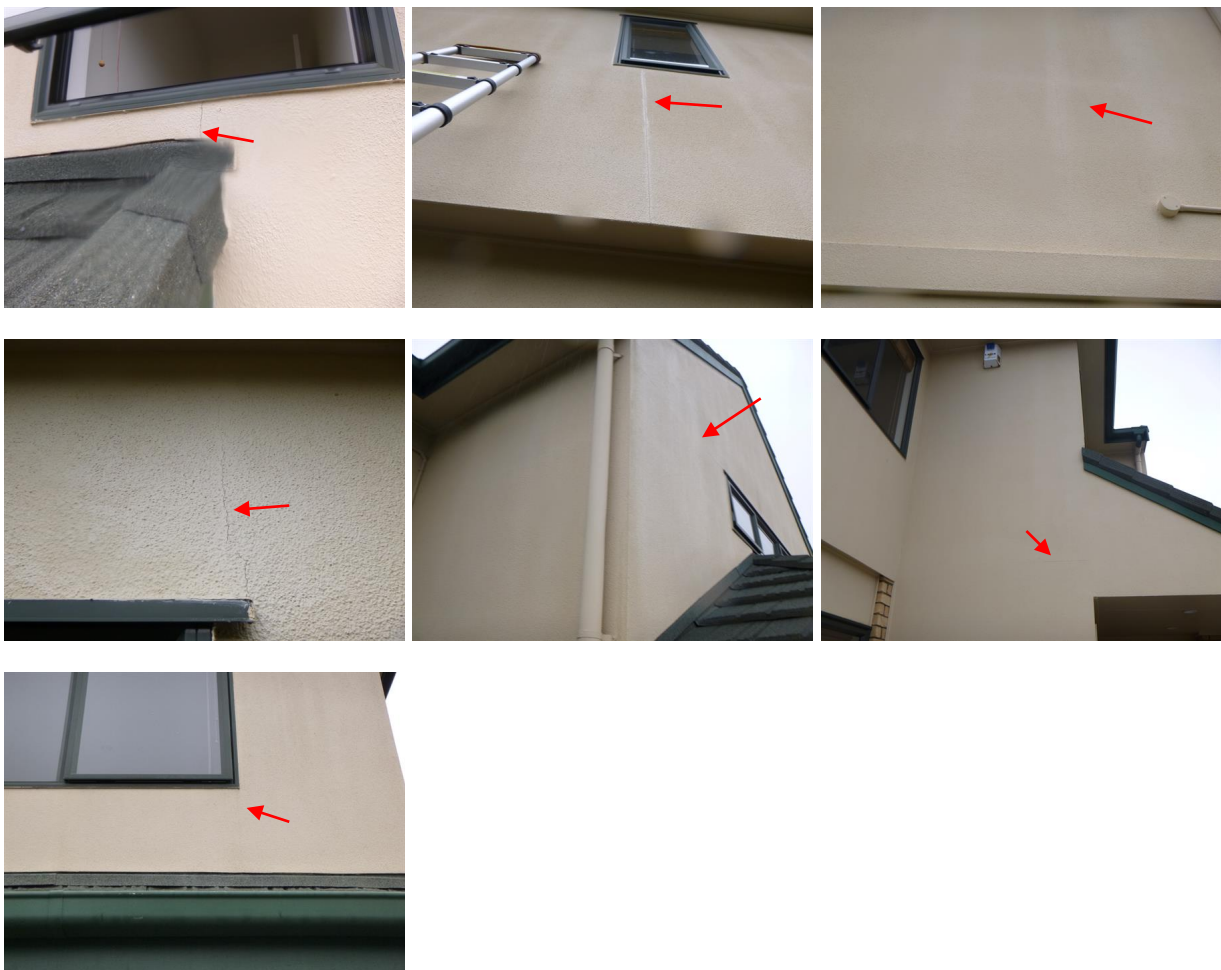
## Weather Tightness Risk Junctions: Cladding

Cracks noted in many places which could allow Water Ingress

Unable to comment on the condition of the Framing in proximity to these areas

Recommend repairing as soon as possible by a suitable qualified repairer

Example photos



### No Vertical Control Joints

Installed to the Cladding as recommended

*The recommended maximum distance for Vertical Control Joints is 5.4 maximum centres, 6 metres to Walls that finish on an External Corner, or to Manufacturer's Specifications*



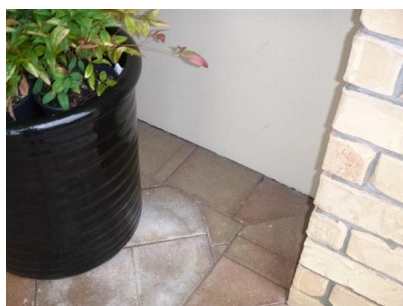
### Spouting & Fascia Stop End

Was buried beneath the Plaster Cladding, example photo



### Ground Clearances

Cladding noted to be near or buried below the Ground in places, this can allow Water to wick up behind the Cladding  
*Refer Building Code for clearance details, example photos*



### Unsealed Fixings

Penetrating the Cladding are known areas of Water Ingress, example photos



No visible sign of Water Ingress found below Weather Tightness Risk Junctions

## Other Weather Tightness Risk Junctions

### Capillary Gap

No Capillary Gap at the base of the Fascia and Barges with the Wall Cladding, example photos



### Inter Storey Control

The Writer was unable to establish if there was a Mechanical Flashing or Control Joint behind the Decorative Band at the Inter Storey Control Junction

There was no Drainage Path at the Base of the Inter Storey Band, example photo



### Roof Wall Junctions

Are well known risk areas of Water Ingress if not Flashed or Sealed correctly, example photos



No visible sign of Water Ingress found below Weather Tightness Risk Junctions

## FOUNDATION

### Base Cladding

Concrete Block

### Block Work/Concrete

Blocks

Cracking noted to the Garage Concrete Floor

Appeared historic and did not appear to be a major structural fault



### Footings/Slabs

Continuous Footing

Under Blocks

### Subfloor Construction

Appeared to be Compacted Hard Fill

With Polythene Vapour Barrier under Concrete

## OTHER EXTERIOR FEATURES

### Doors/Hardware

Single Glazing  
Timber Entrance Door  
Aluminium Sliders  
Aluminium & Glass Side Door  
Older Aluminium Joinery

Known to leak at Corner Joins due to the lack of Sealant when constructed, although no evidence of this was found at the time of inspection

Joinery

*It is important to keep Drain Holes to Joinery clear of Debris*

Door Hardware

Appeared functional at the time of the inspection

### Garage Within Roof Line: Door

Sectional  
Auto Door Opener

### Windows

Single Glazing  
Aluminium Extrusion  
Timber Jamb Liners  
Older Type Aluminium Joinery

Known to leak at Corner Joins due to the lack of Sealant when constructed, although no evidence of this was found at the time of inspection

### Paintwork

Exterior of the Property

Requires repairing and repainting to prevent Water Ingress

Recommend quotes be obtained to establish the cost the repair and repaint, Scaffold would be required

Monolithic Cladding

Recommend all Exterior Plastered or Masonry Cladding Systems should be painted every five years or as per Manufacturer's Recommendations;

*For the first 15 years or per Manufacturer's Specifications. Approved Acrylic Type Paint should be used for this application.*

*It is recommended to use Approved Applicators as Paint Companies have systems in place regarding application to their Warranties. Any repairs made to the Cladding System prior to painting should be carried out in accordance per Manufacturer's Specifications A reflectivity guide to how dark the Cladding should be can be found in Acceptable Solution E2/AS13 requires that the finish colour for Flush-Finished Fibre Cement Sheet and EIFS shall have a reflectivity of 40% or more Note: Poorly maintained Face Sealed Monolithic Cladding Systems; can fail causing Moisture Ingress and Structural Damage*

## PLUMBING & DRAINAGE

(NB: Our Inspectors are not Plumbers or Drain Layers & can only advise on a visual basis)

### Hot Water System

180 Litre Mains Pressure Electric Cylinder

Cylinders have a limited Manufacturer's Warranty

Inspection was unable to comment of the life expectancy of this Cylinder or when it would require to be replaced

Manufacture Date 00/00/000

Seismic Straps

Fitted

No Tray & Waste as would now be required

Appeared to be the Original Hot Water Cylinder

Unable to establish when this Cylinder will require to be replaced

Appeared functional at the time of inspection

### Pipes, Wastes

Pressure Limiting Valve & Filter

If not already installed, recommend consideration be given to the installation of a Pressure Limiting Valve & Filter at the boundary, or at entry to the Dwelling, to prevent damage to Pipes, Fittings & Tapware

Copper

Waste Pipes

Plastic

Flexi Braided Pipes

These should be replaced periodically as part of a Long-Term Maintenance Plan

*Recommend the Manufacturer's Specification be consulted as to when these should be replaced, generally recommended every 5 years*

### Internal Taps, Mixers, Toilets

Kitchen Faucet

Leaking;

*This can be difficult to repair and may be more economical to replace*

Hot & Cold Water Pressure

Appeared reasonable

Age related wear noted to Tapware

Lifespan of Pipes, Fittings, Taps, Hot Water Systems or Cylinders

Pipes, Fittings, Taps, and Hot Water Systems & Cylinders all have a finite lifespan and will require to be replaced at some point in time

### Exterior Plumbing & Drainage

Water Meter located

At the start of the Drive



**Back Flow Valves not fitted to Exterior Taps**  
Recommend installing



**Storm Water Cess Pit(s)**

Recommend that Storm Water Cess Pits be cleaned out annually or as required

**Surface Ground Water Collection was present**

Unable to comment on the performance of Surface Drains and Cess Pits

**Downpipes**

Appeared to lead to Storm Water

**Wastewater System**

Mains

No evidence of Surface or Ground Water

The Drains for the Wastewater and Storm Water can only be inspected visually. The Writer is unable to comment on the performance of these Drains or Underground Pipe Work



## OUTDOOR EXTRAS

### Driveway/Paths

Shared Concrete Drive  
Cobblestones  
Paving Slabs

### Decks/Patio/Pergolas etc

Patio  
Cobblestones

### Fencing/Retaining Walls

Timber Frame Fencing  
Post & Rail  
Retaining Walls  
Timber  
Appeared Sound  
By visual inspection only

### Site/Orientation

Flat  
Orientation  
Living areas were North Facing

### Aerials

UHF

### Clothesline

Pull out

## OUT BUILDINGS

Nil

# INTERIOR

## INTERIOR LININGS & HARDWARE

### Flooring

Concrete  
Particle Board  
Over Floor Joists

### Ceiling

Plaster Board

### Walls

Plaster Board  
Cracking noted to Walls around some Window and Doors;  
These did not appear to be a structural concern

### Stairwells

Barrier  
Fitted  
Handrails  
Fitted  
Stairs  
Appeared in good condition

### Doors/Door Hardware

Hollow Core  
Painted  
Timber Frames  
Hardware  
Appeared functional at the time of inspection

### Windows/Window Hardware

Catches  
Age related wear noted to Hardware

### Security Hardware

Alarm  
Not tested  
Deadlocks



## Interior Rooms & Decoration

### Rooms

#### Bedroom 1

Walk in Wardrobe

Ensuite;

*Refer Bathroom Section*

#### Bedroom 2

Built-in Wardrobe

#### Bedroom 3

Built-in Wardrobe

#### Lounge

#### Family Dining Room

#### Storage Cupboards

### Interior Decoration

#### Paintwork

Approaching the stage to require redecoration

#### Drapes/Curtains/Blinds

Appeared reasonable where fitted

### Floor Coverings

#### Floor Tiles

The Writer does not know if a Waterproof Membrane has been used beneath the Floor Tiles

#### Carpet

Age related wear

Requires re-stretching in places

## HEATING & INSULATION

### Heating

Gas Wall Heater

Not tested

Electric Heat Pump

Not tested

### Gas

Mains Gas

Supply Pipe was not isolated from the Concrete



### Ceiling Insulation

Ceiling Space

Blown Fibre Glass

Recommend over or near Down Lights

Insulation should be kept back from Downlights to the Manufacturer's Specifications to prevent heat build-up or be replaced with LED ICF Type, which allows Insulation to be installed over Light Fittings, example photo



Insulation Depth

Approximately 100+mm

The Writer is unable to comment on the Thermal Rating, Efficiency or Composition of any Insulation installed

### Subfloor Insulation

No Insulation

### Wall Insulation

Compulsory

The Property was constructed in a period when the installation of Insulation to the Living areas was compulsory

The Writer is unable to comment on the Thermal Rating, Efficiency or Composition of any Insulation installed

## ELECTRICAL

(NB: Our Inspectors are not Electricians & can only advise on a visual basis)

### Electrical in General

Underground Mains Supply  
Electrical Earth Pin fitted  
Earth Pin

Concrete noted to have been poured around the Earth Pin;  
*Best practice would be to have Sleeve isolating the Earth Pin from the Concrete*



### Internal Distribution Board

Located in the Garage  
Circuit Breaker Type

### Fittings

Power Points  
Appeared functional  
Smoke Alarms Fitted  
Unable to comment on their performance

### Central Vacuum

Piped out without Vacuum Motor installed

### Lights

Lights  
Recommend Insulation be kept back from Down Lights to prevent heat build-up, or be replaced with LED ICF Type, which allows Insulation to be installed over Light Fittings

### Wiring

General  
Where visible, appeared in good condition

### Telecommunications

Entry Point  
Beside Garage  
Fibre has been installed as far as the property boundary

## KITCHEN

### Flooring

Floor Tiles

### Bench Tops/Cabinets

Laminate Bench Top

With Stainless Steel Sink Insert

Melamine Cabinets

Doors and Drawers

Age related wear noted to Cabinetry and Hardware

### Appliances/Accessories

Rangehood

Vented to the Exterior

Gas Hob

Electric Oven

Waste Disposal Unit

Dishwasher

Not Tested

Kitchen Faucet Leaking

Through the Main Body of the Tap;

*This can be difficult to repair and may be more economical to replace*

The Writer was unable to comment on the performance of the Appliances fitted

It is recommended the Purchaser checks all Appliances on Final Inspection prior to Settlement

## BATHROOM(S)

### Bathroom

#### Floor Tiles

The Writer does not know if a Waterproof Membrane has been used beneath the Floor Tiles

#### Shower

Acrylic Tray

Acrylic Wall Liner

Glass Screen & Door

#### Elevated Moisture Reading

To Wall the Wall behind the Shower

*Indicating a probable leak*

*Further investigation recommended*



#### Bath

Acrylic

With Wall Tiles

*The Writer does not know if a Waterproof Membrane has been used behind the Tiles*

#### Vanity

Laminate Top

#### Basin

Porcelain

#### Melamine Cabinet

Doors & Drawers

#### Ventilation

Window & Fan

#### Mirror

#### Heated Towel Rail

Not tested

#### Power Point

#### Fan Light Heat Lamp

#### Fan

Was ducted and vented to the Exterior

### First Level Separate Toilet

#### Toilet

Dual Flush

#### Basin

Wall hung

#### Toilet Roll Holder

#### Ventilation

Window

### Ground Floor Separate Toilet

#### Toilet

Dual Flush

Wall Hung

#### Toilet Roll Holder

#### Floor Tiles

The Writer does not know if a Waterproof Membrane has been used beneath the Floor Tiles

#### Ventilation

Window

### Ensuite

#### Floor Tiles

The Writer does not know if a Waterproof Membrane has been used beneath the Floor Tiles

#### Toilet

Dual Flush

#### Shower

Acrylic Tray

Acrylic Wall Liner

Glass Screen & Door

#### Tested Dry

Walls beside & behind the Shower;

*Where accessible tested dry at the time of Inspection*

#### Vanity

Laminate Top

#### Basin

Porcelain

#### Melamine Cabinet

Doors & Drawers

#### Ventilation

Window & Fan

#### Mirror

#### Toilet Roll Holder

#### Heated Towel Rail

Not tested

#### Power Point

#### Fan

Was ducted and vented to the Exterior

### LAUNDRY

Recommend if a Dryer is installed it be vented to the exterior of the Building

### Laundry in General

#### Location

Separate

#### Floor Tiles

The Writer does not know if a Waterproof Membrane has been used beneath the Floor Tiles

#### Tub

Super Tub

#### Ventilation

Window

## OTHER FINDINGS

### GENERAL

#### Evidence of Moisture & Mould

##### Devices Used

A Trotec Meter & Protimeter Surveymaster Non-Invasive Moisture Meters were used in search & measure mode via radio frequency taken at selected locations e.g. around Joinery, below or behind High Risk Junctions and Flashings or at affected Ground locations, etc

Only area's where elevated levels have been found have mentioned in this report

Moisture levels taken are valid for time of inspection only

Elevated Readings are only an indication of the presence of moisture

The Inspection was non-invasive and carried out visually; the Writer is unable to comment on the condition of the Wall

Framing behind the Cladding and Wall Linings

To rely solely on moisture testing would be unwise as Moisture Damaged Timbers can dry out over a period of time

##### Moisture content

Where tested, recorded within acceptable levels

##### Elevated Moisture Levels found to

To Toilet Wall Lining behind the First Level Bathroom

##### Where Elevated Moisture Levels found

*Recommend further investigation be carried out to establish the cause of the Elevated Moisture Readings, and to establish if there is any Moisture Damage to surrounding Timbers, this may require Invasive Testing*

##### Mould

No evidence of Mould was found at the time of inspection

##### Water Ingress

No visible evidence was found at the time of inspection

#### Property File, Alterations, Additions

##### Property File

A search has NOT been carried out;

*To compare the layout of the Building/s on site or to identify any areas of Unauthorised Building Work has not been carried out*

##### Checks or comparisons

Have not been undertaken

##### Property File

Obtaining the Council Held Property File would be useful in identifying the Construction Materials and Methods used

#### Pest Evidence

##### General

No visible evidence of Pests was found at the time of inspection

#### Contamination to Site or Building

The Inspection was carried out on a visual basis; therefore, the Writer was unable to comment on any contamination that the Site or Building may be subject to

Where the property has been identified by the inspection, or by other means, or there are concerns that the property may be subject to contamination, it is highly recommended that further investigation and testing be carried out by an appropriately qualified company or companies to establish if there was any contamination present

Contamination may be from but not limited to

- Soil contamination by the depositing of toxic materials or waste
- Building materials used in the house's construction, this would include the use of asbestos in building products
- Contamination from drugs or chemicals used in the manufacture of drugs, as defined by the Misuse of Drugs Act 1975

# GENERAL

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## SUMMARY

The general structure of the Building at the time of this Inspection appears to be in a condition consistent with the age of the property with mainly age-related maintenance, and remedial work as recommended in the body of this Report.

The Writer was not present at the time of construction and cannot be responsible for failures if work was not done to accepted Building Practices at the time of construction or Manufacturer's Specifications and is relying the Territorial Authority's On-Site Inspections.

Building Codes, Practices, Materials and Standards change over time. **What may have been acceptable at the time of construction, may not be acceptable today.** Areas highlighted in the report, may be due to these changes.

The exterior of the House requires repairing and re-painting.

The inspection was visual and non-invasive, the Writer is unable to comment on the condition of the Walls behind the Cladding, Wall Linings and areas not readily accessible, and areas in proximity to Weather Tightness Risk Junctions.

Direct Fix Monolithic Clad Houses can be subject to Water Ingress due to Design, Weather Tightness Risk Junctions, poor workmanship, lack of Flashings around Joinery, and leaking Joinery. The inspection was unable to comment if Water Ingress has occurred at the Risk Junctions identified, and whether Moisture Damage has been sustained to Timber. Invasive Testing or removing the Cladding is the only way to identify if Moisture Damage to Wall Framing has occurred. If Rot or Moisture Damage has occurred, a Building Consent will be required to repair any Moisture Damaged Timber.

Recommend research be carried out on this type of Direct Fixed Cladding so to be fully informed of the risks involved due to Moisture Damage may be hidden from view.

The use of Moisture Meters used in this Inspection is not a guarantee that the Property is Weather Tight now, or in the future. No visible evidence of Water Ingress was found at the time of inspection.

Elevated Moisture Level found to Wall Lining behind the Bathroom indicating a leak, further investigation recommended as the Shower may require to be repaired or replaced.

Recommend checks be made with the Local Territorial Authority (Council) to confirm all relevant Building Consents have been obtained and complied with for the property. This would include any Alterations or Additions made to Original Property, and any areas which are not exempt from having a Building Consent. The Ministry of Business, Innovation and Employment (MBIE), gives guidance to things that may be exempt from having to require a Building Consent.

Internet Link;

<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/>

The purpose of the report is to identify areas of interest/concern, NOT to provide independent expert advice on specific elements, and NOT to recommend solutions to faults identified. The purpose of the Inspection is to provide an impartial visual account of the property's general condition being the next best step toward assisting a Purchaser in determining the appropriateness of the purchase to their individual threshold for maintenance and repair.

The Property Inspectors' recommend that quotes and advice are sought from Independent Qualified Persons on receipt of the Inspection Report for a more specific qualification of comments made by the Property Inspectors in the report, regarding any faults/defects identified. This also applies to any verbal communication made by the Property Inspectors regarding any faults or defects identified or comments made. Invasive Testing may be required



due to areas highlighted in the body of this report. The purpose of seeking further Independent Qualified Persons involvement would assist you in making an even greater informed choice should you choose to purchase the property, rather than relying on misinterpreting a comment from The Property Inspectors, or not being sure of the extensiveness of any faults/defects mentioned.