

Presenting
THE PROPERTY INSPECTORS
Pre-purchase Property Report



1 Sample Street
Auckland

Provided for Mr Customer

Dear Mr Customer,

RE: Pre Purchase Inspection: 1 Sample Street, Auckland.

Thank you for the opportunity to inspect your proposed purchase which was undertaken in fine conditions on 01/07/2015.

Please find following my completed report which I encourage you to read in its entirety.

The property report is **not a guarantee** that all defects (and/or future defects) have been identified. The inspection is carried out solely on a visual basis. All efforts have been made to identify possible defects (and/or future defects). The property report is **not a guarantee** that the house meets all the requirements under the **Building Act** at the time of construction and/or under the **Building Act** at the time of inspection.

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, technically knowledgeable and visually thorough account of the properties general state 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 property report for a more specific qualification of comments made by the Property Inspectors in the report, regarding any faults/defects identified, if more intrusive investigation is desired or simply in relation to any comment made. This also applies to any verbal communication made by the Property Inspectors regarding any faults or defects identified or comments made. The purpose of seeking further Independent Qualified Persons involvement (e.g. plumber, electrician, roofing contractor, cladding specialist, building surveyor etc.) 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.

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 or phone 0800 677 398. If you require a more detailed discussion, re the inspection, this can be arranged with a half an hour, face to face meeting for \$100 plus GST. Then we can sit down together and I can go through the report in detail with you.

By accepting this report it will be taken you have read the report in its entirety including this cover letter, the Limitations and the About the Report sections and that you understand and accept these conditions.

Yours sincerely



Grant Tibbits
Property Inspector

CONTENTS

JOB BOOKING 4

EXPERIENCE & QUALIFICATIONS 5

CERTIFICATE OF PROPERTY INSPECTION 6

THE REPORT 7

GENERAL 30

ABOUT THE REPORT 31

JOB BOOKING

30th May 2015

Our Reference: 00001

Ordered by: Mr Customer

Mobile Number: 021 123456

Email Address: mrcustomer@gmail.com

Real Estate Agent: Mr Real Estate Agent

Address of Property: 1 Sample Street, Auckland

Residential: Yes

Approximate Age of Property: 30

Number of Bedrooms: 4

Other relevant information:

INVOICING DETAILS

Name: Mr Customer

Mobile Number: 021 123456

Email Address: mrcustomer@gmail.com

Invoice Address: 1 Brown Street, Auckland

Date of Property Inspection: 01/07/2015

Time: 9:30 a.m.

Present at time of Inspection: Agent, Vendor & Purchaser

Weather Conditions: Fine

EXPERIENCE & QUALIFICATIONS

Grant completed an Apprenticeship and obtained Trade Certification in Carpentry before working as a Self-Employed Builder back in the 80's.

Grant then went on to have a career with the NZ Police, the last seven years spent as a Forensic Crime Scene Examiner.

Grant turned his expertise and keen eye for detail back towards the Building Industry, re-training to become a **Property Inspector** by working under an Inspector who had been in the Pre-purchase Property Inspection field for over 10 years.

Formal Training was undertaken with Grant completing the following Modules set by the New Zealand Institute of Building Surveyors

Water Tightness Inspection Training Programme 8 Modules completed:

- Properties of Moisture
- Forensic Techniques
- Recording and Reporting
- Decay, Fungi and Moulds
- Cladding Systems
- Asset Management
- Condition/Compliance Reporting
- The Building Act Regime

CERTIFICATE OF PROPERTY INSPECTION

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

Date: 1st July 2015
Client: Mr Customer
Site Address: 1 Sample Street, Auckland
Property Inspector: Grant Tibbits
Company: The Property Inspectors 2010 Limited
Position: Director
Date of Inspection: 1st July 2015

The following areas of the Property have been inspected:

- a) Site b) Subfloor c) Exterior d) Roof Exterior e) Roof Space f) Interior g) Services
h) Accessory Units, Ancillary Spaces and Buildings

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:



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.

THE REPORT

LIMITATIONS OF THIS REPORT

Disclaimer

(a) This is a report of a visual only, non-invasive inspection of the areas 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 weather tightness requirements, or structural aspects. 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 limited 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 was excluded from the scope of the inspection.

(d) This report has been prepared on the basis of a visual inspection of the building works using normal readily available access, and without testing of components for the assessment of the overall structural condition of it and associated items, and without recourse to construction drawings.

(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 all reasonable care taken using visual and non-invasive testing with meters as noted. 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 by the owner.

(f) It is confirmed that no detailed geotechnical investigation has been included in this brief. An investigation of the condition and location of underground drainage and services and of electrical, gas and plumbing (except as otherwise may be described in this report) is not included in this brief.

(g) No warranty can be given as to other defects, not apparent to visual inspection at the time; inclusive of underground services, waterproofing, soil stability or the moisture content in partitions or exterior claddings.

(h) Weather conditions can affect moisture found e.g. long dry spells, driving rain in certain directions which can cause localised leaks and may only occur three to four times per year. Guidelines as below, flashings, ground levels, etc. This stresses the importance of flashings, ground levels, etc., which may be highlighted in this report.

(i) This property report does not include the structural, electrical, plumbing or gas piping and fitting, 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.

(j) This report does not include any positioning of building or improvements in relation to site boundaries, or provide any guarantee whatsoever those items surveyed will not fail at some later date, and information herein pertains strictly to observations the day of inspection and accessibility only.

(k) If the property is controlled by a Body Corporate or similar it would be recommended prior to purchase a copy of the minutes be obtained from the Corporate Secretary to establish the history of the inspected property or other properties under such Body Corporate. This inspection has been undertaken on this sole dwelling and does not extend to remainder of complex, or common areas. The inspection is confined to the above property only and does not cover structural integrity of the entire complex.

(l) This document and information contained within is intended only for the use of the addressee named above.

EXTERIOR

FROM THE ROOFLINE

Roof

The Bitumastic Shingle Tile over Composite Board

Flat Roofs

There was no Drip Edge to the Roof above the Gutter, example photos



Evidence of ponding Noted to areas of the Flat Roofs due to having low fall, example photos



The Flat Roofs were noted to have less than 1 degree of fall, example photo



The current Building Code requires Flat Roofs to have a minimum fall of 2.0 degrees

Fibreglass & Liquid Applied Membrane over Composite Board

Over Composite Board

The Roofs were noted to have little fall

There was no Capillary Break between the Roof and the Base of the a cladding, example photo



The Current Building Code requires a minimum gap of 35mm

The Surface of the Flat Roof above the Ground Floor Bathroom noted to have age related wear and will require maintenance or to be replaced



Butyl Rubber Membrane over Composite Board

The Roof over the Bedroom was flat, ponding of Water noted



The board beneath the Roof above the Kitchen area appeared unsupported and requires to be repaired



The Bitumastic Shingle Tile Roof generally appeared reasonable

For the age of the Roof

General

Due to the age and condition of the Roof and Flashings it is highly recommended to consider engaging the services of an IQP (Independent Qualified Person) Roofing Contractor to examine the Roof & Flashings and give an opinion as to their life expectancy and maintenance required to maintain their longevity and Weather Tightness

Spouting

Colorsteel

The Gutter between the Balcony Pergola and the Flat Roof was unable to be accessed

General

The Spouting requires cleaning out in places

Generally appeared reasonable

Downpipes

PVC

Generally appeared reasonable

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 to monitor 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

Soffits

Fibre Cement Sheet

Elevated Moisture Readings

Found to Soffit under Balcony Deck, 142 units, refer Moisture Section at rear of Report

Generally appeared reasonable

EXTERIOR CONSTRUCTION

Construction

Timber Frame

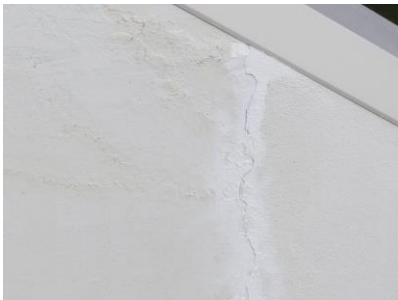
Timber Rafters to the Roof

Firewall

Between Properties

Many cracks noted to the Surface of this Fire Wall

The Writer was unable to comment of the Walls Construction Materials or to the Condition of the Wall behind the Cracked Cladding, example photos



Treated Timber

Was a requirement at time of Construction and appeared to have been used

Condition of Framing

Due to being a visual and Non-invasive Inspection, the Writer is unable to comment on the condition of the Timber Framing or Wall Panels behind the Cladding or in places not readily accessed

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

Generally appeared reasonable

Flashings

Butyl Rubber

Aluminium

Generally appeared reasonable

Risk Junctions: Flashings

Risk areas

Some of the risk areas identified will be due to changes in the Building Code & Building Construction methods;

No Apparent Saddle Flashings

At Beam Firewall Junctions, example photo



No Mechanical Head Flashings

Above Vent Grilles, example photo



To Exterior Electrical Box as is now required



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

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

Fibre Cement Sheet
Timber Weatherboard

No Cavity System
Behind Cladding

Cladding Ground Clearances

Building Code;

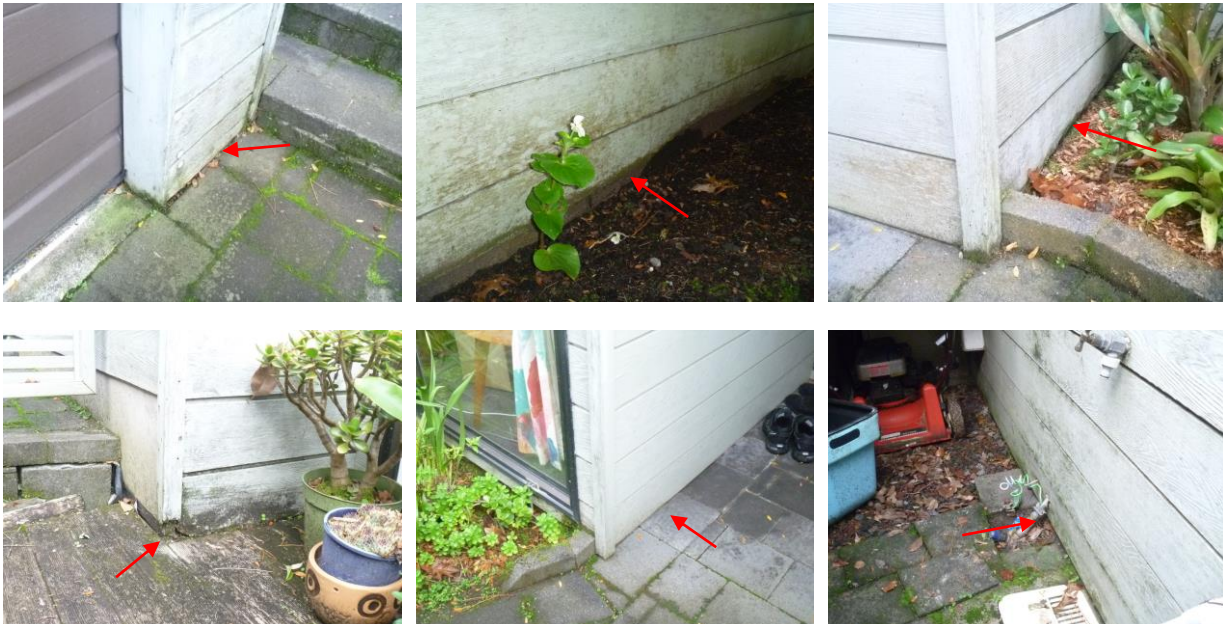
Recommends Ground Clearances be 175mm above Ground Level, 100mm above Hard Surfaces. This may be reduced to 85mm to 50mm above the Surface of elevated, well Drained Decks or Patios. Damage to Buildings and Structural Frame and Internal Dampness are often the result of Moisture being sucked up from the Ground by Capillary Action behind Cladding. Under no circumstances should Cladding be carried down to 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

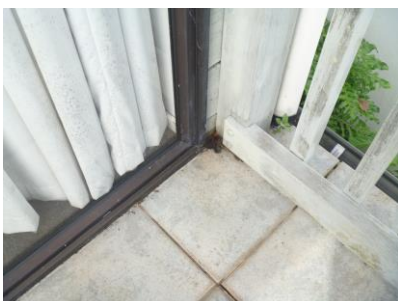
Risk Junctions: Cladding

Noted to be in close proximity or buried below the Ground in places

Moisture damage noted to some Weatherboards in close contact or buried below Ground Level, example photos



Moisture damage noted to some Weatherboards in close contact with the Balcony Deck, example photo



Note the lack of threshold between the Exterior & Interior Levels

I want you to buy your dream home, the one with no surprises!

© THE PROPERTY INSPECTORS 2010 LIMITED

Roof Wall Junctions

These are difficult areas to flash and to prevent Water Ingress, example photos



High Risk Junctions

Capillary Breaks

Insufficient Clearance and Capillary Breaks at the Base of Cladding with Roof Apron Flashings



FOUNDATION

Base Cladding

Concrete Block

Block Work/Concrete

Waterproof Membrane

Not able to comment whether any has been used to Walls below Ground Level

Drain Coil

Not able to comment whether any has been used

Blocks & Concrete

Footings/Slabs

Continuous Footing

Under Blocks

Generally appeared reasonable

The Writer based his opinion on evidence of surface condition to the visible structure only. Comments made on a visual basis

Joists

Condition of Joists

The Writer was unable to comment on the condition of the Floor Joists under areas where Water Ingress or Moisture

Damaged Flooring was found in several areas

Further investigation recommended

Sub Floor Construction

Compacted Hard Fill

With Polythene Vapour Barrier under Concrete

Generally appeared reasonable

OTHER EXTERIOR FEATURES

Doors/Hardware

Timber Entrance Door

Aluminium Ranch Sliders

Aluminium French Doors

Aluminium Side Doors

Doors opening onto Flat Roofs are recommended to be locked permanently

Aluminium Joinery

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

Door Hardware

Appeared functional at the time of the inspection

Garage Within Roof Line: Door

Sectional

Auto Door Opener

Timber Jamb Liners

Recommend trimming bottom to prevent Capillary Action via the End Grain causing Rot



Generally appeared reasonable

Windows

Aluminium Extrusion

Timber Jamb Liners

Glass Bricks

Cracked Bricks noted in Ground Floor Bathroom Shower

Sealant noted to have been used to several Glass Brick Joins



Skylights

Older Type Aluminium Joinery

Known to leak at Corner Joins due to the lack of Sealant when constructed

Water Ingress and Moisture damage was noted to Flooring and surrounding Timbers at Joinery at Wall Junctions, example photos



Further investigation is recommended to establish the extent of damage caused

Mitred Aluminium Joins

Known to leak if not correctly sealed at time of manufacture

Deck Barriers/Handrails/Steps/Balcony

Timber Steps

Generally appeared reasonable

Stringers to the Steps

Do not have an Isolation Break with the Ground;

As now required to prevent moisture damage, although NO evidence of this was found at the time of inspection

No Hand Rails

To some Exterior Steps

Deck Barriers

Generally appeared reasonable

Falls to Internal Decks

Appeared minimal

The Current Building Code requires Decks to have a minimum fall of 1.5 degrees

Butyl Rubber Membrane

The Wall/Balcony Junction appeared to have been poorly installed; repairs were noted to have been carried out to several areas, example photos



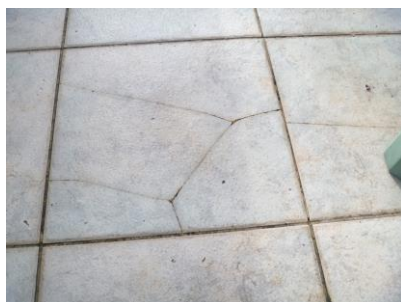
Balconies with Membranes are well documented areas of water Ingress if not installed and sealed correctly

Membrane

Below the Ceramic Tiles was not visible;

This made it difficult to assess the Membrane condition

Several cracked Tiles noted, example photo



Water Tight Membrane

Unable to confirm now or in the future

No Drip Edge to the Deck Tiles

Soffit below the Balcony

Highly elevated Moisture Reading found, 142 units; refer Moisture Section at the Rear of this Report

High Risk Junctions: Balcony/Handrail/Thresholds

Pergola Posts

Secured through the Balcony Membrane, repairs noted to have been carried out, refer photos above

Balcony/Decks

Insufficient Capillary Breaks at the base of the Balcony Cladding to the Balcony Floor, Moisture damage noted to Cladding

Thresholds

From the Balcony Floor to Internal Floor appeared less than 100 mm as the Building Code now requires

Fall to Decks

Appeared to be minimal

Paintwork

Exterior of the Property

Requires repainting & staining

The Timber Cladding has been left to Weather naturally

PLUMBING & DRAINAGE

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

Hot Water Cylinder

180 Litre Mains Pressure Electric Cylinder

Hot Water Cylinder Overflow

Noted to discharge onto the Ground, requires to be terminated at a Waste Water Gully Trap

Manufacture Date

21/06/2010

Seismic Straps

NOT fitted as required

Appeared functional

At the time of the inspection

Pipes, Wastes

Pipes

Copper

Plastic

Waste Pipes

Plastic

Internal Taps, Mixers, Toilets

Hot Water Pressure

Appeared reasonable at the time of the inspection

Cold Water Pressure

Appeared reasonable at the time of the inspection

All Taps and Toilets were tested

Appeared functional at the time of inspection

Exterior Plumbing & Drainage

Taps and Connections

Appeared functional at the time of inspection

Storm Water Cess Pit

Appeared reasonable at the time of the inspection;

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

Downpipes

Appeared to lead to Storm Water

Generally appeared reasonable

Waste Water System

Mains

Generally appeared reasonable

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

A separate Inspection of the Storm Water and Waste Water System to establish the condition and performance of the Pipe Work can be carried out Authorised Company using Video Camera Apparatus if required

OUTDOOR EXTRAS

Driveway/Paths

Paved areas
Generally appeared reasonable

Decks/Patio/Pergolas etc

Decks
Timber
Age related moisture damage noted too Decking, example photos



Pergola
Roofing attached;
Checks should be carried out at the Local Territorial Authority (Council) to establish if a Building Consent has been obtained

Fencing/Retaining Walls

Fencing
Generally appeared reasonable
Retaining Walls
Generally appeared reasonable
By visual inspection only

OUT BUILDINGS

Sleep-out/Shed/Carport

Not Applicable

INTERIOR

INTERIOR LININGS & HARDWARE

Flooring

Concrete
Composite Board
Over Floor Joists
Moisture damage noted
Too many areas of Flooring, refer Window Section for example photos

Further Investigation recommended

Ceiling

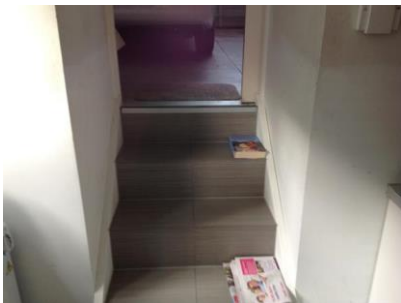
Plaster Board
Generally appeared reasonable

Walls

Plaster Board
Glass Bricks
Masonry
Plastered
Generally appeared reasonable

Stairwells

Handrails
Generally appeared reasonable
No Hand Rail to Stairs leading to Garage



Stairs
Generally appeared reasonable

Doors/Door Hardware

Hollow Core
Painted
Doors
Generally appeared reasonable
Hardware
Generally appeared reasonable

Windows/Window Hardware

Generally appeared reasonable

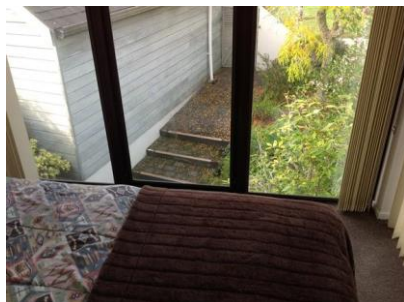
No Condensation Channels

To Joinery due to the age of the Property

Low Windows

The use of Non Safety Glass to Low Windows may have been acceptable at the time of construction

The current Building Code would require Safety Glass to be fitted, example photo



Catches

Age related wear noted to Hardware

Security Hardware

Alarm

Not tested

Deadlocks

Security Catches

To some Windows

Dead Bolts

To several Doors

Security Screen Door

Interior Rooms & Decoration

Rooms

Bedroom 1

Walk in Wardrobe

Ensuite;

Refer Bathroom Section

Generally appeared reasonable

Bedroom 2

Built in Wardrobe

Generally appeared reasonable

Bedroom 3

Built in Wardrobe

Generally appeared reasonable

Bedroom 4

Built in wardrobe

Dining Room

Generally appeared reasonable

Interior Decoration

Wall Tiles

Generally appeared reasonable, several cracked Tiles noted to Ground Floor Bathroom

Paintwork

Generally appeared reasonable

Drapes/Curtains/Blinds

I want you to buy your dream home, the one with no surprises!

© THE PROPERTY INSPECTORS 2010 LIMITED

Appeared reasonable where fitted

Floor Coverings

Ceramic Floor Tiles

Generally appeared reasonable

Ceramic Floor Tiles

Areas with under Floor Heating;

Not tested

Carpet

Generally appeared reasonable

HEATING & INSULATION

Heating

Electric Wall Heaters

Electric Heat Pump

Not tested

Gas

Gas Bottle, not connected at time of inspection

Ceiling Insulation

Unable to view insulation

Due to accessibility

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

Subfloor Insulation

No Insulation

Wall Insulation

Unknown

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)

Internal Distribution Board

Circuit Breaker Type

Fittings

Power Points

Appeared functional

Smoke Alarms

Where fitted, appeared functional

Recommend additional Smoke Alarms be installed;

For safety and current Building Code Compliance

Under Floor Heating Panels

Appeared functional

Lights

Lights

Generally appeared reasonable

Wiring

General

Appeared in good condition

KITCHEN

Flooring

Ceramic Floor Tiles

With under Floor Heating to Dining Room & Kitchen;

Not tested

Generally appeared reasonable

Bench Tops/Cabinets

Formica Bench Top

With Stainless Steel Sink Insert

Meltica Cabinets

Doors and Drawers, age related wear noted to Cabinetry & Doors

Generally appeared reasonable

Appliances/Accessories

Downdraft System

Vented to the Exterior

Ceramic Hob

Appeared functional

Gas Hob

Not tested as was not connected to Gas Bottle at time of inspection

Electric Oven

Appeared functional

Oven & Hotplates

Temperatures not tested

Waste Disposal Unit

Appeared functional

Dishwasher

Appeared functional

Not Tested

Appliances/Accessories

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

First Level

Cork Flooring

Toilet

Dual Flush

Bath

With Ceramic Wall Tiles

Walls behind the Shower tested dry at the time of inspection

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

Vanity

Formica Top

Basin

Porcelain

Meltica Cabinet

Doors

Ventilation

Fan

Mirror

Toilet Roll Holder

Heated Towel Rail

Wall Heater

Fan

Skylight

Ensuite

Cork Flooring

Flooring

Generally appeared reasonable

Toilet

Dual Flush

Shower

Fibreglass Tray

Formica Wall Liners, damage noted to Wall Liner



Glass Screen & Door, the Screen appears to have evidence of a Screen Leak

Walls behind the Shower tested dry at the time of inspection

Vanity

Formica Top

Basin

Porcelain

Meltica Cabinet

Doors

Drawers

Ventilation

Window & Fan

Towel Rail

Fan

Was ducted and vented to the Exterior

I want you to buy your dream home, the one with no surprises!

© THE PROPERTY INSPECTORS 2010 LIMITED

Ground Floor

Ceramic Floor Tiles

Generally appeared reasonable

Flooring

Generally appeared reasonable

Toilet

Dual Flush

Generally appeared reasonable

Shower

Ceramic Tiles & Glass Bricks to Shower Walls

Grout and Cracked Tiles require to be replaced to several areas

Cracked Glass Brick noted



Glass Screen & Door

Shower Water Proof Membrane

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

Unable to test

Behind Walls of the Shower

Vanity

Formica Top

Basin

Porcelain

Meltica Cabinet

Doors

Ventilation

Fan

Mirror

Toilet Roll Holder

Towel Rail

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

Ceramic Tiles

Tub

Super Tub

Ventilation

Window & Door

OTHER FINDINGS

GENERAL

Evidence of Moisture & Mould

Mould Found

Noted to Garage Ceiling, example photo



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

Raised moisture readings

To Garage Wall Lining beside Garage Door



To Soffit below Balcony near Lounge



I want you to buy your dream home, the one with no surprises!

© THE PROPERTY INSPECTORS 2010 LIMITED

Where elevated moisture readings recorded

Recommend further investigation or intrusive testing to establish the apparent cause to areas where elevated moisture readings were recorded and to establish if there is any moisture damage to surrounding Timbers

Water Ingress was noted around Balcony Deck and Joinery Floor Junctions

Recommend further investigation or intrusive testing to establish the apparent cause to areas where moisture damage was found to establish if there is any moisture damage to surrounding Timbers

Alterations

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

Pest Evidence

General

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

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 Report.

Due to the age and condition of the Flat Roofs it is highly recommended to consider engaging the services of an IQP (Independent Qualified Person) Roofing or Building Contractor to examine the Roof and give an opinion as to the maintenance required to maintain the Roofs longevity and Weather Tightness.

Recommend further investigation or intrusive testing to areas indicated in the Report or Locations the Expert carrying out the Testing sees fit and the Remedial Work to be undertaken. This would include where visible Water Ingress and Moisture Damage was found at The Balcony Deck, Window and Floor Junctions.

The Property was noted to have many well-known High Risk Junctions which may allow Water Ingress.

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

Building Codes, Practices, Materials and Standards change over time. What may have been acceptable at the time of construction may not be acceptable today.

Due to being a visual and Non-invasive Inspection the Writer is unable to comment on the condition of the Framing Timbers behind the Cladding or Wall Linings or to areas not readily accessible, where Water Ingress was found, and where risk junctions were identified.

The use of Moisture Meters used in this Inspection is not a guarantee that the Property is Weather Tight now or in the future.

The Writer cannot guarantee if Rooms, Garages or Rooms which may be below, equal to or in close proximity to Ground Levels will remain totally dry in all Weather conditions.

Recommend checks be made with the Local Territorial Authority (Council) to confirm all relevant 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 Department of Building & Housing (DBH) lists areas that may be exempt from having to require a Building Consent.

Internet Link; <http://www.dbh.govt.nz/bc-no-consent-schedule-1>

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 state 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, if more intrusive investigation is desired or simply in relation to any comment made. This also applies to any verbal communication made by the Property Inspectors regarding any faults or defects identified or comments made. The purpose of seeking further Independent Qualified Persons involvement (eg. Plumber, Electrician, Drain Layer, Roofing Contractor, Cladding or Waterproofing Specialist, Structural Engineer etc) 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.

ABOUT THE REPORT

This report is based on experience and reasonable opinion and 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 all reasonable care taken using visual and non-invasive testing with meters as noted. 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 by the owner.

All reasonable attempts have been made to identify any significant defects visible at the time of the inspection. The inspector has not moved furniture, fixtures, stored items, soils, plants, checked window/door locks, etc at the time of inspection. He cannot see inside walls or other concealed areas and cannot detect damage or defects that are not visible in most cases. The aid of testing equipment was used at the time of inspection, but these tools have limitations and cannot detect defects in all circumstances.

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.

A non-invasive moisture meter was used as an aid in this inspection. This in itself cannot be used to confirm or eliminate the possibility of moisture or deterioration in the framing timber or underlying materials. It is of limited use with some plaster systems and other factors.

This property report is not a Code of Compliance Certificate or a Certificate of Acceptance under the Building Act. It is also not a statement that the property complies with the requirements of any other Act, regulation or by-law. Nor is this property report a warranty against problems developing with the building after the date of this report. This inspection should not be confused with an appraisal, building code inspection or any guarantee of any kind, but as a tool to aid you to be better prepared and knowledgeable.

All reasonable measures have been employed to detect possible defects but give no warranty against, and is not limited to:

- (a) the assessment of an apparent defect which may be subject to extreme weather conditions
- (b) misinformation supplied by vendor, agent, person for whom report being prepared
- (c) concealment, intentional or otherwise, of a possible defect
- (d) assessment of any apparent defect which may occur intermittently or usually occurs after regular use
- (e) presence of chattels, furnishings and personal effects
- (f) adequacy of footings
- (g) adequacy of concealed damp-proof membranes
- (h) adequacy of concealed drainage
- (i) swimming pools, spa pools, saunas and associated equipment
- (j) the operation of fireplaces and chimneys
- (k) intercom systems
- (l) floor coverings
- (m) appliances, including but not limited to; dishwashers, waste disposal units, ovens, ducted vacuum systems
- (n) structural stability (other than pipe instability)
- (o) hazards
- (p) hot water cylinders
- (q) window/door locks, bolts, etc.
- (r) any other factors limiting the preparation of this report.

In terms of any local Government Act; it is an offence for any person to lead or divert surface water from roofs and/ or yards into the sanitary sewers.

Inspections – over three metres. OSH regulations state that working at heights over three metres is done safely. If climbing over three metres then OSH state – guarding, safety nets or fall arrest systems should be in place. This is impracticable in the situation of house inspections, therefore our policy is, that Inspectors only climb as far as their ladders take them, keeping their own personal safety paramount.

This report is provided without prejudice or malice.

Reasonable access – areas where safe, unobstructed access is provided and the minimum clearances specified below are available; or where these clearances are not available, areas within the inspector's unobstructed line of sight.

- a) Roof space – access manhole 450 x 400mm; crawl space 600x 600mm; height accessible from a 3.6m ladder or such other means of access that meet OSH requirements.
- b) Subfloor – access manhole 500 x 400mm; crawl space vertical clearance timber floor 400mm (from underside of bearer) Concrete floor 500mm.
- c) Roof exterior – accessible from a 3.6m ladder or such other means of access that meet OSH requirements.

The writer was not present at the time of construction and cannot be responsible for failures if work was not done to manufacturer's specifications.

This inspection has been undertaken in accordance with the guidelines as set down by Standards New Zealand NZS4306:2005.
E & OE