

Property Inspection Report



- Habit New Zealand Limited -

***Sample Report
1986 Weatherboard***

***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 HABI 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:

Date: This dwelling was inspected on 21/11/2017. This report refers to findings on that day only.

Time of Appointment: 12:45 p.m.

Inspection For: This report is for the sole benefit of Sample Report.

Inspector on this property: Inspector.

People on Site: The home owners were on site for the duration of the inspection.

Weather: Fine and sunny.

General Description: This is a double storey dwelling originally constructed in 1986 as per QVNZ, there have been alterations at a later date with a new garage and top storey.

The dwelling is constructed on a concrete block foundation wall with a combination on concrete and timber piles supporting a timber framed floor. The garage is a concrete slab foundation. The exterior cladding is timber weatherboards. The joinery is double glazed aluminium and the roof cladding is painted long run iron.

The property is situated on a sloping section in the Wellington suburb of Churton Park.

Risk analysis Guide: Wind zone. Very high risk.
Very high wind zone described by BRANZ.

Number of stories. High risk. Two Stories.

Roof/wall intersection design. Medium risk.
Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no eaves).

Eaves width. Very high risk.
0 - 100mm at first floor, 100 - 450mm at second floor level, or 450 - 600mm at third floor level.

Envelope complexity. Low risk.
Simple rectangular, L, T or boomerang shape, with single cladding type.

Deck design. Low risk.
None, timber slat deck or porch at ground level.

NOTE - (1) Eaves width measured from the external face of wall cladding to outer edge of overhang, including gutters and fascias.

Property Inspection Report

Summary: The summary is an overall view of the areas listed in the property inspection report. **Structural Defects that require immediate attention:** No visible structural defects that are of concern to the purchaser, or that would compromise the structural integrity and safety of the dwelling were visible on the day of inspection.

Moisture ingress, or moisture damage found, these areas are: **Water staining in the roof space.** No current leaks were found but the roof is nearing the end of its life expectancy and will require replacement in the near future. A licensed roofer is required to give you more information of time frames and costings.

Relative moisture readings of concern were found in the area, it is not uncommon for there to be some form of moisture behind the tiles in a tiled shower or when a shower is above a bath in a tiled area. This is usually from moisture getting absorbed through the grout lines or poorly siliconed junction points. The grout lines can be sealed with grout sealer to slow down moisture absorption but it will not completely prevent it, this is an ongoing process that needs to be re-applied regularly to maximise its effectiveness. These tiles should have a water proofing membrane installed behind them, this is done before tiling. A certificate of guarantee for both the application and product should have been supplied by the installer. Make sure to view and obtain a copy for your future warranties.

Methodology used for moisture testing, Protimeter moisture meter.

External area of the dwelling comments: The exterior of the dwelling is in a reasonable to good condition in relation to the age of the house. General ageing evident. Some areas of general maintenance to be addressed which will be noted in their respective areas through out the report. If these areas are not addressed they will continue to deteriorate and cause further damage in the future.

The roof is painted long run iron. Some sheets with just evident, this can also be viewed from inside the roof space. The roof is nearing the end of its life expectancy and will require replacement in the near future. A licensed roofer is required to give you more information of time frames and costings.

Insufficient ground clearances to the front door, back door and family room area, the clearance from the top of the finished ground height outside to the finished floor level inside, and to the bottom of the cladding is insufficient. This type of construction met the standards and regulations at the time of construction but is known to fail. This is a high risk design fault. This area has the potential to cause moisture ingress by capillary action when water sucks up between the wall cladding and framing. This area may have leaked in the past causing damage to the wall framing which cannot be viewed on our non invasive inspection. Further investigation is required. I suggest these ground heights are dropped and some form of drainage is installed to this area. These areas are cover by large over head coverage, porches, which reduces the risk.

Timber chucks are required to be installed down the sides of all boxed corners, facings and joinery to prevent any moisture ingress. These areas may have leaked in the past causing damage which cannot be viewed on our non invasive inspection. Further investigation required.

Foundation Area comments: The foundation wall is in a reasonable condition both externally and internally. General ageing and minor movement evident. Common for our earthquake zone and for the age of the dwelling. Not of a structural nature. **Tie down connections are required to the timber piles in the subfloor, connections are to be installed from the piles to bearer.**

Property Inspection Report

Internal inspection comments: The internal linings are in good to excellent condition, with a good cosmetic level apparent. (Includes floor linings)

All wet areas were tested, good pressure found, no leaks or blockages found, internally or externally, or in the sub-floor area (if it exists)

The dwelling is insulated in the internal ceiling space as shown in the internal ceiling space area.

We recommend that if there are no smoke alarms fitted in the dwelling that this be addressed, we also recommend that all batteries be changed in the existing smoke alarms installed.

Alterations & Additions Comments: Yes there have been noticeable alteration or additions carried out on this dwelling since first constructed. Without having the original plans or viewing council records we cannot comment on what permits - consents where needed or have been obtained. We suggest you check all council files for the relevant information.

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 of the dwelling.

Some modern fuses are installed here the rest are older style fuses. Due to the age and condition of the fuses we recommend a registered electrician further investigate as we do not conduct a full electrical inspection. If there are any fault this will be noted.



Wiring:

Wiring viewed in this dwelling all looked to be modern Plastic Coated TPS Wiring. See the ceiling space and subfloor sections for photos of the wiring installed.

Mains Water Supply:

Road side area.



Plumbing In Dwelling:

Modern PVC Plumbing is installed in this property. Copper plumbing is installed in this property.

Property Inspection Report

Site - Property Inspection Report

Site:

Section details:

Split level.

Driveway:

Coloured concrete, Stamped concrete, Drainage installed, Good condition.



Fencing General:

Timber Fencing material in: Reasonable Condition.



Retaining Walls:

Timber, Stone, Secured in a professional manner, Good Condition.



Property Inspection Report



Patio area:

Paving, Reasonable condition out the front. Paving, Good condition out the back.



Exterior Stairs:

Timber, Reasonable Condition, Remedial attention suggested. Refixing required to the loose steps.



Clothesline:

A Retracting clothes line is installed here. Reasonable Condition.



Property Inspection Report

Water Pooling: Water pooling not likely on this site.

Ancillary Buildings and service areas: Garden shed installed at rear of section excellent condition.



Summary and comments from the inspector on this area: This site is well established and in a reasonably well presented condition. The site may require a tidy up in areas, or simply show signs of general ageing and weather deterioration.

Property Inspection Report

Garage - Property Inspection Report

Garage:

General:

Double, Attached with Internal Access.



External Wall Cladding:

Concrete block, Material in, Good Condition.



Main Door:

1 rear roller. 1 Automatic Sectional, Good working Condition.



Side Doors:

1 Hinged door. Functioning.

Door panels & reveal areas

Material in, Good condition.

Internal linings:

Lined, Material in, Good Condition.

Property Inspection Report



Lighting and power points:

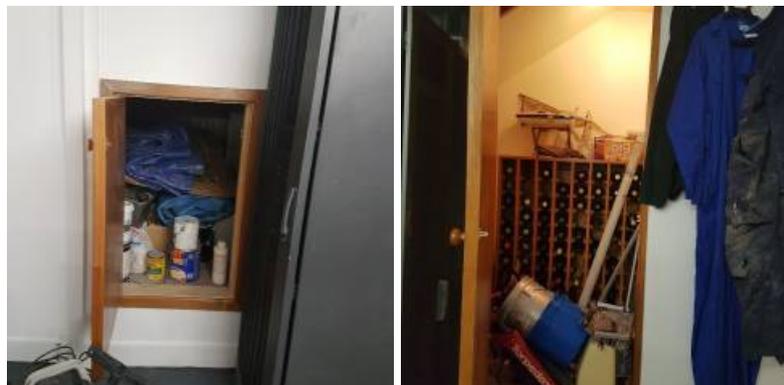
Lighting installed.

Tested:

Tested, Working.

Internal Fixtures

Separate storage area. [Not inspected due to owners belongings.](#)



Smoke Alarms:

No Smoke Alarms.

Property Inspection Report

<i>Flooring</i>	Concrete floor slab (painted), Good Condition.
<i>Garage floor Area:</i>	Garage Floor Area is approximately 42 Meters square.
<i>Areas of moisture</i>	No moisture readings of concern were found in this room on the day of inspection.
<i>General summary and comments from the inspector on this area.</i>	Good Condition. May have minor signs of ageing or slight marking with general ware and tear, but still works in a functional manner.

Property Inspection Report

Exterior - Property Inspection Report

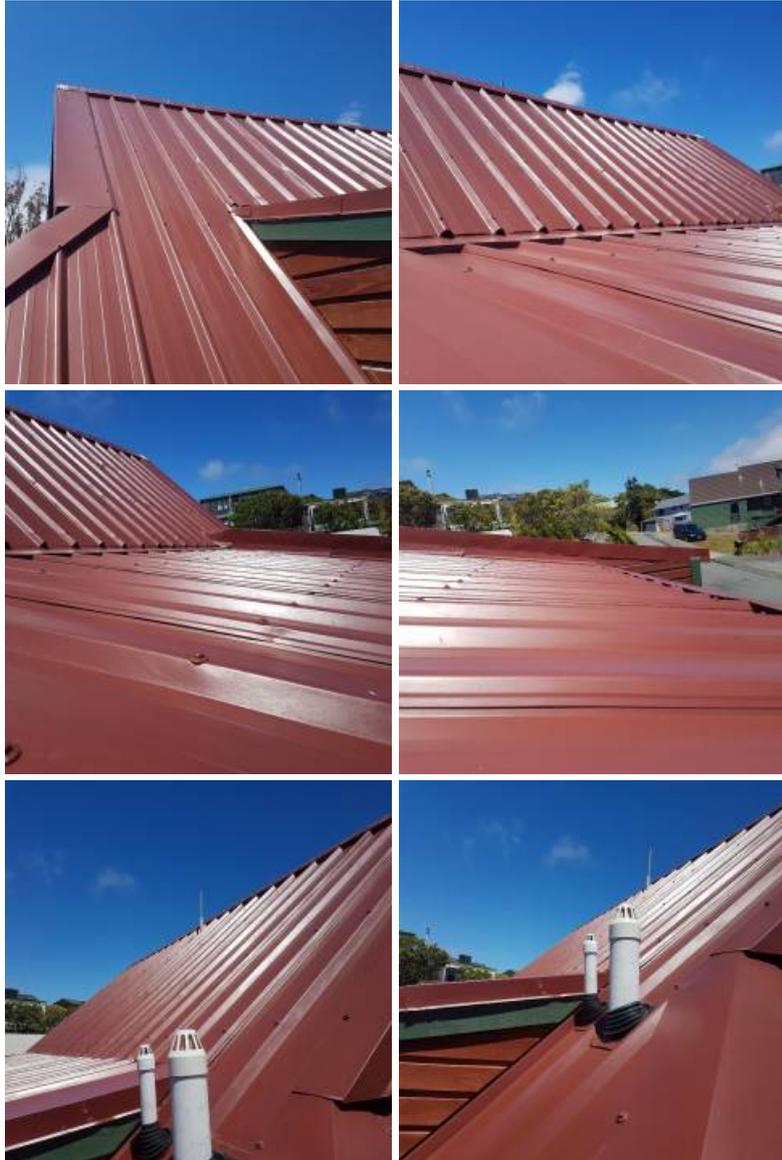
Building Exterior:

General:

Double Story.

Roof cladding main:

Painted long run iron. Some sheets with just evident, this can also be viewed from inside the roof space. The roof is nearing the end of its life expectancy and will require replacement in the near future. A licensed roofer is required to give you more information of time frames and costings.



Property Inspection Report



Roof from inside roof space:



Rust evident.



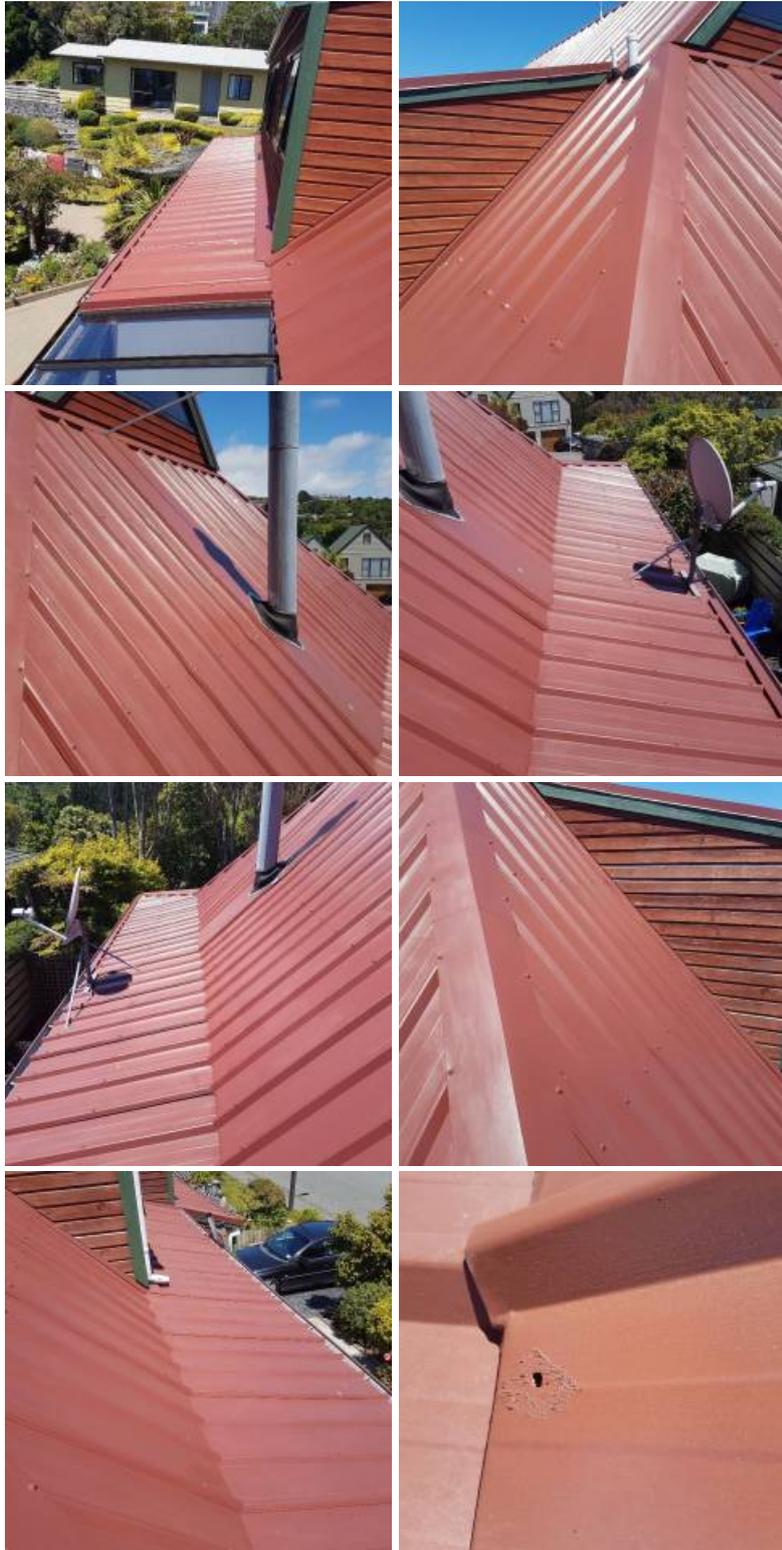
Rust evident.

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

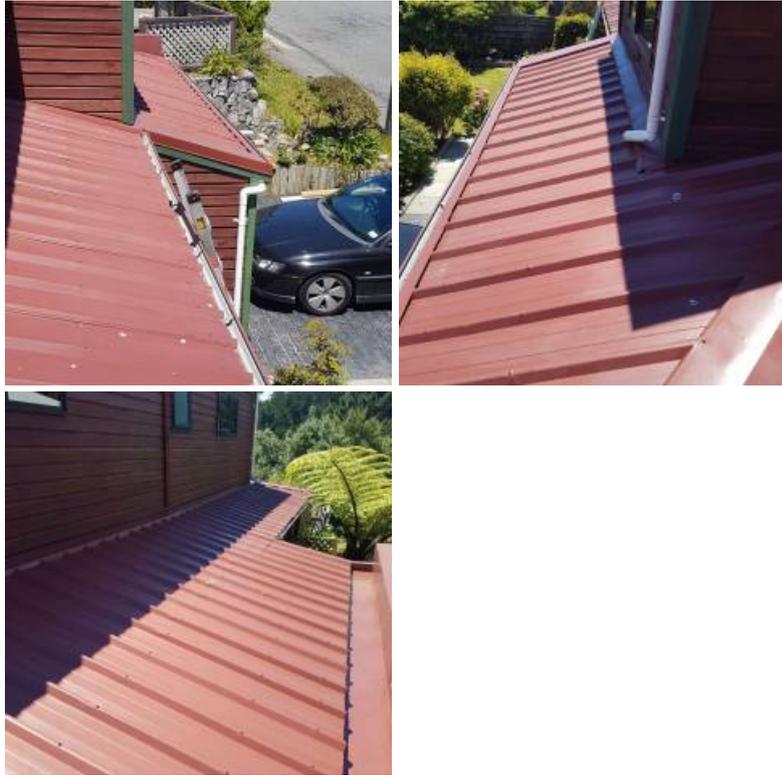
Property Inspection Report

Side roof cladding:

Painted long run iron. Some sheets with just evident, this can also be viewed from inside the roof space. The roof is nearing the end of its life expectancy and will require replacement in the near future. A licensed roofer is required to give you more information of time frames and costings.



Property Inspection Report



Chimney:

Galvanised Iron, Well flashed, Material in, Good Condition.



Aerials:

1 Installed.



Outlet Pipes:

PVC, Well flashed.

Fascia:

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

Property Inspection Report

Gable:

Weatherboards, Material in, Good Condition.

Remedial attention suggested, Timber chucks are required to be installed down the sides of all boxed corners and facings to prevent any moisture ingress. These areas may have leaked in the past causing damage which cannot be viewed on our non invasive inspection. Further investigation required.



External Wall Cladding:

weatherboard, Material in, Reasonable Condition, Excellent condition to areas that

Property Inspection Report

have been replaced due to cupping.

Remedial attention suggested, Timber chucks are required to be installed down the sides of all boxed corners and facings to prevent any moisture ingress. These areas may have leaked in the past causing damage which cannot be viewed on our non invasive inspection. Further investigation required.



Property Inspection Report

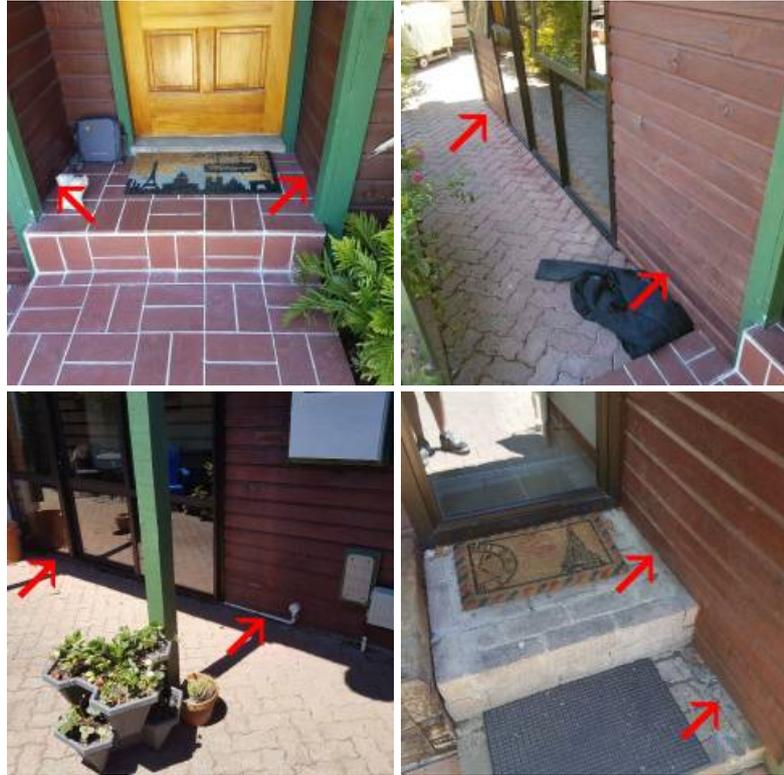


Ground Clearances

Insufficient ground clearance here, the clearance from the top of the finished ground height outside to the finished floor level inside, and to the bottom of the cladding is insufficient. This type of construction met the standards and regulations at the time of construction but is known to fail. This is a high risk design fault. This area has the potential to cause moisture ingress by capillary action when water sucks up between the wall cladding and framing. This area may have leaked in the past causing damage to the wall framing which cannot be viewed on our non invasive inspection. Further investigation is required. I suggest these ground heights are dropped and some form of drainage is installed to this area.

These areas are cover by large over head coverage, porches, which reduces the risk.

Property Inspection Report



External Joinery

Aluminum, Material in, Reasonable Condition.

Window Sills & Scribes

Remedial attention required, Timber chucks are required to be fitted down the sides of all joinery to prevent any moisture ingress.



Flashings over windows and door Well fitted flashings.
areas:

Flashing required to the toilet window.

Property Inspection Report



Guttering:

Colour Steel, Internal gutters installed in this area. Internal gutters are a high risk area where water has the potential to enter the building envelope. Be sure keep cleaned and clear from debris at all times in order to prevent any moisture ingress issues in the future. This needs to be an ongoing maintenance task. material in, Good Condition.



Downpipes:

PVC, Drains into stormwater outlet.

Storm water:

We recommend all drains are checked with a camera and cleared if need be. On our visual inspection we cannot determine the condition of this pipe work. Blocked drains can occur at any time so it does pay to check, even though there were no signs on inspection.

Exterior Taps:

Tested, working.

Gully Trap

P.V.C, We recommend all drains are checked with a camera and cleared if need be. On our visual inspection we cannot determine the condition of this pipe work. Blocked drains can occur at any time so it does pay to check, even though there were no signs on inspection.



Property Inspection Report

Paint: Reasonable Condition.

Ground Floor Deck: Timber Decking, Good condition.



Foundation: Reinforced Concrete block, Good condition.

Ventilation (Sub Floor): Built in Vents, Good airflow some areas of dampness.

Summary and comments from the inspector on this area. Reasonable condition. Shows signs of deterioration, decay or cosmetic damage due to lack of maintenance, age or misuse.

Property Inspection Report

Family Room/Lounge - Property Inspection Report

Family Room/Lounge:

General:

Open plan.



Internal ceiling and wall linings:

Base linings intact, Excellent condition.

Window sash and function:

Double glazed, Aluminum frame, Awning, Functions.

Window Reveals & Sills

Base materials are in, Good Condition.

Door types and function standards for this room:

Sliding door, Functioning.

Door panels and door reveals:

Base materials are in, Good Condition.

Property Inspection Report

Door Hardware: No real requirement for door stop here.

Lighting: Installed.

Tested: Tested, working.

Floor Covering: Carpet fitted, Excellent condition.

Heating: Free Standing Gas Fire/heater. [Not tested or inspected, this is outside of our scope.](#)

Heat pump Installed. [Not tested or inspected, this is outside of our scope.](#)

Smoke Alarms: No Smoke Alarms.

Storage: No storage in this area.

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

General Summary, and comments from the inspector on this area: Family room is in new or near new condition. Well presented visibly, structurally sound and functions as designed.

Property Inspection Report

Dining Room - Property Inspection Report

Dining Room:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Excellent condition.

Window sash and function:

Double glazed, Aluminum frame, Awning, Functions.

Window Reveals & Sills

Base materials are in, Good Condition.

Door types and function standards for this room:

Sliding door, Functioning.

Door panels and door reveals:

Base materials are in, Good Condition.

Door Hardware:

No real requirement for door stop here.

Lighting:

Installed.

Tested:

Tested, working.

Floor Covering:

Carpet fitted, Excellent condition.

Heating:

No heating installed here.

Smoke Alarms:

No Smoke Alarms.

Property Inspection Report

Storage: No storage for this area.

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

General Summary, and comments from the inspector on this area: Dining room is in new or near new condition. Well presented visibly, structurally sound and functions as designed.

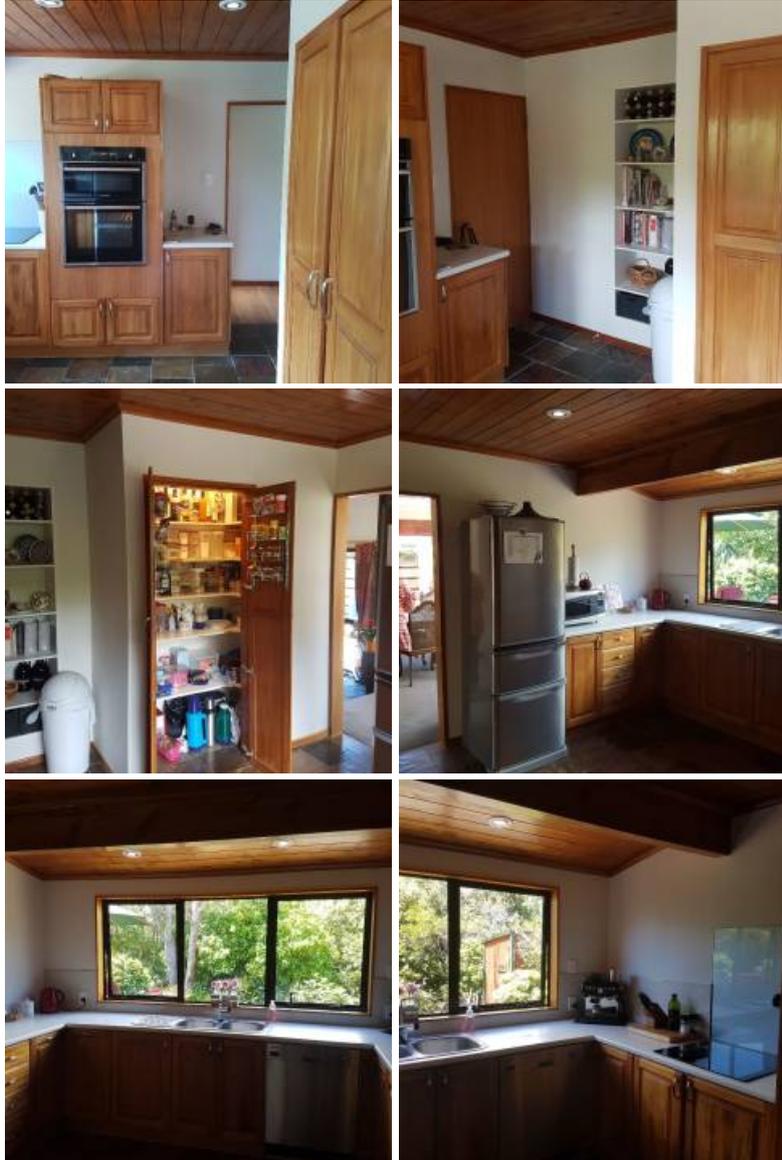
Property Inspection Report

Kitchen - Property Inspection Report

Kitchen:

General: Separate room.

Internal ceiling and wall linings: Base linings intact, Excellent condition.



Window sash and function: Double glazed, Aluminum frame, Awning, Functions.

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

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

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

Property Inspection Report

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working.

Floor Covering: Tile fitted, Reasonable Condition.

Heating: No heating installed here.

Smoke Alarms: No Smoke Alarms.

Bench top: Formica, Excellent condition.

Joinery Units: Reasonable condition, functions adequately.

Pantry Area: Double size.

Refrigerator Area: [Open area.](#)

Sink Area: Double, Stainless steel, Draining well without blockages.



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, Good pressure.

Oven: Modern conventional type, Wall mounted design, Tested, working. [Be aware thermostats are not checked. This is a specialised inspection which we do not carry](#)

Property Inspection Report

out. We simply check if the oven heats up or not. Excellent condition.



Oven cook top:

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



Additional appliances:



Areas of moisture

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

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

Property Inspection Report

Bathroom/Ensuite - Property Inspection Report

Bathroom:

General:

Separate room.



Property Inspection Report

Internal ceiling and wall linings: Base linings intact, Excellent condition.

Window sash and function: Double glazed, Aluminum frame, Awning, Functions.

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

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

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

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working.

Floor Covering: Polished timber, Excellent condition.

Bath: Freestanding bath, Excellent bath surface.



Taps: 1 water mixer into faucet over bath, Good water pressure.

Shower: Tile surround, These tiles should have a water proofing membrane installed behind them, this is done before tiling by the tiler. A certificate of guarantee for both the application and product should have been supplied by the installer. Make sure to view and obtain a copy for your future warranties. This type of shower installation can be problematic if not installed correctly. Wall channels for the glass returns should be mounted directly onto the waterproofing membrane applied on the walls and sealed, then the tiles laid up to these channels. This prevents water that gets behind the tiles trekking along behind the wall channels and out of the shower area. The bottom row of tiles should not be sealed with silicone along the bottom edge as this prevents water that is behind the tiles draining back into the tray and eventually to the waste. Although sealing of the grout can help slow down the amount of water that gets through the grout lines it will not completely prevent it, this is also an ongoing process that needs to be re-applied regularly to maximise its effectiveness. Excellent condition.

Property Inspection Report



Shower Water Control:

Single mixer, Good water pressure.



Shower Base:

PVC, Excellent condition.

Shower Door:

Glass door, Excellent condition.

Towel Rail:

Heated towel rail, not tested. Secured well and in excellent condition.

Vanity Unit General:

1 unit, Draining well without blockages, Excellent condition, well secured to wall and sealed along the wall junction if needed. Draining well without leaks or blockages.



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.

Property Inspection Report



Vanity Unit Top: Porcelain, Excellent Condition, well sealed along wall junction is needed.

Vanity Unit Other: Drawers, Excellent condition.

Vanity Unit Taps: Single water mixer, Good water pressure.

Extraction Unit: Extraction fan, Tested.

Heating: Electric heating Installed. [Not tested or inspected, this is outside of our scope.](#)

Smoke Alarms: No Smoke Alarms.

Storage: No storage areas installed here.

Areas of moisture [Relative moisture readings of concern were found in the area, it is not uncommon for there to be some form of moisture behind the tiles in a tiled shower or when a shower is above a bath in a tiled area. This is usually from moisture getting absorbed through the grout lines or poorly siliconed junction points. The grout lines can be sealed with grout sealer to slow down moisture absorption but it will not completely prevent it, this is an ongoing process that needs to be re-applied regularly to maximise its effectiveness. These tiles should have a water proofing membrane installed behind them, this is done before tiling. A certificate of guarantee for both the application and product should have been supplied by the installer. Make sure to view and obtain a copy for your future warranties.](#)



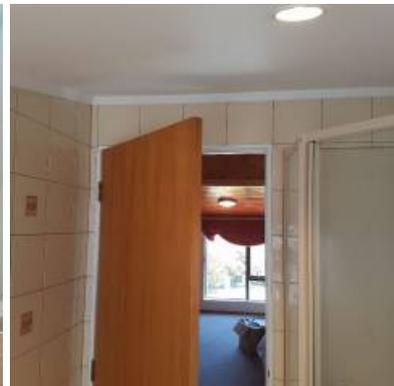
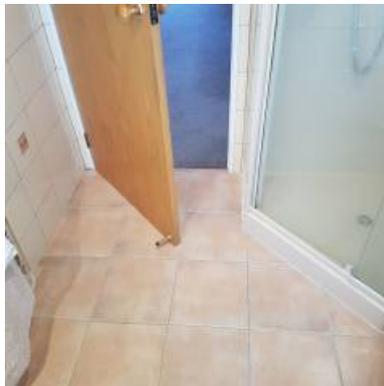
General Summary, and comments from the inspector on this area: Bathroom is in new or near new condition. Well presented visibly, structurally sound and functions as designed. No leaks or blockages evident, all plumbing fixtures are draining well and installed in an excellent tradesman manner.

Property Inspection Report

Ensuite:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Property Inspection Report

Window sash and function: Double glazed, Aluminum frame, Awning, Functions.

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

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

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

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working.

Floor Covering: Tile fitted, Good Condition.

Shower: PVC linings, Glass surround, Good Condition.

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

Hand held shower rose, Single mixer, Good water pressure.



Shower Base: PVC, Easy Waste Fitted, Reasonable Condition.

Shower Door: Glass door, Reasonable Condition.

Toilet Cistern: Double flush porcelain cistern, Good Condition.

Toilet Seat: Plastic seat, Good Condition.

Toilet Pan: Fixed firmly to floor.

Towel Rail: Heated towel rail, not tested. Well secured & in good condition.

Vanity Unit General: 1 unit, Draining well without blockages, Good Condition. Draining well without leaks or blockages.

Property Inspection Report



Plumbing:

The hot and cold water feeds to this area are Modern PVC Plumbing The waste pipe in this area is modern PVC.



Vanity Unit Top:

Akronite, Good Condition.

Vanity Unit Taps:

Single water mixer, Good water pressure.

Extraction Unit:

No Extraction installed.

Heating:

No heating installed here.

Smoke Alarms:

No Smoke Alarms.

Storage:

No storage areas installed here.

Areas of moisture

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

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

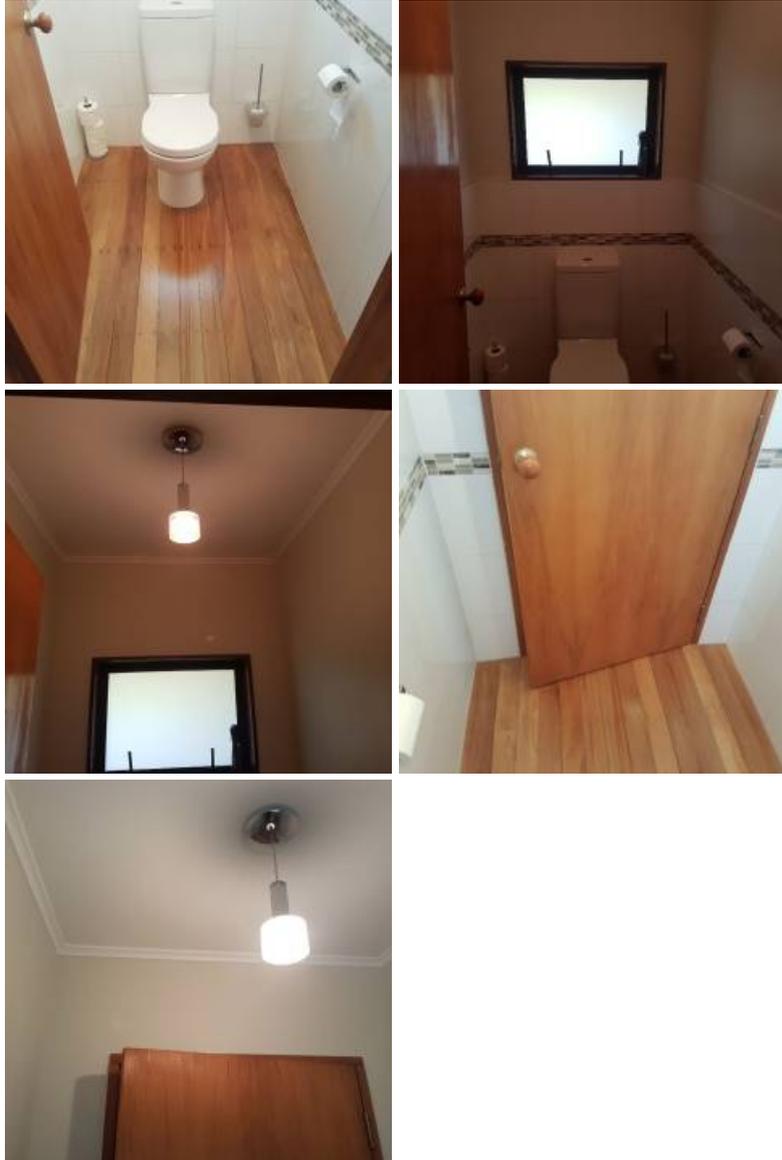
Property Inspection Report

Toilet - Property Inspection Report

Downstairs Toilet:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Excellent condition.

Window sash and function:

Double glazed, Aluminum frame, Awning, Functions.

Window Reveals & Sills

Base materials are in, Good Condition.

Door types and function standards for this room:

Hinged door, Functioning.

Door panels and door reveals:

Base materials are in, Good Condition.

Property Inspection Report

<i>Door Hardware:</i>	Door stop fitted.
<i>Lighting:</i>	Installed.
<i>Tested:</i>	Tested, working.
<i>Floor Covering:</i>	Polished timber, Excellent condition.
<i>Extraction Unit:</i>	No Extraction installed.
<i>Heating:</i>	No heating installed here.
<i>Smoke Alarms:</i>	No Smoke Alarms.
<i>Toilet Cistern:</i>	Double flush porcelain cistern, Excellent condition.
<i>Toilet Seat:</i>	Plastic seat, Soft closing mechanism fitted. Excellent condition.
<i>Toilet Pan:</i>	Fixed firmly to floor.
<i>Areas of moisture</i>	No moisture readings of concern were found in this room on the day of inspection.
<i>General Summary, and comments from the inspector on this area:</i>	Toilet is in new or near new condition. Well presented visibly, structurally sound and functions as designed. No leaks or blockages evident, all plumbing fixtures are draining well and installed in a excellent tradesman manor.

Property Inspection Report

Upstairs Toilet:

General:

Separate room.



<i>Internal ceiling and wall linings:</i>	Base linings intact, Excellent condition.
<i>Window sash and function:</i>	Double glazed, Aluminum frame, Awning, Functions.
<i>Window Reveals & Sills</i>	Base materials are in, Good Condition.
<i>Door types and function standards for this room:</i>	Hinged door, Functioning.
<i>Door panels and door reveals:</i>	Base materials are in, Good Condition.
<i>Door Hardware:</i>	Door stop fitted.
<i>Lighting:</i>	Installed.
<i>Tested:</i>	Tested, working.
<i>Floor Covering:</i>	Tile fitted, Excellent condition.
<i>Vanity Unit General:</i>	1 unit, Draining well without blockages, Excellent condition, well secured to wall and sealed along the wall junction if needed. Draining well without leaks or 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.



Vanity Unit Taps:

Single water mixer, Good water pressure.

Extraction Unit:

No Extraction installed.

Heating:

No heating installed here.

Smoke Alarms:

No Smoke Alarms.

Toilet Cistern:

Double flush porcelain cistern, Excellent condition.

Toilet Seat:

Plastic seat, Soft closing mechanism fitted. Excellent condition.

Toilet Pan:

Fixed firmly to floor.

Areas of moisture

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

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

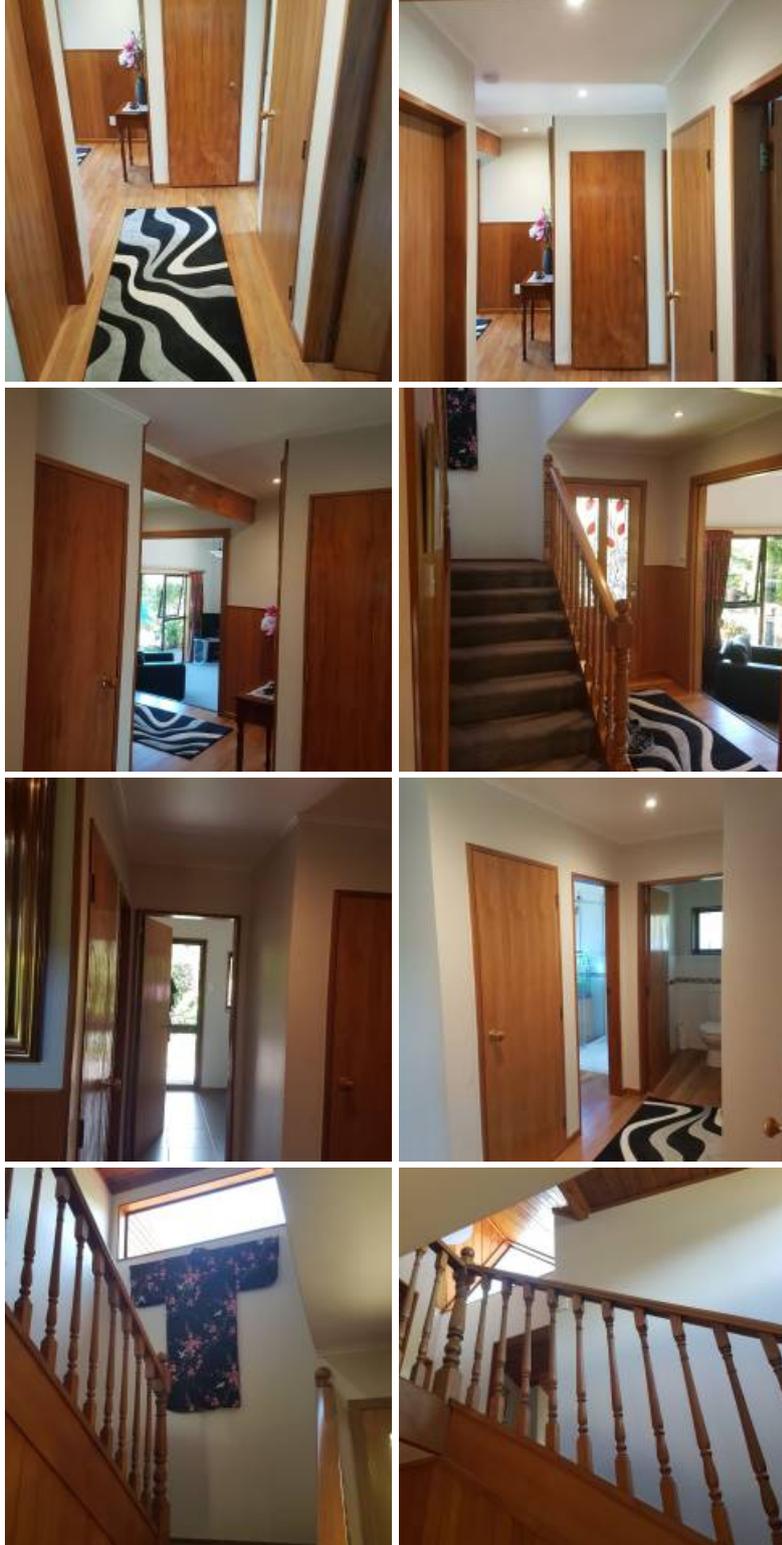
Property Inspection Report

Hallway - Property Inspection Report

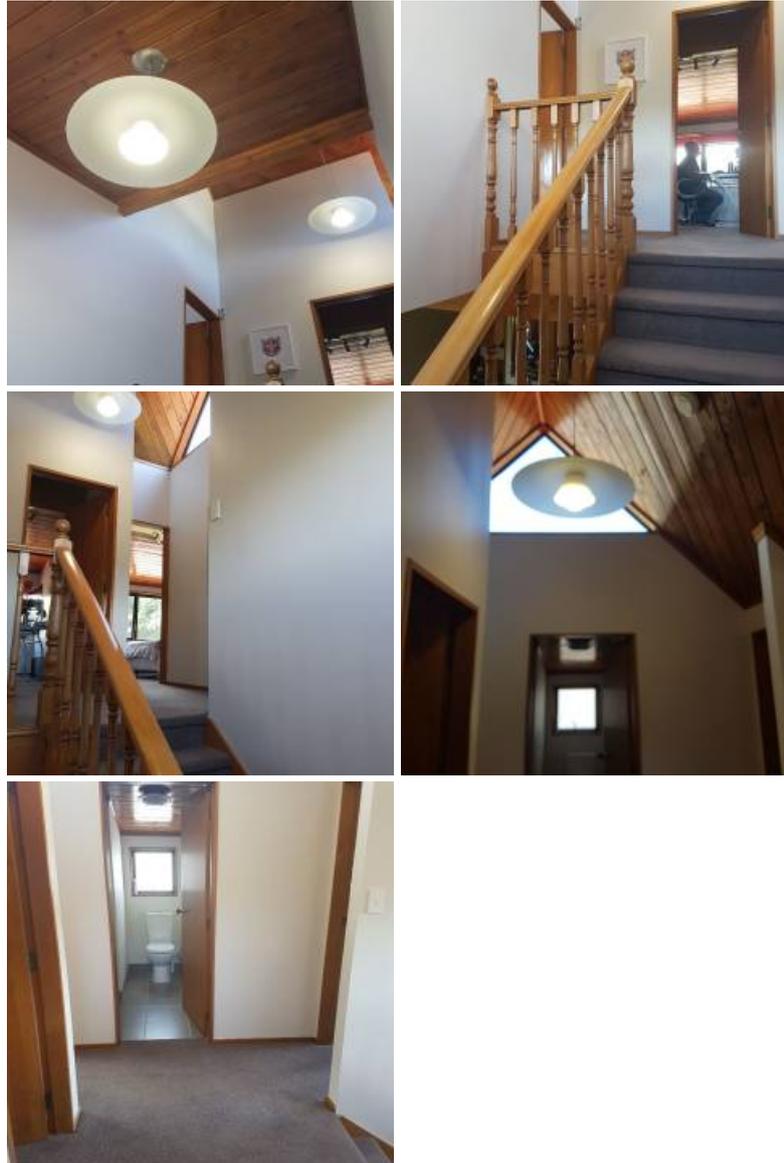
Hallway:

General:

Open plan.



Property Inspection Report



<i>Internal ceiling and wall linings:</i>	Base linings intact, Good Condition.
<i>Window sash and function:</i>	Double glazed, Fixed pane.
<i>Window Reveals & Sills</i>	Base materials are in, Good Condition.
<i>Door types and function standards for this room:</i>	Hinged door, Functioning.
<i>Door panels and door reveals:</i>	Base materials are in, Good Condition.
<i>Door Hardware:</i>	Door stop fitted.
<i>Lighting:</i>	Installed.
<i>Tested:</i>	Tested, working.
<i>Floor Covering:</i>	Carpet fitted, Polished timber, Excellent condition.

Property Inspection Report

Heating: No heating installed here.

Smoke Alarms: Multiple, 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.](#)

Storage:



Storage area doors: Hinged door, Function as designed.

Door Hardware: No real requirement for door stop here.

Handrails: Timber, Firmly secured.

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

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

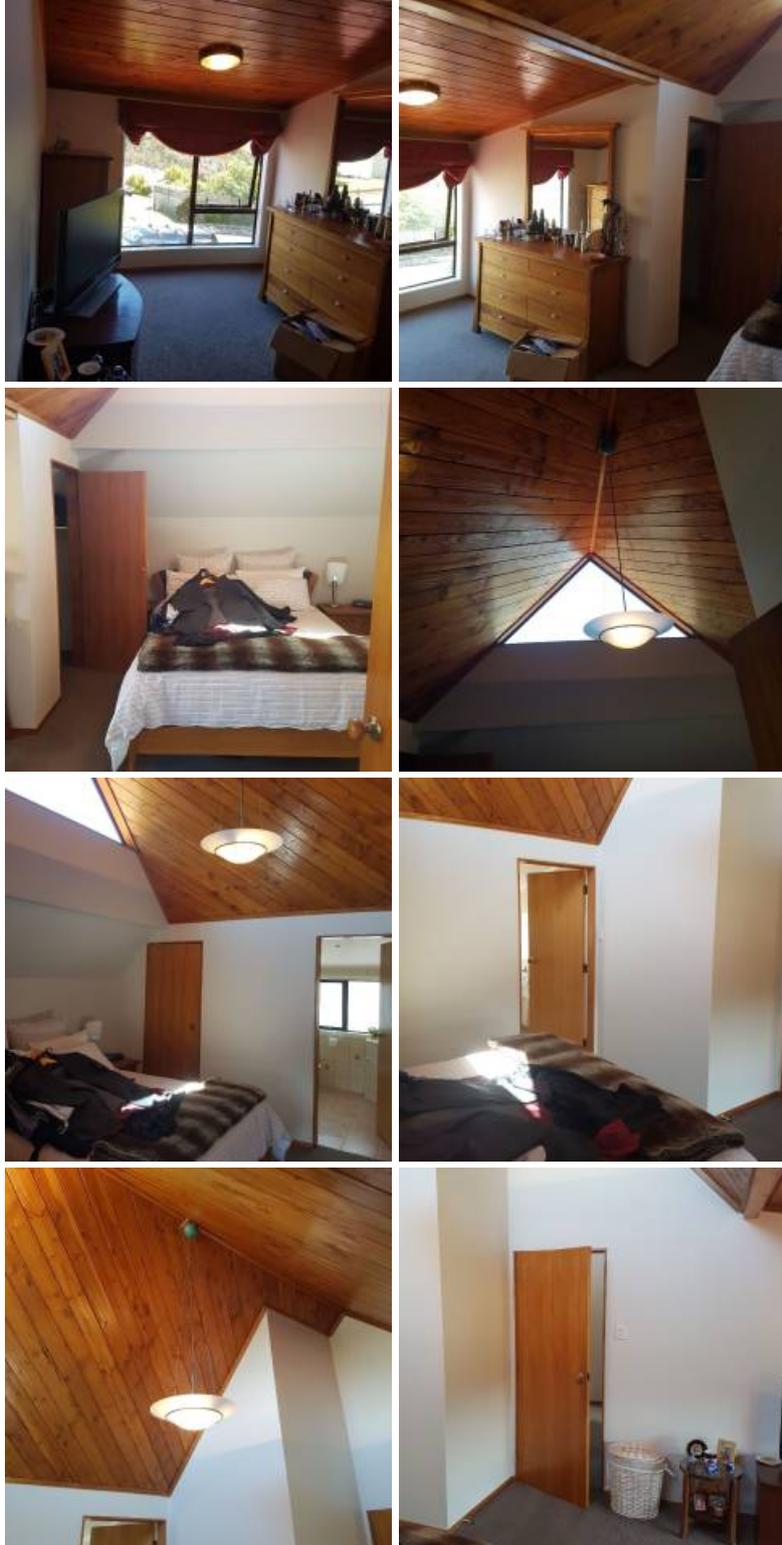
Property Inspection Report

Bedroom - Property Inspection Report

Bedroom #1

General:

Separate room.



Property Inspection Report

Internal ceiling and wall linings: Base linings intact, Excellent condition.

Window sash and function: Double glazed, Aluminum frame, Awning, Functions.

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

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

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

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working, Dimmer switch installed, [Dimmer, not working.](#)



Floor Covering: Carpet fitted, Good Condition.

Heating: No heating installed here.

Smoke Alarms: No Smoke Alarms.

Wardrobe: Multiple, Double size.



Wardrobe Doors: Hinged design, Functions as designed.

Door Hardware: No real requirement for door stop here.

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

Property Inspection Report

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

Property Inspection Report

Bedroom #2

General:

Separate room.



Internal ceiling and wall linings: Base linings intact, Excellent condition.

Window sash and function: Double glazed, Aluminum frame, Awning, Functions.

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

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

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

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working.

Floor Covering: Carpet fitted, Good Condition.

Heating: No heating installed here.

Smoke Alarms: No Smoke Alarms.

Wardrobe: Single size.

Property Inspection Report



Areas of moisture

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

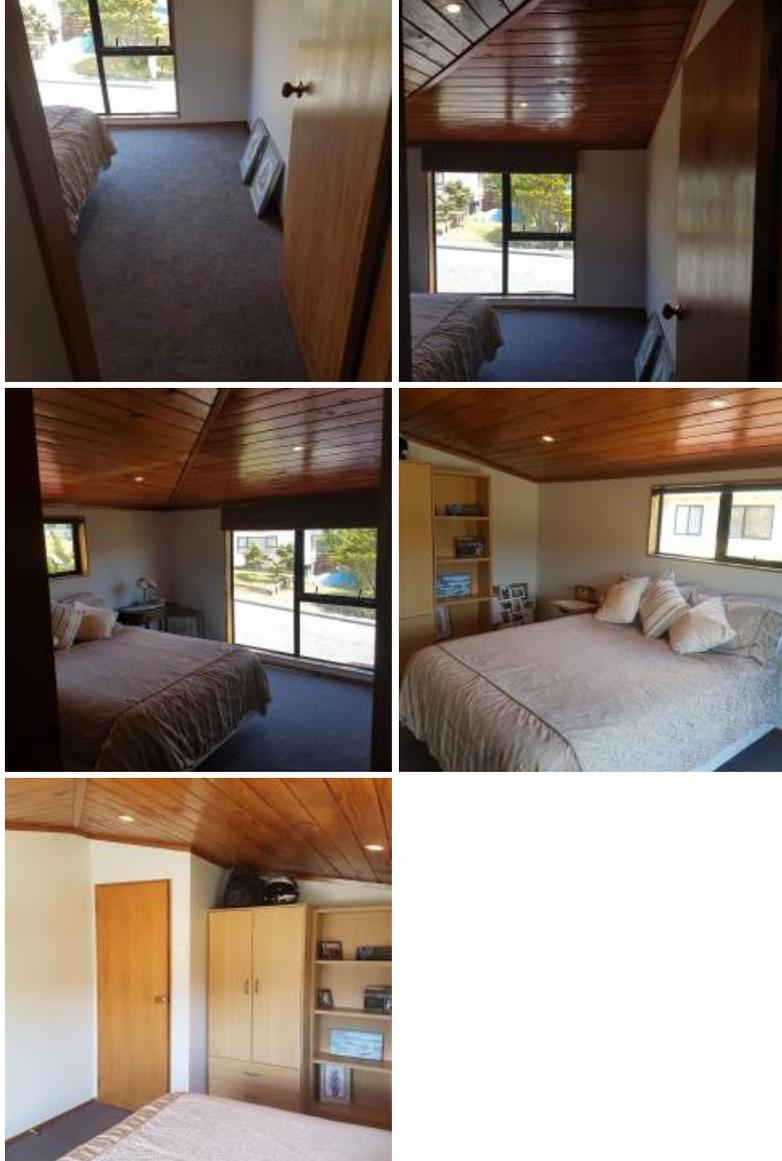
General Summary, and comments from the inspector on this area: Good tidy area, well presented, functions well.

Property Inspection Report

Bedroom #3

General:

Separate room.



Internal ceiling and wall linings: Base linings intact, Excellent condition.

Window sash and function: Double glazed, Aluminum frame, Awning, Functions.

Window Reveals & Sills Base materials are in, Reasonable condition.

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

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

Door Hardware: Door stop fitted.

Property Inspection Report

<i>Lighting:</i>	Installed.
<i>Tested:</i>	Tested, working.
<i>Floor Covering:</i>	Carpet fitted, Good Condition.
<i>Heating:</i>	No heating installed here.
<i>Smoke Alarms:</i>	No Smoke Alarms.
<i>Wardrobe:</i>	No wardrobe installed.
<i>Areas of moisture</i>	No moisture readings of concern were found in this room on the day of inspection.
<i>General Summary, and comments from the inspector on this area:</i>	Good tidy area, well presented, functions well.

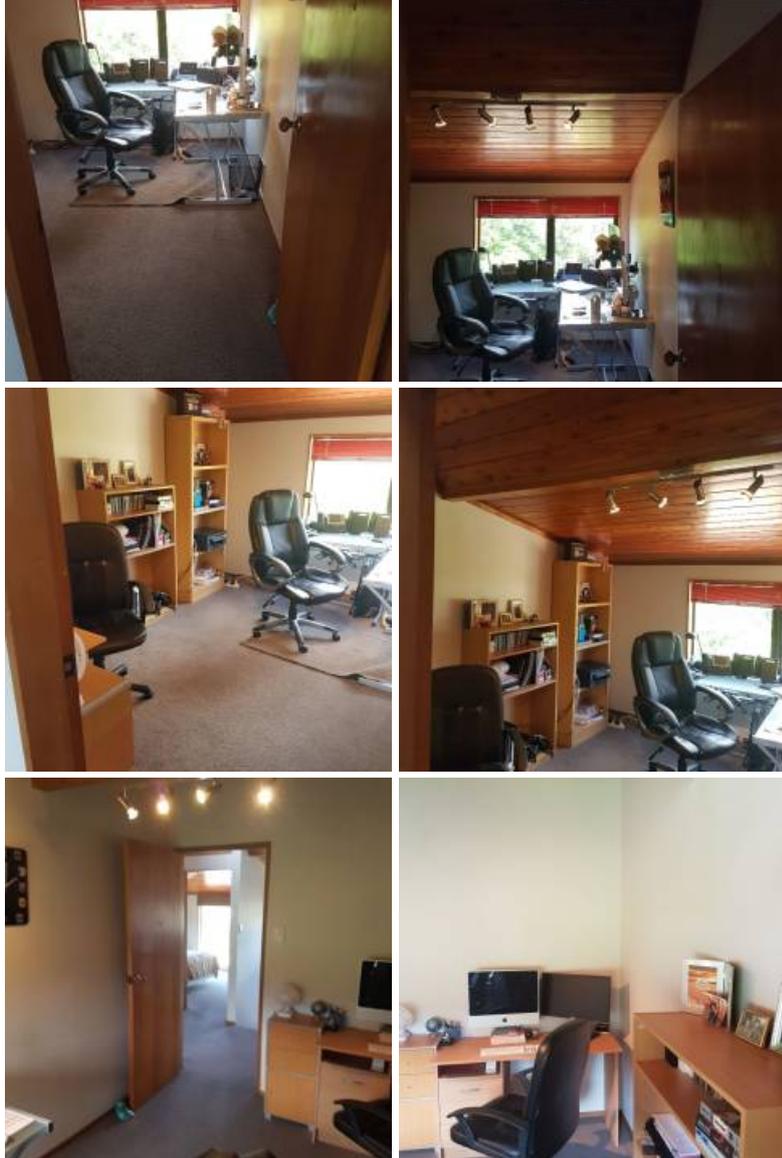
Property Inspection Report

Study - Property Inspection Report

Study:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Excellent condition.

Window sash and function:

Double glazed, Aluminum frame, Awning, Functions.

Window Reveals & Sills

Base materials are in, Reasonable condition.

Door types and function standards for this room:

Hinged door, Functioning.

Door panels and door reveals:

Base materials are in, Reasonable Condition.

Property Inspection Report

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working.

Floor Covering: Carpet fitted, Good Condition.

Heating: No heating installed here.

Smoke Alarms: No Smoke Alarms.

Storage: No storage areas installed here.

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

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

Property Inspection Report

Laundry - Property Inspection Report

Laundry area:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Excellent condition.

Window sash and function:

Double glazed, Aluminum frame, Awning, Functions.

Window Reveals & Sills

Base materials are in, Reasonable condition.

Door types and function standards for this room:

Multiple, Hinged door, Functioning.

Door panels and door reveals:

Base materials are in, Reasonable Condition.

Property Inspection Report

<i>Door Hardware:</i>	Door stop fitted.
<i>Lighting:</i>	Installed.
<i>Tested:</i>	Tested, working.
<i>Floor Covering:</i>	Tile fitted, Excellent condition.
<i>Heating:</i>	No heating installed here.
<i>Smoke Alarms:</i>	No Smoke Alarms.
<i>Ventilation installed:</i>	There is either a opening window or door to the exterior of this room which allows sufficient ventilation for this room.
<i>Tub:</i>	Stainless Steel tub on timber cabinet, Draining well without blockages. Reasonable Condition.



<i>Plumbing:</i>	No plumbing viewed. Plumbing runs through the wall cavity. The plumbing product is unknown unless viewed in the subfloor or ceiling space and this will be noted on in their respective areas of the report. The waste pipe in this area is modern PVC.
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<i>Taps:</i>	Single taps, Washing machine connections.
<i>Areas of moisture</i>	No moisture readings of concern were found in this room on the day of inspection.

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

Property Inspection Report

Subfloor - Property Inspection Report

Subfloor:

Access Point:

Hallway area.



General Access:

Reasonable access into the sub floor area. Difficult to gain access into all areas of the sub floor.

Ground Clearance

Reasonable ground clearance, provides reasonable air circulation.

Soil Condition:

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

Moisture barrier

No moisture barrier installed, this is not a requirement, but we do recommend one is installed to help prevent rising damp.

Insulation:

The inspector suggests that the foil insulation is removed and modern insulation is installed.



Piles, both timber and concrete:

Concrete piles here are in reasonable condition, natural ageing, minor deterioration, but secure. If more in number are required, this will be noted in the sub floor summary area.

Timber piles installed are in good sound condition, **Tie down connections from the pile to bearer are required.**

Property Inspection Report



Foundation walls:

Foundation wall inner is in good sound condition, signs of natural aging but no structural issues evident.



Sub floor timber condition

Timber bearers, floor joists are in good sound well connected condition, there is signs of aging and slight movement, adequate numbers of support timber here.



Plumbing

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

Property Inspection Report



Wiring

Wiring installed here, The wiring installed here is modern plastic coated. Not well stowed generally, but in reasonable condition.



Pest and debris sign:

Pest & debris not evident here.

Summary for this area

Reasonably tidy area. The sub floor has signs of ageing, minor deterioration which is natural due to the age of the property. If there are any remedial tasks these would have been noted above.

Property Inspection Report

Internal Ceiling Space - Property Inspection Report

Internal Ceiling Space:

Access Point:

Bedroom area.



Access into

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

Insulation

Fiberglass batts. Insulation has reasonable thickness here, has reduced in thickness over time. Still in place, reasonably tidy.



Roof lining

Lining paper, Remedial required on the roof lining installed. Damaged and requires re-fixing, or re-placing.



Property Inspection Report



Roofing type

Timber pitched roof installed here, The timber pitched roof is in a reasonable condition. Signs of ageing but no major issues to be concerned about



Plumbing

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

Wiring

Wiring installed here, The wiring installed here is modern plastic coated. Not well stowed generally, but in reasonable condition.



Property Inspection Report

Ceiling construct

Ceiling joist construction in this dwelling.

Pest & debris:

No pest or debris evident in the internal ceiling space.

Signs Of Water Damage:

Water staining was viewed in the ceiling space. This may be due to old leaks, if it is not raining on the day of inspection we will not be sure of this. See the roofing section for any relevant information on the condition of the roof and if further attention is required in this area.



Summary for this area

Reasonably tidy area. The internal ceiling space has signs of ageing, minor deterioration which is natural due to the age of the property.

Property Inspection Report

Water Cylinder - Property Inspection Report

Water Cylinder:

Location:

Hallway area.



Method of heating:

Electric.

Size:

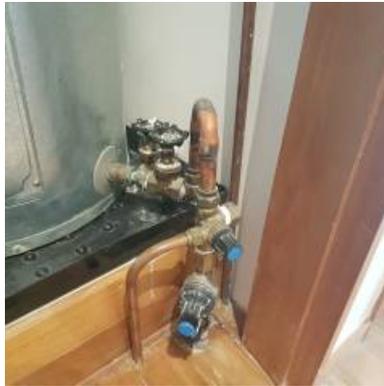
180 litre.

Pressure:

Mains Pressure.

Plumbing

Copper.



Seismic Strap:

Seismic strap not fitted, [Requires a seismic strap to be fitted.](#)

Property Inspection Report

General comments on the cylinder and connections: The cylinder carcass and the connections here are in a good sound condition. No sign of any damage or moisture leaks evident on the day of inspection.

Property Inspection Report

Certificate of Inspection

Certificate of Inspection:

Client: Sample Report.

Site Address: Wellington.

Inspector: Inspector.

Company: Habit New Zealand Limited.

Qualifications: Licensed Building practitioner.
LBP Number: BP.....
Expiry:

Member of the New Zealand Institute of Building Inspectors.

Date of Inspection: 21/11/2017.

Time of Appointment: 12:45 p.m.

The Following areas of the property have been inspected:

Site: Yes.

Subfloor: Yes.

Exterior: Yes.

Roof Exterior: Yes.

Roof Space: Yes.

Interior: Yes.

Services: Yes.

Accessory units, ancillary spaces and buildings: Yes.

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:

Inspector 21/11/2017

A handwritten signature in black ink, appearing to be 'M. J. Smith', written in a cursive style.