



## RESIDENTIAL HOME INSPECTION

1234 Main St.  
Wellington 6022

Buyer Name  
10/27/2018 9:00AM



Inspector  
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# SUMMARY

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ITEMS INSPECTED

ISSUES FOUND &  
RECOMMENDATIONS

- 
- ⊖ 5.3.1 Site - Driveway: Driveway Cracking - Minor
  - ⊖ 5.3.2 Site - Driveway: Driveway Draining Towards Home
  - ⊖ 6.2.1 Foundation - Wall/Base board - Fibre cement sheet product: Asbestos product suspected (ACM)
  - ⊖ 8.3.1 Foundation - Construction - Jack frame: Rotting
  - ⊖ 9.1.1 Foundation - Subfloor - Subfloor Space: Clearances - floor level
  - ⊖ 10.1.1 Exterior - Cladding System - Weatherboard - Timber: Flashing
  - ⊖ 10.1.2 Exterior - Cladding System - Weatherboard - Timber: Wall Penetrations
  - ⊖ 12.2.1 Roof exterior - Eaves, Soffits, Fascia: Possible asbestos product
  - ⊖ 14.2.1 Exterior - Decks and Pergolas etc - Back porch: Threshold - to permanent path
  - ⊖ 19.11.1 Interior - Main bathroom - Shower: Faulty tapware
  - ⊖ 20.1.1 Interior - Separate WC - General: Dux quest pipes

# 1: INSPECTION DETAILS

## Information

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### In Attendance

Client, Home Owner, Inquest  
Inspector

### Occupancy

Furnished, Occupied

### Style of building

1970's retro

For a wealth of information on common New Zealand style homes and how they are constructed, materials used visit: [Renovate- BRANZ](#)

We recommend to all property owners or potential owners to obtain a LIM report, this should show any consented additions. Here's where you can order: [WCC Property Reports](#)

### Type of Building

Detached

We Advise you to carry out a "Title Search", here's a link to information on Ownership of Property [LINZ Property Ownership](#)

Here's a link to further information and order forms. [LINZ Land Records](#)

For multi flat properties we recommend inquiring about the interfloor fire rating specification, commonly found in the LIM report.

### Equipment

Ladder, Tablet, SLR camera, Moisture meter - EX Tech M0257

Moisture readings:

We interpret results not going solely on the numbers on the screen, but a variety of factors. We will indicate dampness and risk of a leak on an item where necessary.

See the moisture reading attachment for a breakdown of moisture testing notes and guidelines and how we interpret them.

### Weather Conditions

Clear, Dry

The weather changes throughout the day, as I'm sure you know living in Wellington. It's not uncommon for report results to vary on account of recent weather, take the last few days into consideration. [Wellington Weather past 14 days](#)

## About this inspection

This inspection attempts to identify significant defects, overdue maintenance, future maintenance issues, gradual deterioration, inferior building work, and/or other areas of concern. An inspection carried out in accordance with NZS 4306 2005 is not a statement that a property complies with the requirement of any regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306 2005 for full detail.

Any questions relating to this report please contact me on the below:

Adam Collins

Director, Certified Builder & Licenced Building Practitioner  
Inquest Property Inspections and Building Consultancy

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# 3: TERMS, CONDITIONS, SCOPE & LIMITATIONS

		IN	NI	NP	I
3.1	General				

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

## Information

### General: T&C as agreed and signed by client

- 1) The client understands we will perform a non-invasive visual inspection of the property in accordance with the Residential Property Inspection (NZS4306:2005) published by Standards NZ and report on the readily accessible components, as defined by the opinion of the inspector.
- 2) The client understands this inspection is not meant to be technically exhaustive or report on every possible defective condition. The inspector will report on items deemed to be deficient or near the end of their service life. This report is in no way a guarantee or warranty as to the operation, function, or future reliability of the home and it's components.  
Any estimates (provided where feasible) are indications of the remedial costs that could be encountered, based on the knowledge and experience of the inspector. The estimates are not a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used; standard of work carried out, and what a contractor is prepared to charge. We accept no liability for any estimates provided throughout this report.
- 3) The client understands the Inspection Report is not a home warranty, insurance policy, guarantee, or a substitute for legal advice to purchase, not purchase or seek the opinion of a third party. The client must hire third-party contractors for further evaluation at their own risk. Any third party that references or uses this report in any way does so at their own risk and releases us from any liability.
- 4) The client understands the inspector will not move equipment, carpet/flooring, furniture, personal property, or any other fixtures that limit visibility or access to components of the home.
- 5) Severability - Should any provision of this agreement be rendered invalid or unenforceable by a court of competent jurisdiction, the remaining provisions of this agreement shall remain in effect.
- 6) The client understands that this report is prepared exclusively for their own information and is not to be relied upon by any third party or anyone acting on their behalf. If any information contained in the report shared with a third party results in a third party suing you or us, you release us from any liability and agree to pay our legal fees and costs.

### General: Scope

This inspection and report are based on a limited non-invasive visual inspection of the condition and attributes of this dwelling. The inspection attempts to identify significant defects, overdue maintenance, future maintenance issues, gradual deterioration, inferior building work, and/or other areas of concern that are visually identifiable at the time of the inspection.

The report will include - Site; construction; foundation; exterior cladding; exterior joinery; roof exterior and drainage systems; roof space; decks and balconies; interior (room by room); storage and services. The inspection will be conducted in accordance with New Zealand Standard for Residential Property Inspection, NZS 4306.

### General: Limitations:

Any areas that are concealed, contained, deemed inaccessible, or cannot be seen, due to any obstruction including but not limited to, wall and ceiling linings, floor coverings, furniture, systems, appliances, vehicles, or any other object, will not be inspected or included in the report. The client agrees to assume all the risk, for any condition or problems that may be concealed at the time of the inspection. Nothing will be dismantled during the inspection, and there will be no destructive testing performed. Appliances and spa/pool equipment special cycles or features are not inspected; none of the appliances or equipment will be dismantled, and no determination of their efficiency will be made.

The client understands that the house inspector has extensive experience in the building industry, is familiar with local building types and experienced in repairing the associated common issues and has a NZ national certificate in carpentry and is a licensed building practitioner (qualifications listed on certification).



**General: Reasonable Access**

Reasonable Access:

If access is unreasonable we cannot inspect it. Minimum requirements for unobstructed access. I.e., roof space manhole 450x400 minimum with crawl space of 600x600, Manhole at Subfloor is 400x500 with vertical clearance, 400mm Access onto roof by a ladder 3.6mtrs max.

This non-invasive report will not include inspection items not visible, we normally would not check the adequacy of these but we are allowed to issue advice to the following: Footings Concealed damp-proof membranes Concealed drainage Swimming pools, spa pools, saunas and associated equipment, The operation of fireplaces and chimneys Intercom systems Floor coverings Appliances including dishwashers, waste disposal units, ovens, ducted vacuum systems Structural stability (other than pipe instability) Hazards Hot water cylinders

# 4: TIPS ON HOW TO NAVIGATE/READ THIS REPORT

		IN	NI	NP	I
4.1	Tips on how to read this report				

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## Information

### Tips on how to read this report: Tips on how to navigate this report and examples

LIST OF INSPECTED ITEMS: (see image below for visual example)

We include a full list of what we have inspected for your reference of what we have checked

For example, a list may say:

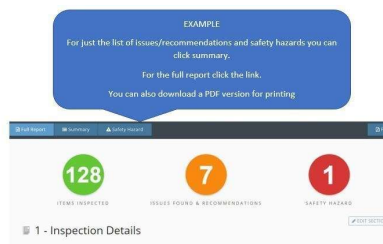
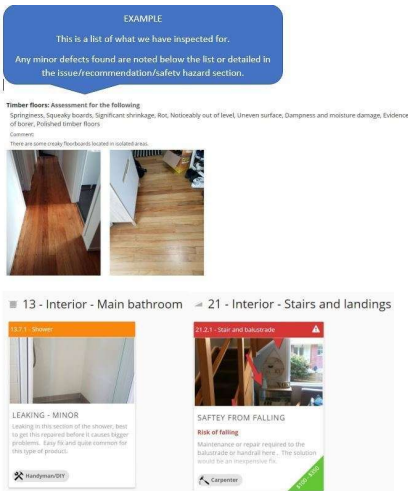
Timber Floors: Assessment for the following

Springiness, Squeaky boards, Significant shrinkage, Rot, Noticeably out of level, Uneven surface, Dampness and moisture damage, Evidence of borer

Any minor defects from the list found are noted below the list as Comment in bold or detailed in the issue/recommendation/safety hazard section.

IMAGES: (see image below for visual example)

On images, click on, or hover over, the small comment box in bottom left corner for the comment text to appear (in PDF it is shown in full detail)



# 5: SITE

		IN	NI	NP	I
5.1	Paths	X			
5.2	Contour grading	X			
5.3	Driveway	X			
5.4	Foliage	X			
5.5	Steps	X			

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## Information

### Inspection method

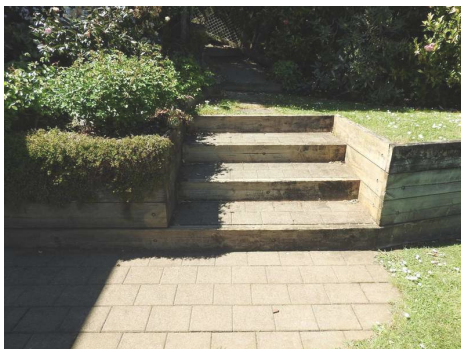
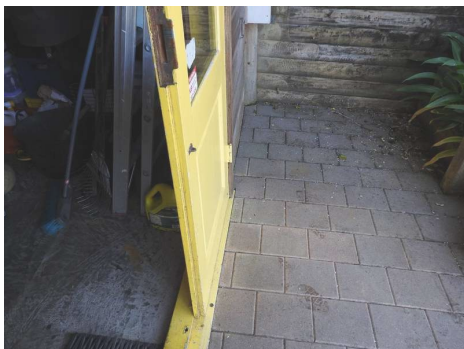
Visual

**Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:**

**Site features** - Orientation of living spaces, site exposure, contour, vegetation, Paths, steps, handrails and driveways - Condition, Drainage, Safety of use Fencing - Material height, Condition Surface water control - Signs of ponding, Water flow towards house

### Paths: Inspected

Paving, Gravel



### Contour grading: Grading assessment

Mellow

### Driveway: Inspected

Concrete, Wheel strip, Off street parking

### Foliage: Inspected

**Steps: Inspected**

Timber, Handrail

The stairs leading to the deck from the lower level are towards the end of their serviceable life. They are wobbly and not safe for young children. We would recommend a childproof gate at the top of the stairs at a minimum (note no photo available of the stairs).

**Issues found & recommendations**

## 5.3.1 Driveway

**DRIVEWAY CRACKING - MINOR**

Minor cosmetic cracks observed which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



## 5.3.2 Driveway

**DRIVEWAY DRAINING TOWARDS HOME**

The driveway has a negative slope and drains towards the structure. Recommend a driveway contractor to install a threshold drain.

Recommendation

Contact a qualified handyman.

Estimated Cost

\$850 - \$1,450



Example of a recommended product.



# 6: FOUNDATION - WALL/BASE BOARD

		IN	NI	NP	I
6.1	Concrete ring foundation	X			
6.2	Fibre cement sheet product	X			

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## Information

### Inspection method

Visual

*Our inspector has looked for sufficient evidence in relation to these commonly known problems associated with this material type or system:*

**Concrete** - Subsidence, Significant cracking, Movement, Sagging,, Spawling, Exposed reinforcing steel, Alignment and Verticality

**Fibre Cement Sheet** -Surface finish, Weathertightness risk, Clearances, Penetrations, Cavity, Physical damage, Flashings, Control joints, Jointers, Sheet layout and cracking

### Concrete ring foundation: Inspected

This foundation appears to be solid and standing true.No obvious sign of cracking or subsidence. Has great allowances for ventilation.



**Fibre cement sheet product: Inspected**

See note on ACM below



**Issues found & recommendations**

6.2.1 Fibre cement sheet product

**ASBESTOS PRODUCT SUSPECTED (ACM)**

ASBESTOS PRODUCT SUSPECTED. (ACM) These fibre cement sheet products are quite likely to be ACM. There is some damage and cracking in isolated areas, not considered to be living areas, however, wind can carry these fibres. We recommend encapsulate/sealing these products with flexible paint on a product.

Primarily for a lab to verify the presence of Asbestos used in any building material, an invasive test sample is required. This will involve removing a small portion of the product (an invasive inspection).

Asbestos is a naturally occurring mineral mined for its thermal and durability properties. Asbestos has been used widely throughout NZ in consumer products and building materials between the 1940's - 2000.

[New regulations](#) came into effect in 2018. This involves the requirement of any trade service carrying out works on any property, to have an asbestos management system in place. It is now mandatory to carry out an independent preliminary asbestos survey to any intended area of works where asbestos is likely to be found.

Prior to works, ACM products must be located and classed in an asbestos survey, results are issued via an IANZ accredited lab.

[link to the dangers of asbestos](#)

[link to WorkSafe PDF downloadable info: WorkSafe management](#)

Recommendation

Contact a qualified professional.





## 7: CONSTRUCTION TYPE

		IN	NI	NP	I
7.1	Timber Framed	X			

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### Information

#### Inspection method

Visual

***Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:***

*Verticality and alignment, Dampness and moisture damage, Structural integrity, Borer*

#### Timber Framed :

Information:

Timber frame buildings are the most common residential structure using various species of timber ranging from native hardwoods to softer introduced species.

Here are some helpful links describing the attributes similar to this type:

[1970s BRANZ renovate](#)

[Weathertight Timber treatment](#)

It is impossible to rule out the presence of borer in any timber building.

You will find this not only in the framework but throughout the house in the soft timber furnishings including flooring and trim (or anything made of untreated timber).

## 8: FOUNDATION - CONSTRUCTION

		IN	NI	NP	I
8.1	Concrete Slab	X			
8.2	Concrete pile	X			
8.3	Jack frame	X			

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### Information

#### Inspection Method

Visual - Crawl Inside

**Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:**

*Pile to bearer connections, Obvious structural alteration, Rotting timbers*

*Concrete slab - Cracking, Exposed steel, Moisture*

*Concrete pile - (Pile to bearer connections, Obvious structural alteration, Instability, Rotting timbers, Erosion)*

#### Concrete Slab: Inspected

##### Information:

Here are helpful links describing the attributes of this type.

[Renovate - Bungalow foundations](#)

[Renovate - slab floor](#) (Refer to Fig 1)

#### Concrete pile: Inspected

##### Information:

Here are some helpful links describing the attributes of this type

[Foundations and Subfloor Framing - BRANZ Renovate](#)

[BRANZ 1970's Foundations](#)



### Issues found & recommendations

8.3.1 Jack frame

**ROTTING**

There are some elevated moisture readings in the area under the waterproofed deck substrate, located at the back door. This is a fairly well-protected area and may cause future problems if left unchecked - check under here during the next storm for a good indication on whether or not the waterproofing membrane is performing as it should. The owner mentioned that this has been installed fairly recently, recommend checking if there is a still warranty from the builder.

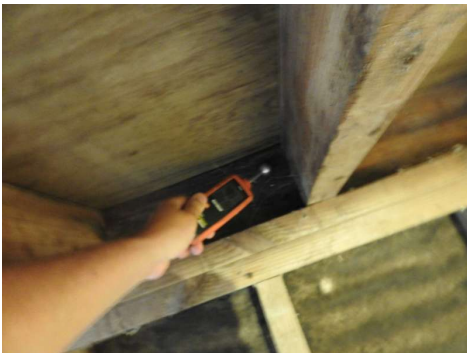
**Information:**

Rot is conditional to the environment surrounding the timber, there are many types of rot with many different causes. Change the environment and you will fix the issue, replace the timber like for like but use H4 treated timber this time.

[Here's a helpful link:](#)

Recommendation

Contact a qualified carpenter.



# 9: FOUNDATION - SUBFLOOR

		IN	NI	NP	I
9.1	Subfloor Space	X			

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## Information

### Inspection Method

Visual - Crawl Inside, Moisture reading

**Our inspector has looked for sufficient evidence in relation to these commonly known problems associated with this material type or system:**

*Debris, Adequate drainage, Ground clearance of timber framing, Electrical type present, Flooring type, Insect/Pest presence, Joist and bracing, Plumbing type present, Rotting timbers*

### General Condition Assessment

Good

### Subfloor Space: Inspected for adequate drainage

### Subfloor Space: Floor : Type and condition assessment

Timber

### Subfloor Space: Inspected for ground clearance of timber framing

See issue below

### Subfloor Space: Inspected for adequate ground vapour barrier

When ground clearance is not observed it is good building practice to add vapour barriers. There is no ground vapour barrier installed here, however, this subfloor has good ventilation and is currently quite dry, thus reducing the risk of mould and roton timber framing members.

### Subfloor Space: Inspected for presence of insect/pest

No obvious sign of a large scale borer infestation, however, it is impossible to rule out the presence of borer in a building of this age.

If concerned contact [www.borercontrolwellington.co.nz](http://www.borercontrolwellington.co.nz)

### Subfloor Space: Inspected for adequate joists and bracing

### Subfloor Space: Plumbing : Type and condition assessment

Copper, Pvc

### Subfloor Space: Inspected for rotting timbers

See issue in foundation - jack frame section

### Subfloor Space: Inspected for adequate ventilation

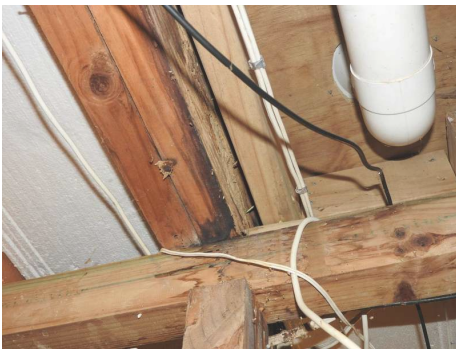
Excellent ventilation installed here

### Subfloor Space: Inspected for debris



**Subfloor Space: Insulation : Type and condition assessment**

Polystyrene, Good condition

**Subfloor Space: Electrical wiring : Type and condition assessment**Thermoplastic-sheathed,  
Supported

## Limitations

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General

**LIMITED ACCESS**

I wasn't able to properly assess all aspects of this area due to limited access toward the concrete slab transition.

## Issues found & recommendations

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### 9.1.1 Subfloor Space

#### **CLEARANCES - FLOOR LEVEL**

Ground levels are too close to floor.

NZ building code standards 3604 states the minimum floor height in relation to ground level. The standards were different at the time of this build.

Suspended timber floor construction underside of joists (i.e. crawlspace) 450mm.

This is very important to maintain these minimum clearances, neglecting this will result in rotting of structural framing members.

The addition of ground vapor barrier and adequate ventilation is about the only solution for this age-old problem as mentioned elsewhere in this report.

Here's a helpful link to better understand types and attributes: [Weathertight -subfloor clearances](#).

Recommendation

Contact a qualified professional.



# 10: EXTERIOR - CLADDING SYSTEM

		IN	NI	NP	I
10.1	Weatherboard - Timber	X			

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## Information

### Inspection method

Visual

**Our inspector has looked for sufficient evidence in relation to these commonly known problems associated with this material type or system:**

*Surface finish, Weathertightness risk, Clearances, Penetrations, Cavity, Physical damage, Flashings, Alignment, Facings and trims, Splitting and rot, Visible fixings and soakers, Shrinkage, Buckling, Bowing and cupping*

### General Condition Assessment

Average

### Weatherboard - Timber: Cladding system assessment

This is a direct fixed Cedar cladding system. This is an absorbent cladding product that relies on its own natural oils as preservative.

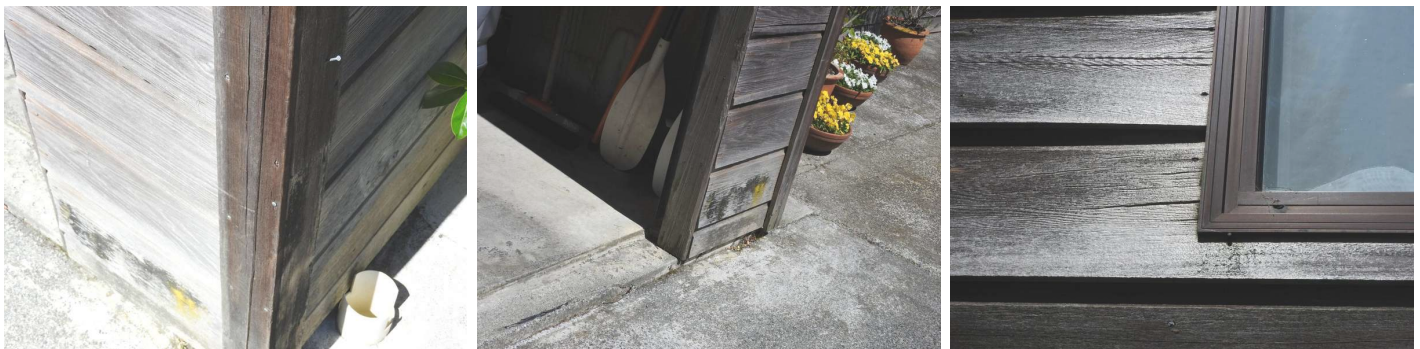
These cedar weatherboards boast a "no maintenance attribute" as a trade-off they come with a limited lifespan that no amount of maintenance can rejuvenate.

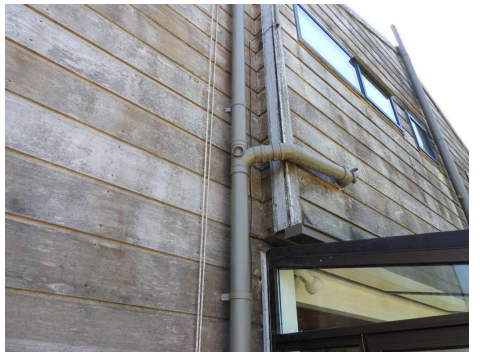
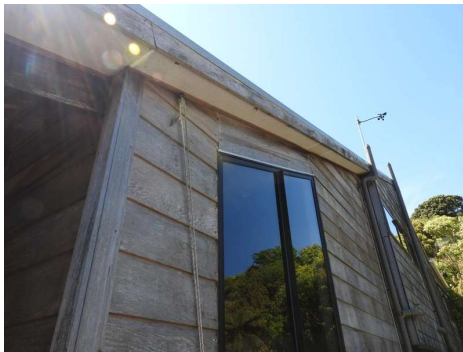
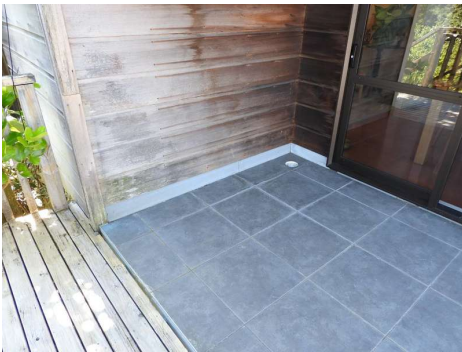
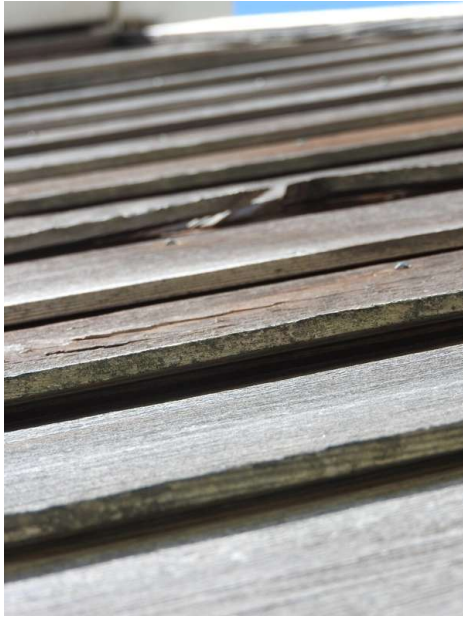
Failing boards can be replaced at any time, failing that, a section of wall can be replaced "like for like" without design or building permit. However, when neglected and a full re-clad is due, the requirement will involve an architectural designer to pass plans through the local territorial authority, typically comprised of a cavity system. This will involve a large-scale construction effort including removal of all windows, installation of new RAB systems, intricate flashing systems, vented cavity systems, all new cladding and then repairs to internal areas where windows re-installed.

There are some cupping and splitting of boards found in isolated areas, some scribes are missing and there is some evidence of intermittent rainwater ingress in some of the upper floor bedrooms around the window wall penetrations. Would recommend these are fixed up swiftly to prolong the life of the cladding system.

Here's a helpful link describing the attributes of this type:

[Weatherboard cladding](#)







## Issues found & recommendations

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### 10.1.1 Weatherboard - Timber

#### FLASHING

Some of the cutouts around the window head flashings have not been done properly and may be leaking during times of stormy weather.

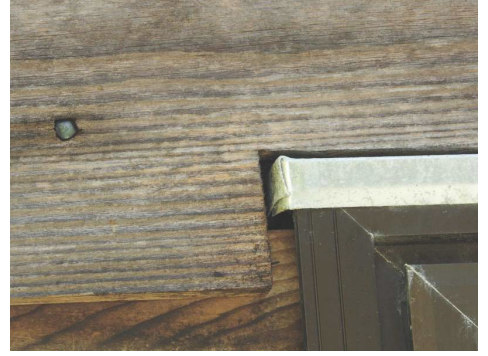
The raking windows should have kick out flashings, this in a modern building requirement because these have been known to leak.

Information:

Here's a helpful link to better understand types and attributes: [Flashings weather tightness](#)

Recommendation

Contact a qualified carpenter.



### 10.1.2 Weatherboard - Timber

#### WALL PENETRATIONS

Some attention required around the pipe penetrations.

The electrical meter box should have a head flashing and side scribes

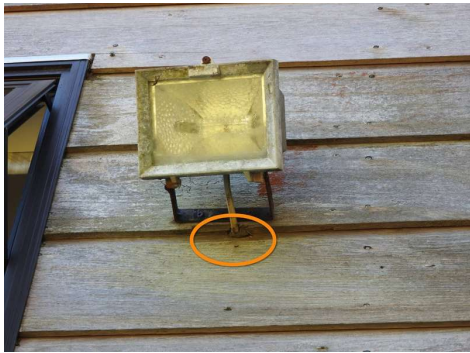
The windows on the back wall (master bedroom an ensuite) have no scribe plugs, this is poor workmanship and may be leaking during times of stormy weather

The floodlight by the kitchen has an exposed cable that is a high risk of rainwater ingress. these should be monitored.

Recommendation

Contact a qualified handyman.





# 11: EXTERIOR - JOINERY

		IN	NI	NP	I
11.1	Door - Aluminium units	X			
11.2	Door/window combo - Aluminium units	X			
11.3	Window - Aluminium units	X			

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## Information

### Inspection method

Visual

**Our inspector has looked for sufficient evidence in relation to these commonly known problems associated with this material type or system:**

**Aluminum door** - Door panel condition and fittings, Hardware, Security, Passive ventilation, Facings and trims, Flashings, Water, Surface degradation, Operation and fit, Broken glass, Door panel fittings, Drainage holes

**Aluminum window/door combo** - Door panel condition and fittings, Hardware, Security, Passive ventilation, Facings and trims, Flashings, Surface degradation, Operation and fit, Broken glass, Door panel fittings, glazing seals, sash condition

**Aluminum window** - Broken glass, Passive ventilation, Facings and trims, Flashings, Glazing seals, Corrosion, Surface degradation, Security, Operation and fit, Sash condition, Hardware, Drainage holes

### General Condition Assessment

Good

The retrofitted double glazed windows - with the added weight of the double glazing this may cause the window joinery to sag where these are installed as new. modern windows would have WANZ bars installed into the framework to account for the extra weight. This is showing on the bay window in the kitchen, you can see the weight of the roof and the window has dropped and it's putting stress on the joins.





**Door - Aluminium units: Joinery Inspected**  
Safety glass, Double glazing

**Door/window combo - Aluminium units: Joinery - inspected**  
Safety glass, Double glazing

**Window - Aluminium units: Joinery - Inspected**  
Safety glass, Double glazing

# 12: ROOF EXTERIOR

		IN	NI	NP	I
12.1	Skillion roof - Long run profiled metal	X			
12.2	Eaves, Soffits, Fascia	X			

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## Information

### Inspection Method

Ground, Ladder, SLR Camera Zoom

*Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:*

**Eaves/Soffits/Fascia** - Damage, Deterioration, Dampness, Reverse sloping soffit, Rot, Exposed rafters, Approximate width

### Skillion roof - Long run profiled metal: General Condition Assessment

Good

Unfortunately inspecting the roofspace for evidence of leaking is not possible on a skillion roof as by design there is no roofspace, it's enclosed.



### Eaves, Soffits, Fascia: General Condition Assessment

Good

**Eaves, Soffits, Fascia: Eaves/soffit - Inspected**

Material used - Fibre cement product, Material used - Timber

**Eaves, Soffits, Fascia: Fascia - Inspected**

Material used - Timber

## Limitations

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General

**SAFE ACCESS**

It is outside the scope of inspection to climb onto a roof any higher than a 3m ladder could access. I didn't find any reason to investigate further based on inspection from the inside.

## Issues found & recommendations

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## 12.2.1 Eaves, Soffits, Fascia

**POSSIBLE ASBESTOS PRODUCT**

The soffit material is possibly ACM class b - non friable.

Information on asbestos below:

Asbestos was used widely throughout NZ in consumer products and building materials between the 1940's - 2000.

Left undisturbed, asbestos is safe but if it is exposed or damaged, it can be harmful. It poses a risk if it is no longer adequately contained in the material it came in (such as due to damage, being cut or drilled into during building work, home maintenance or wear and tear). For this reason, the Ministry of Health advises homeowners not to undertake home maintenance on materials that may contain asbestos, or dispose of such materials themselves.

Primarily for a lab to verify the presence of asbestos used in any building material, an invasive test sample is required. This will involve removing a small portion of the product (an invasive inspection completed).

New regulations came into effect in 2018. This involves the requirement of any trade service carrying out works on any property, to have an asbestos management system in place.

Prior to works, ACM products must be located and classed in an asbestos survey, results are issued via an IANZ accredited lab.

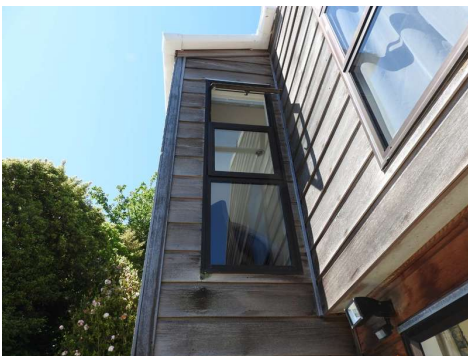
Given these rules you can expect any maintenance to these products (if confirmed as asbestos) to be at a significantly higher cost than regular repair costs.

[Here is information from Worksafe on Asbestos for homeowners](#)

[Here is the Ministry of Health information](#)

Recommendation

Contact a qualified professional.



# 13: ROOF DRAINAGE SYSTEMS

		IN	NI	NP	I
13.1	Down pipes	X			
13.2	External spouting	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

## Information

### Inspection method

Visual, ladder, SLR Camera zoom

*Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:*

**Down pipes** - Damage, Corrosion, Leakage, Fixings, Point of discharge, Shrinkage

**External spouting** - Positioning, Fall, Fixing, Obstruction, Damage, Corrosion, Leakage, Depth and overflow, Rainwater heads and droppers, Fixings, Point of discharge, Shrinkage)

### Down pipes: General Condition Assessment

Good, Material - PVC



### External spouting: General Condition Assessment

Good, Material - PVC





# 14: EXTERIOR - DECKS AND PERGOLAS ETC

		IN	NI	NP	I
14.1	Decks	X			
14.2	Back porch	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

## Information

### Inspection Method

Visual

**Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:**

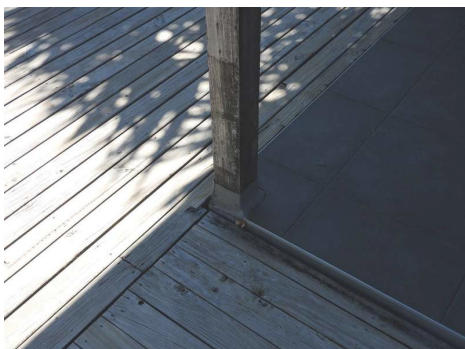
*Flashing, Bracing, Connection to structure, Excessive springiness, Balustrades, Safety from falling, Thresholds (step downs), Clearances of claddings from deck or balcony surfaces, Drainage, Falls and overflows, Waterproofing membrane*

### Decks: Assessment

Treated pine

This deck is single bolted with no bracing elements, the balustrade has been fitted in a way that has compromised the post strength and boundary joist connection is just nailed on and some of the timbers are showing sign of aging.

**In short, this would not comply with today's requirements for balustrade and it looks and feels a little tired, consider alteration or replacement to ensure safety from falling.**

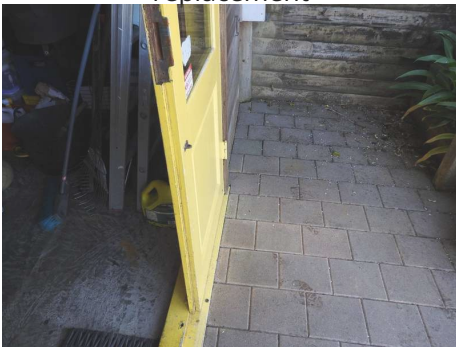


**Back porch: Inspected**

timber framed with paving,  
Average condition



These Cedar shingles will need replacement



**Issues found & recommendations**

14.2.1 Back porch

**THRESHOLD - TO PERMANENT PATH**

Water may splash onto absorbent cladding or track inside.

NZS 3604, gives a minimum threshold height of 150 mm at an opening onto a permanent path.

[Here's an option for a fix:](#)

[Find your local builder here:](#)

Recommendation

Contact a qualified concrete contractor.



# 15: ROOFSPACE

		IN	NI	NP	I
15.1	Insulation	X			
15.2	Roofing framing & connections	X			
15.3	Services	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

I = Issues Found &amp; Recommendations

## Information

### Inspection method

Visual from access hole

**Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:**

**Roof framing** - Roof cladding, Roof frame construction, Ceiling construction, Obvious structural alteration, Party wall fireproofing, Roof underlay and support, Rotting timbers, Evidence of birds and rodents, Fan discharge to roof space, Connections, Services Support, Leakage, Masonry tile tie downs

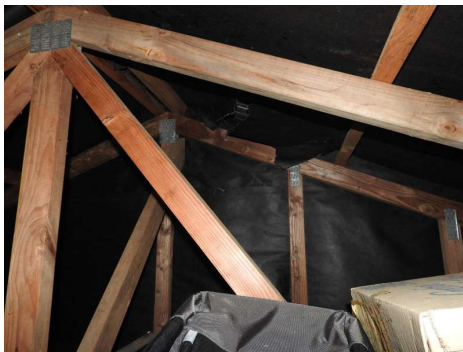
**Insulation** - Clearance to light fittings, Appropriate coverage, Appropriate thickness

**Services** - Plumbing type present, leakage and support, Electrical wiring type and support, Tile fixings

**General Condition Assessment**

Good

This area looks to be in great condition, there is a tear in the roofing underlay, it doesn't appear to be leaking there.



**Insulation: Inspected**  
Insulation type - fibreglass wool

**Roofing framing & connections :  
General Condition Assessment**  
Good

**Roofing framing & connections :  
Inspected**

**Services: Type present**  
Plumbing - polybutylene,  
Electrical - TCP

**Limitations**

Roofing framing & connections

**OBSTRUCTION**

Was not able to inspect the rafter to wall connection without removing the insulation.

## 16: INTERIOR - ATRIUM

		IN	NI	NP	I
16.1	General	X			
16.2	Ceiling	X			
16.3	Doors and frames	X			
16.4	Walls	X			
16.5	Electrical and Heating	X			
16.6	Timber floors	X			
16.7	Trim	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

### Information

#### General: Inspection method

Visual, Moisture reading

**Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:**

*Ceiling - Material - Plasterboard, Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage*

*Floors - Springiness, Squeaky boards, Significant shrinkage, Rot, Noticeably out of level, Uneven surface, Dampness and moisture damage, Evidence of borer*

*Trim - Missing trim, Swollen MDF, Poor workmanship, Borer, Split*

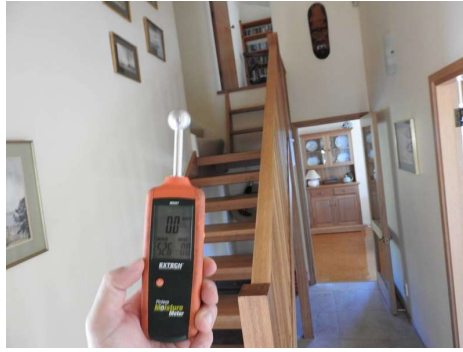
*Walls- Bulging, Damaged lining, Cracking, Nails popping*

*Doors - Binding loose or badly fitting doors, Defective door hardware, Door stops., Damage to frames and trim*

*Electrical -Lights and switches, Power outlets, Working*

**General: General Condition Assessment**

Excellent



**Ceiling : Material type and assessment**

Material - Plasterboard

**Doors and frames: Inspected**

Type - Hinged, Type - Hollow core

**Walls: Inspected**

Material - Plasterboard

**Electrical and Heating: Electrical type and operation inspected**

Lights and switches, Working

**Electrical and Heating: Heating type and operation inspected**

None

**Timber floors: Inspected**

**Trim: Inspected**

# 17: INTERIOR - HALLWAY

		IN	NI	NP	I
17.1	General	X			
17.2	Ceiling	X			
17.3	Doors and frames	X			
17.4	Timber floors	X			
17.5	Trim	X			
17.6	Walls	X			
17.7	Electrical and Heating	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

## Information

### General: Inspection method

Visual, Moisture reading

**Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:**

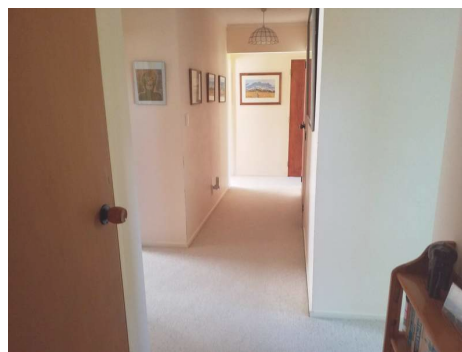
- Ceiling - Material - Plasterboard, Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage*
- Floors - Springiness, Squeaky boards, Significant shrinkage, Rot, Noticeably out of level, Uneven surface, Dampness and moisture damage, Evidence of borer*
- Trim - Missing trim, Swollen MDF, Poor workmanship, Borer, Split*
- Walls- Bulging, Damaged lining, Cracking, Nails popping*
- Doors - Binding loose or badly fitting doors, Defective door hardware, Door stops., Damage to frames and trim*
- Electrical -Lights and switches, Power outlets, Working*

### General: General Condition Assessment

Good



some cosmetic damage to note.



### Ceiling : Inspected

Material - Plasterboard

### Doors and frames: Inspected

Type - Hinged, Type - Hollow core

### Timber floors: Inspected

### Trim: Inspected

### Walls: Inspected

Material - Plasterboard

### Electrical and Heating: Electrical type and operation inspected

Lights and switches, Working

### Electrical and Heating: Heating type and operation inspected

None

## 18: INTERIOR - KITCHEN & DINING

		IN	NI	NP	I
18.1	General	X			
18.2	Ceiling	X			
18.3	Doors and frames	X			
18.4	Walls	X			
18.5	Timber floors	X			
18.6	Concrete floors	X			
18.7	Bench top	X			
18.8	Sink	X			
18.9	Cabinetry	X			
18.10	Range hood / Air extraction	X			
18.11	Splashback	X			
18.12	Electrical and Heating	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

### Information

#### General: Inspection method

Visual, Moisture reading

#### Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:

*Doors - Binding loose or badly fitting doors, Defective door hardware, Door stops., Damage to frames and trim*

*Electrical - Lights and switches, Power outlets, Working*

*Floors - Springiness, Squeaky boards, Significant shrinkage, Rot, Noticeably out of level, Uneven surface, Dampness and moisture damage, Evidence of borer*

*Walls - Bulging, Nails popping, Damaged lining, Cracking, Dampness and moisture*

*Ceiling -Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage, Spray textured coating (possibility of asbestos)*

*Benchtop -Lifting or delamination, Damage*

*Sink - Operation of taps, Waste/traps, Leakage, Water hammer, Waste disposal unit*

*Cabinetry Damage, Fittings and hardware, Operation of doors and drawers.*

*Range hood - Mechanical extraction, Point of discharge outdoor, Working*

*Splashback - Cracked, Bench upstand*

#### General: General Condition Assessment

Good



#### Ceiling : Inspected

Material - Plasterboard



**Doors and frames: Inspected**

Type - Hinged, Type - Hollow core, Type - Glass panel

**Walls: Inspected**

Material - Plasterboard

**Timber floors: Inspected**

**Concrete floors: Inspected**



This is the transition between the timber and concrete floor, the area below could not be accessed to inspect a reason for this.

**Bench top: Inspected**

Material - Laminated on composite wood, Damage



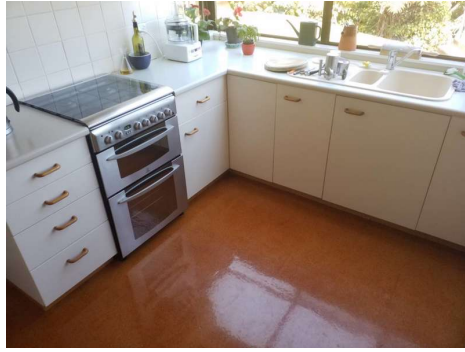
**Sink: Inspected**

Material - Composite



**Cabinetry: Inspected**

Material - Laminated



**Range hood / Air extraction :  
Inspected and operation  
assessment**

Mechanical extraction, Point of  
discharge outdoor, Working



**Splashback: Inspected**

Material - Tiles

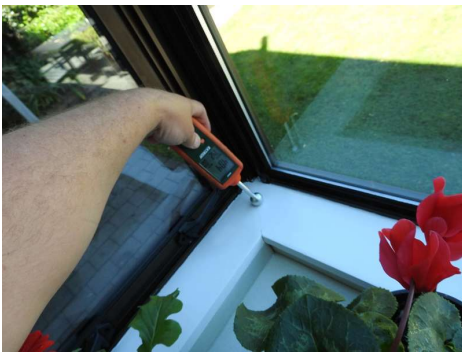
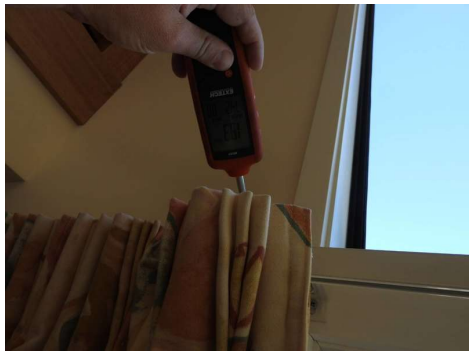
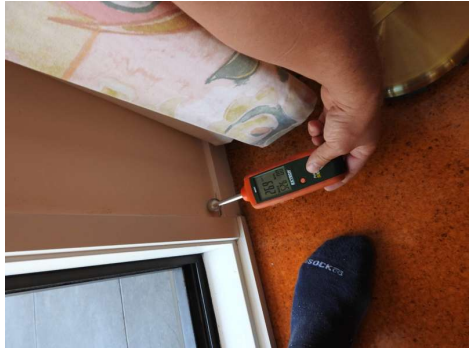


**Electrical and Heating: Electrical  
type and operation inspected**

Lights and switches, Power  
outlets, Working

**Electrical and Heating: Heating type and operation inspected**

Central heating



## 19: INTERIOR - MAIN BATHROOM

		IN	NI	NP	I
19.1	General	X			
19.2	Ceiling	X			
19.3	Walls	X			
19.4	Trim	X			
19.5	Doors and frames	X			
19.6	Timber floors	X			
19.7	Ventilation	X			
19.8	Cistern, pan and seat	X			
19.9	Electrical and Heating	X			
19.10	Bath	X			
19.11	Shower	X			
19.12	Vanity/washbasin	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

### Information

#### General: Inspection method

Visual, Moisture reading

#### Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:

*Ceiling - Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage*

*Doors and frames - Binding loose or badly fitting doors, Defective door hardware, Door stops., Damage to frames and trim*

*Electrical and heating - Lights and switches, Power outlets, heating type*

*Floors - Springiness, Squeaky boards, Significant shrinkage, Rot, Noticeably out of level, Uneven surface, Dampness and moisture damage, Evidence of borer*

*Trim - Missing trim, Swollen MDF, split, Poor workmanship, Borer*

*Walls - Bulging, Nails popping, Damaged lining, Cracking, Dampness and moisture,*

*Vanity/Basin - Leakage, Operation of taps and wastes, Water hammer, Doors and drawers, Adequately sealed at junction with wall*

*Bath - Bulging, Nails popping, Damaged lining, Cracking, Dampness and moisture,*

*Cistern, pan, seat - Cracking, Seat, Leakage, Stability, Flush Operation, Bidet*

*Shower - Leakage, Adequacy of flow, Wet wall linings, Operation of taps and wastes, Water hammer, Screen material and operation*

*Ventilation - Point of discharge*

**General: General Condition Assessment**

Excellent



**Ceiling : Inspected**  
Material - Plasterboard

**Walls: Inspected**  
Material - Plasterboard

**Trim: Inspected**  
**Doors and frames: Inspected**  
Type - Hinged, Type - Hollow core

**Timber floors: Inspected**

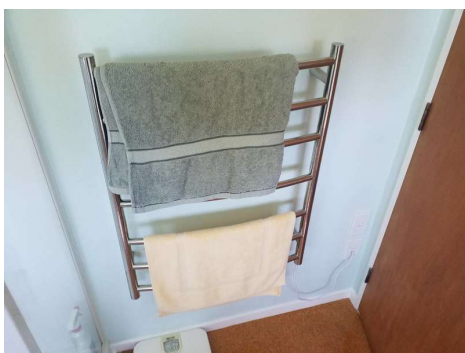
**Ventilation: Inspected**  
Point of discharge

**Cistern, pan and seat: Inspected**



**Electrical and Heating: Electrical type and operation inspected**

Lights and switches, Power outlets, Heated towel rail



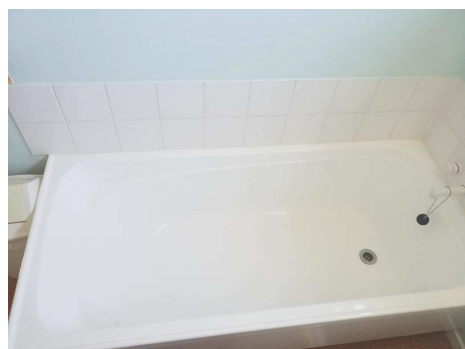
**Electrical and Heating: Heating type and operation inspected**

Wall mount fan heater



**Bath: Inspected**

Type - acrylic on fibreglass



**Shower: Inspected****Vanity/washbasin: Inspected****Issues found & recommendations**

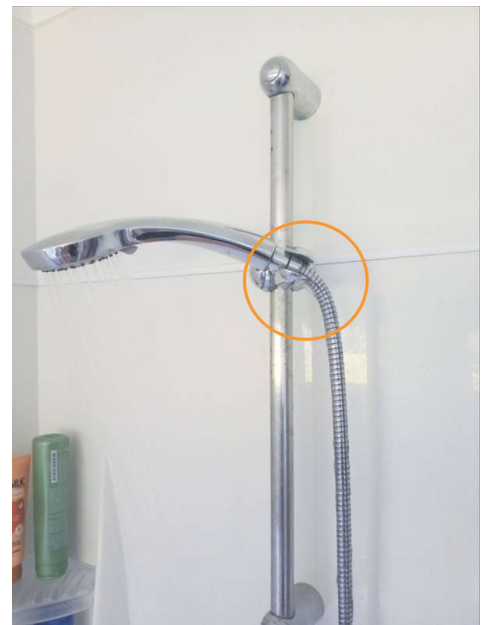
## 19.11.1 Shower

**FAULTY TAPWARE**

There are some issues with the fittings in this location.

## Recommendation

Contact a qualified plumbing contractor.



## 20: INTERIOR - SEPARATE WC

		IN	NI	NP	I
20.1	General	X			
20.2	Ceiling	X			
20.3	Walls	X			
20.4	Timber floors	X			
20.5	Trim	X			
20.6	Doors and frames	X			
20.7	Ventilation	X			
20.8	Cistern, pan and seat	X			
20.9	Electrical and Heating	X			
20.10	Vanity/washbasin	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

### Information

#### General: Inspection method

Visual, Moisture reading

**Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:**

*Ceiling - Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage*

*Doors and frames - Binding loose or badly fitting doors, Defective door hardware, Door stops., Damage to frames and trim*

*Electrical and heating -Lights and switches, Power outlets, heating type*

*Floors - Springiness, Squeaky boards, Significant shrinkage, Rot, Noticeably out of level, Uneven surface, Dampness and moisture damage, Evidence of borer*

*Trim - Missing trim, Swollen MDF, split, Poor workmanship, Borer*

*Walls - Bulging, Nails popping, Damaged lining, Cracking, Dampness and moisture,*

*Vanity/Basin - Leakage, Operation of taps and wastes, Water hammer, Doors and drawers, Adequately sealed at junction with wall*

*Bath - Bulging, Nails popping, Damaged lining, Cracking, Dampness and moisture,*

*Cistern, pan, seat - Cracking, Seat, Leakage, Stability, Flush Operation, Bidet*

*Shower - Leakage, Adequacy of flow, Wet wall linings, Operation of taps and wastes, Water hammer, Screen material and operation*

*Ventilation - Point of discharge*

#### General: General Condition Assessment

Good



#### Ceiling : Inspected

Material - Plasterboard



#### Walls: Inspected

Material - Plasterboard

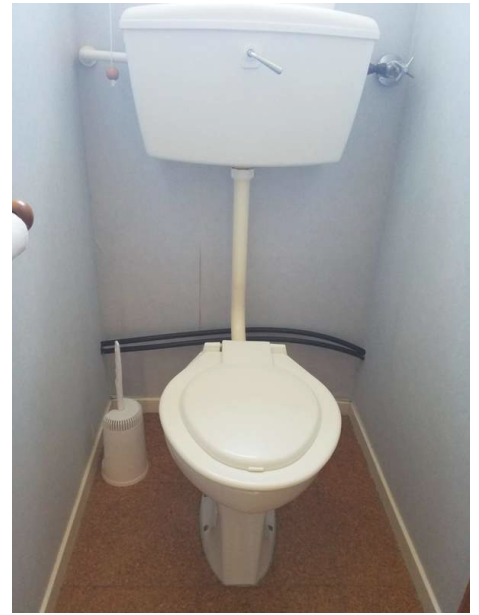
#### Timber floors: Inspected

#### Trim: Inspected



**Doors and frames: Inspected      Ventilation: Inspected**

Type - Hinged, Type - Hollow core      Point of discharge

**Cistern, pan and seat: Inspected****Electrical and Heating: Electrical type and operation inspected      Electrical and Heating: Heating type and operation inspected**

Lights and switches, Power outlets, Working

None

**Vanity/washbasin: Inspected****Issues found & recommendations**

## 20.1.1 General

**DUX QUEST PIPES**

Dux Quest pipes and connections identified - owner has advised verbally he plans to have it removed.

Dux Quest was withdrawn from the market about 30 years ago. It pre-dates the current Building Code and the Building Act.

This product has been causing serious problems for home owners throughout NZ.

Often insurance companies wont cover damage done by Dux Quest piping, especially if it has leaked before.

[More information here.](#)

Here's a Video with more info. [Dux quest Fair Go](#)

Recommendation

Contact a qualified professional.



## 21: INTERIOR - LIVING ROOM

		IN	NI	NP	I
21.1	General	X			
21.2	Ceiling	X			
21.3	Walls	X			
21.4	Trim	X			
21.5	Doors and frames	X			
21.6	Timber floors	X			
21.7	Electrical and Heating	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

### Information

#### General: Inspection method

Visual, Moisture reading

#### Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:

*Ceiling - Material - Plasterboard, Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage  
Floors - Springiness, Squeaky boards, Significant shrinkage, Rot, Noticeably out of level, Uneven surface, Dampness and moisture damage, Evidence of borer*

*Trim - Missing trim, Swollen MDF, Poor workmanship, Borer, Split*

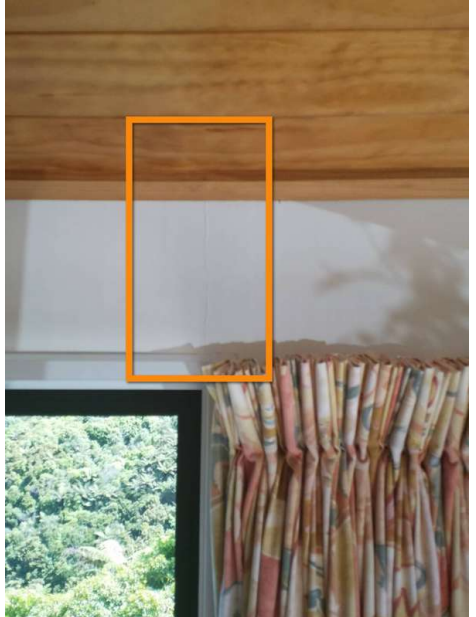
*Walls- Bulging, Damaged lining, Cracking, Nails popping*

*Doors - Binding loose or badly fitting doors, Defective door hardware, Door stops., Damage to frames and trim*

*Electrical -Lights and switches, Power outlets, Working*

**General: General Condition Assessment**

Good



this plasterboard is cracked due to poor placement of sheet joins.

**Ceiling : Inspected**  
Material - Timber

**Walls: Inspected**  
Material - Plasterboard

**Trim: Inspected**

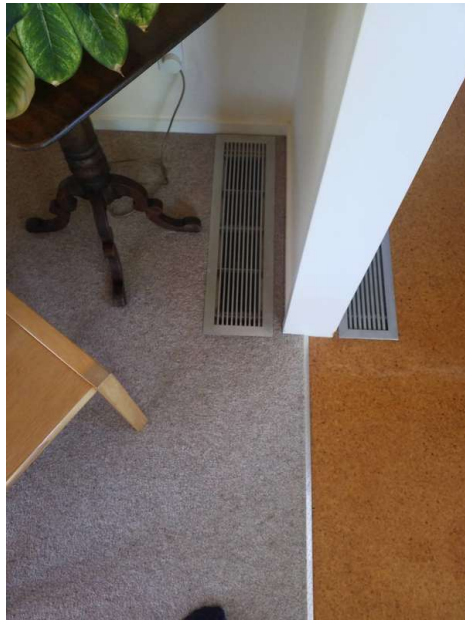
**Doors and frames: Inspected**  
Type - Hinged, Type - Glass panel

**Timber floors: Inspected**

**Electrical and Heating: Electrical type and operation inspected**  
Lights and switches, Power outlets, Working

**Electrical and Heating: Heating type and operation inspected**

Central heating



# 22: INTERIOR - LOUNGE OR SITTING ROOM

		IN	NI	NP	I
22.1	General	X			
22.2	Ceiling	X			
22.3	Doors and frames	X			
22.4	Trim	X			
22.5	Walls	X			
22.6	Timber floors	X			
22.7	Concrete floors	X			
22.8	Electrical and Heating	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

## Information

### General: Inspection method

Visual, Moisture reading

**Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:**

*Ceiling - Material - Plasterboard, Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage  
 Floors - Springiness, Squeaky boards, Significant shrinkage, Rot, Noticeably out of level, Uneven surface, Dampness and moisture damage, Evidence of borer*

*Trim - Missing trim, Swollen MDF, Poor workmanship, Borer, Split*

*Walls- Bulging, Damaged lining, Cracking, Nails popping*

*Doors - Binding loose or badly fitting doors, Defective door hardware, Door stops., Damage to frames and trim*

*Electrical -Lights and switches, Power outlets, Working*

### General: General Condition Assessment

Good



**Ceiling : Material type and assessment**

Material - Plasterboard

**Doors and frames: Inspected**  
Type - Hinged, Type - Hollow core

**Trim: Inspected**

**Walls: Inspected**  
Material - Plasterboard

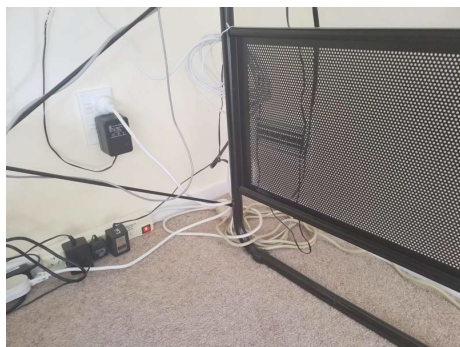
**Timber floors: Inspected**

**Concrete floors: Inspected**

**Electrical and Heating: Electrical type and operation inspected**  
Lights and switches, Working

**Electrical and Heating: Heating type and operation inspected**

Central heating



## 23: INTERIOR - MASTER BEDROOM

		IN	NI	NP	I
23.1	General	X			
23.2	Ceiling	X			
23.3	Timber floors	X			
23.4	Walls	X			
23.5	Trim	X			
23.6	Doors and frames	X			
23.7	Electrical and Heating	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

### Information

#### General: Inspection method

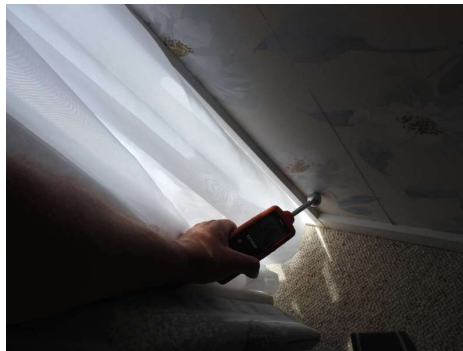
Visual, Moisture reading

#### Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:

*Ceiling - Material - Plasterboard, Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage*  
*Floors - Springiness, Squeaky boards, Significant shrinkage, Rot, Noticeably out of level, Uneven surface, Dampness and moisture damage, Evidence of borer*  
*Trim - Missing trim, Swollen MDF, Poor workmanship, Borer, Split*  
*Walls- Bulging, Damaged lining, Cracking, Nails popping*  
*Doors - Binding loose or badly fitting doors, Defective door hardware, Door stops., Damage to frames and trim*  
*Electrical -Lights and switches, Power outlets, Working*

**General: General Condition Assessment**

Good



**Ceiling : Inspected**  
Material - Plasterboard

**Timber floors: Inspected**

**Walls: Inspected**  
Material - Plasterboard

**Trim: Inspected**

**Doors and frames: Inspected**  
Type - Hinged, Type - Hollow core

**Electrical and Heating: Electrical type and operation inspected**  
Lights and switches, Power outlets, Working

**Electrical and Heating: Heating type and operation inspected**  
Heatpump





## 24: INTERIOR - ENSUITE

		IN	NI	NP	I
24.1	General	X			
24.2	Ceiling	X			
24.3	Trim	X			
24.4	Timber floors	X			
24.5	Walls	X			
24.6	Doors and frames	X			
24.7	Ventilation	X			
24.8	Cistern, pan and seat	X			
24.9	Electrical and Heating	X			
24.10	Shower	X			
24.11	Vanity/washbasin	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

### Information

#### General: Inspection method

Visual, Moisture reading

#### Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:

*Ceiling - Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage*

*Doors and frames - Binding loose or badly fitting doors, Defective door hardware, Door stops., Damage to frames and trim*

*Electrical and heating -Lights and switches, Power outlets, heating type*

*Floors - Springiness, Squeaky boards, Significant shrinkage, Rot, Noticeably out of level, Uneven surface, Dampness and moisture damage, Evidence of borer*

*Trim - Missing trim, Swollen MDF, split, Poor workmanship, Borer*

*Walls - Bulging, Nails popping, Damaged lining, Cracking, Dampness and moisture,*

*Vanity/Basin - Leakage, Operation of taps and wastes, Water hammer, Doors and drawers, Adequately sealed at junction with wall*

*Bath - Bulging, Nails popping, Damaged lining, Cracking, Dampness and moisture,*

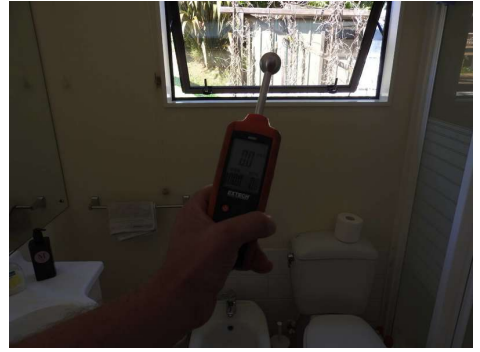
*Cistern, pan, seat - Cracking, Seat, Leakage, Stability, Flush Operation, Bidet*

*Shower - Leakage, Adequacy of flow, Wet wall linings, Operation of taps and wastes, Water hammer, Screen material and operation*

*Ventilation - Point of discharge*

**General: General Condition Assessment**

Good



**Ceiling : Inspected**  
Material - Plasterboard

**Trim: Inspected**  
**Walls: Inspected**  
Material - Plasterboard

**Timber floors: Inspected**  
**Doors and frames: Inspected**  
Type - Hinged, Type - Hollow core

**Ventilation: Inspected**  
Point of discharge, Mechanical ventilation



**Cistern, pan and seat: Inspected**



**Electrical and Heating: Electrical type and operation inspected**

Lights and switches, Power outlets, Working, Heated towel rail

**Electrical and Heating: Heating type and operation inspected**

None



**Shower: Inspected**



**Vanity/washbasin: Inspected**



# 25: INTERIOR - BEDROOM 1

		IN	NI	NP	I
25.1	General	X			
25.2	Ceiling	X			
25.3	Walls	X			
25.4	Trim	X			
25.5	Timber floors	X			
25.6	Doors and frames	X			
25.7	Electrical and Heating	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

## Information

### General: Inspection method

Visual, Moisture reading

**Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:**

*Ceiling - Material - Plasterboard, Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage  
 Floors - Springiness, Squeaky boards, Significant shrinkage, Rot, Noticeably out of level, Uneven surface, Dampness and moisture damage, Evidence of borer*

*Trim - Missing trim, Swollen MDF, Poor workmanship, Borer, Split*

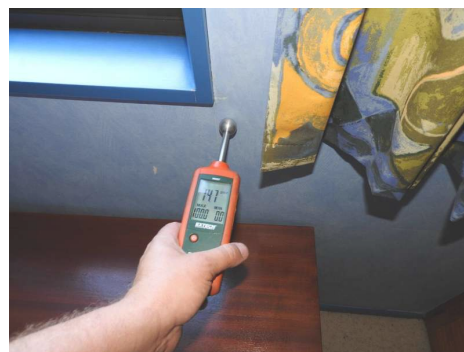
*Walls- Bulging, Damaged lining, Cracking, Nails popping*

*Doors - Binding loose or badly fitting doors, Defective door hardware, Door stops., Damage to frames and trim*

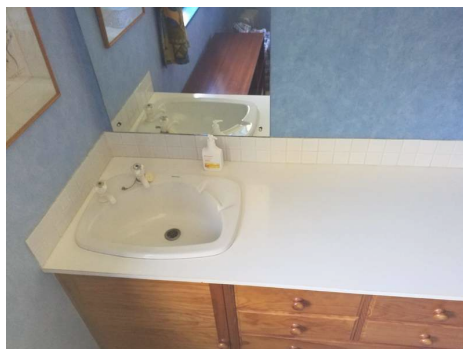
*Electrical -Lights and switches, Power outlets, Working*

### General: General Condition Assessment

Good



this is reading dry however there is a water stain on the wall here indicating evidence of a leak or condensation issues.



**Ceiling : Inspected**

Material - Plasterboard

**Walls: Inspected**

Material - Plasterboard

**Trim: Inspected**

**Timber floors: Inspected**

**Doors and frames: Inspected**

Type - Hinged

**Electrical and Heating: Electrical type and operation inspected**

Lights and switches, Power outlets, Working

**Electrical and Heating: Heating type and operation inspected**

None

## 26: INTERIOR - BEDROOM 2

		IN	NI	NP	I
26.1	General	X			
26.2	Ceiling	X			
26.3	Trim	X			
26.4	Walls	X			
26.5	Timber floors	X			
26.6	Doors and frames	X			
26.7	Electrical and Heating	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

### Information

#### General: Inspection method

Visual, Moisture reading

**Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:**

*Ceiling - Material - Plasterboard, Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage  
 Floors - Springiness, Squeaky boards, Significant shrinkage, Rot, Noticeably out of level, Uneven surface, Dampness and moisture damage, Evidence of borer*

*Trim - Missing trim, Swollen MDF, Poor workmanship, Borer, Split*

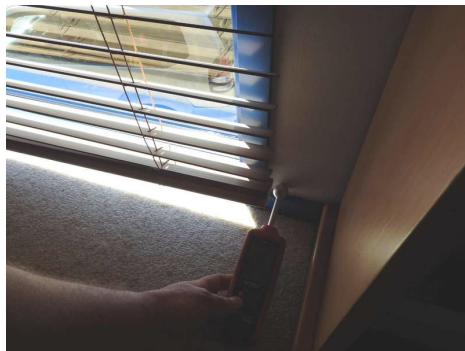
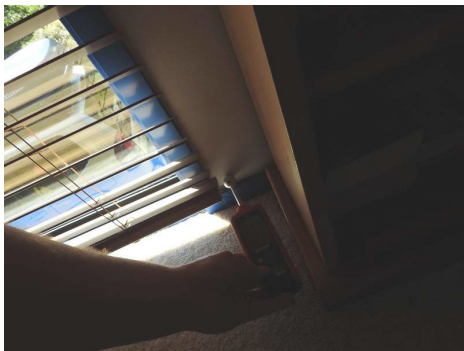
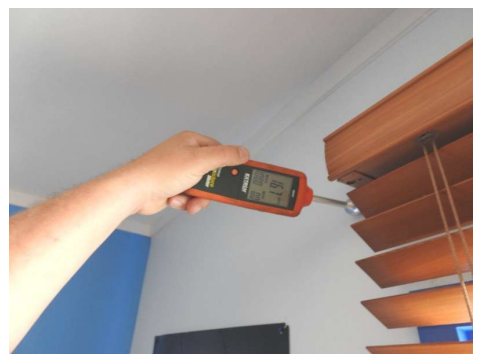
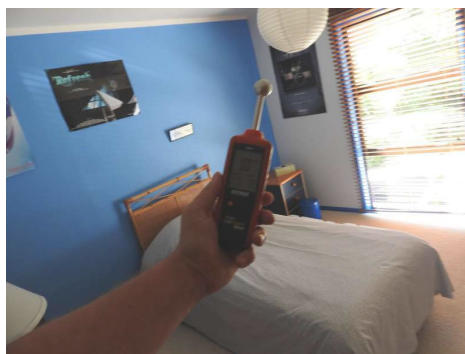
*Walls- Bulging, Damaged lining, Cracking, Nails popping*

*Doors - Binding loose or badly fitting doors, Defective door hardware, Door stops., Damage to frames and trim*

*Electrical -Lights and switches, Power outlets, Working*

#### General: General Condition Assessment

Good



#### Ceiling : Inspected

Material - Plasterboard

#### Trim: Inspected

#### Walls: Inspected

Material - Plasterboard

**Timber floors: Inspected**

**Doors and frames: Inspected**

Type - Hinged, Type - Hollow core

**Electrical and Heating: Electrical**

**type and operation inspected**

Lights and switches, Power outlets, Working

**Electrical and Heating: Heating type and operation inspected**

None



## 27: INTERIOR - BEDROOM 3

		IN	NI	NP	I
27.1	General	X			
27.2	Ceiling	X			
27.3	Doors and frames	X			
27.4	Trim	X			
27.5	Timber floors	X			
27.6	Walls	X			
27.7	Electrical and Heating	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

### Information

#### General: Inspection method

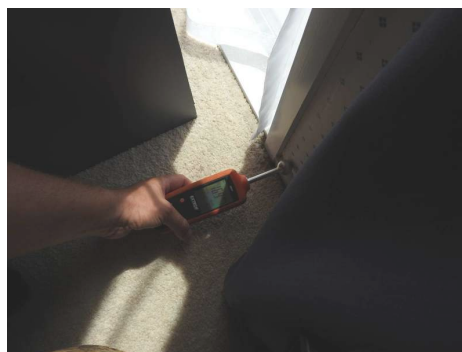
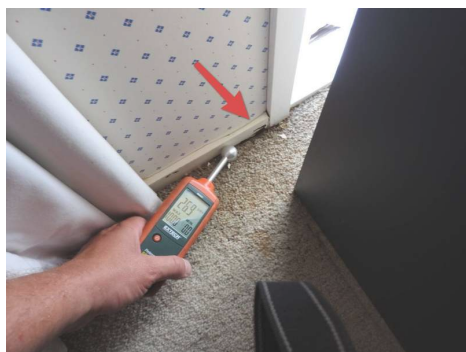
Visual, Moisture reading

**Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:**

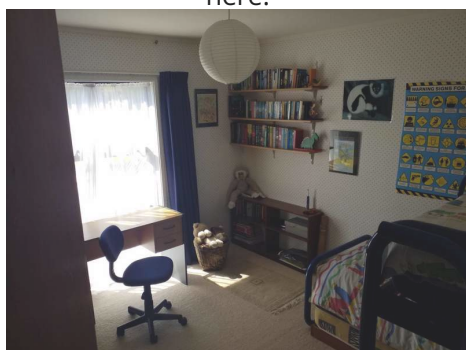
- Ceiling - Material - Plasterboard, Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage*
- Floors - Springiness, Squeaky boards, Significant shrinkage, Rot, Noticeably out of level, Uneven surface, Dampness and moisture damage, Evidence of borer*
- Trim - Missing trim, Swollen MDF, Poor workmanship, Borer, Split*
- Walls- Bulging, Damaged lining, Cracking, Nails popping*
- Doors - Binding loose or badly fitting doors, Defective door hardware, Door stops., Damage to frames and trim*
- Electrical -Lights and switches, Power outlets, Working*

#### General: General Condition Assessment

Good



this area is currently reading dry however there is evidence of a leak here.



**Ceiling : Inspected**

Material - Plasterboard

**Walls: Inspected**

Material - Plasterboard

**Doors and frames: Inspected**

Type - Hinged, Type - Hollow core

**Electrical and Heating: Electrical type and operation inspected**

Lights and switches, Power outlets, Working

**Trim: Inspected**

**Timber floors: Inspected**

**Electrical and Heating: Heating type and operation inspected**

None

## 28: INTERIOR - BEDROOM 4/ OFFICE

		IN	NI	NP	I
28.1	General	X			
28.2	Ceiling	X			
28.3	Walls	X			
28.4	Trim	X			
28.5	Timber floors	X			
28.6	Concrete floors				
28.7	Doors and frames	X			
28.8	Electrical and Heating	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

### Information

#### General: Inspection method

Visual, Moisture reading

**Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:**

*Ceiling - Material - Plasterboard, Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage  
Floors - Springiness, Squeaky boards, Significant shrinkage, Rot, Noticeably out of level, Uneven surface, Dampness and moisture damage, Evidence of borer*

*Trim - Missing trim, Swollen MDF, Poor workmanship, Borer, Split*

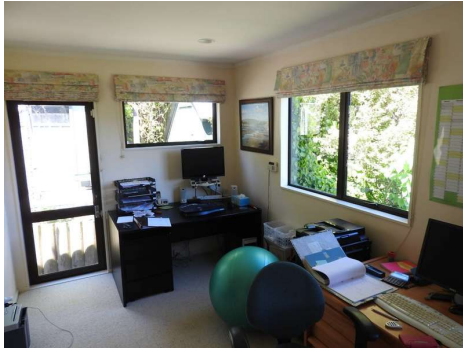
*Walls- Bulging, Damaged lining, Cracking, Nails popping*

*Doors - Binding loose or badly fitting doors, Defective door hardware, Door stops., Damage to frames and trim*

*Electrical -Lights and switches, Power outlets, Working*

**General: General Condition Assessment**

Good



there is evidence of a leak by this door it is reading dry.



this crack is likely due to bad placement of sheet joints.

**Ceiling : Inspected**

Material - Plasterboard

**Walls: Inspected**

Material - Plasterboard

**Trim: Inspected**

**Concrete floors: Inspected**

**Doors and frames: Inspected**

Type - Hinged, Type - Hollow core

**Timber floors: Inspected**

**Electrical and Heating: Electrical**

type and operation inspected

Lights and switches, Power outlets, Working

**Electrical and Heating: Heating**  
type and operation inspected

None

# 29: INTERIOR - MEZZANINE OFFICE/STUDY

		IN	NI	NP	I
29.1	General	X			
29.2	Ceiling	X			
29.3	Walls	X			
29.4	Trim	X			
29.5	Timber floors	X			
29.6	Concrete floors	X			
29.7	Doors and frames	X			
29.8	Electrical and Heating	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

## Information

### General: Inspection method

Visual, Moisture reading

**Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:**

*Ceiling - Material - Plasterboard, Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage  
 Floors - Springiness, Squeaky boards, Significant shrinkage, Rot, Noticeably out of level, Uneven surface, Dampness and moisture damage, Evidence of borer*

*Trim - Missing trim, Swollen MDF, Poor workmanship, Borer, Split*

*Walls- Bulging, Damaged lining, Cracking, Nails popping*

*Doors - Binding loose or badly fitting doors, Defective door hardware, Door stops., Damage to frames and trim*

*Electrical -Lights and switches, Power outlets, Working*

### General: General Condition Assessment

Excellent

The mini ladder at the entrance here is a little dangerous.



### Ceiling : Inspected

Material - Plasterboard

### Trim: Inspected

### Doors and frames: Inspected

Type - Hollow core, Type - Hinged

### Electrical and Heating: Heating type and operation inspected

None

### Walls: Inspected

Material - Plasterboard

### Concrete floors: Inspected

### Electrical and Heating: Electrical type and operation inspected

Lights and switches, Power outlets, Working

# 30: INTERIOR - STAIRS AND LANDINGS

		IN	NI	NP	I
30.1	General	X			
30.2	Walls	X			
30.3	Stair and balustrade	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

## Information

**General: Inspection method**

Visual, Moisture reading

**Walls: Material type and assessment for the following**

Material - Plasterboard

**Stair and balustrade : Assessment for the following**

Type - Winding, Material - Timber, Balustrades, Landings



# 31: LAUNDRY IN A ROOM, GARAGE OR ANCILLARY

		IN	NI	NP	I
31.1	General	X			
31.2	Ceiling				
31.3	Walls	X			
31.4	Concrete floors	X			
31.5	Timber floors				
31.6	Trim	X			
31.7	Doors and frames	X			
31.8	Ventilation				
31.9	Electrical and Heating	X			
31.10	Landry features	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

## Information

### General: General Condition Assessment

Good

### General: Inspection method

Visual, Moisture reading

**Our inspector will look for sufficient evidence in relation to these commonly known problems associated with this material type or system:**

*Laundry Features - Tub/cabinet - Damage, Leakage, Operation of taps and wastes, Water hammer, Doors and drawers, Presence of washing machine stand pipe, Adequately sealed at junction with wall, Passive or mechanical dryer ventilation, Point of discharge  
 Trim - Missing trim, split, Poor workmanship Walls- Bulging, Nails popping, Damaged lining, Cracking, Dampness and moisture  
 Ceiling - Material - Plasterboard, Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage Floors - Springiness, Squeaky boards, Significant shrinkage, Rot, Noticeably out of level, Uneven surface, Dampness and moisture damage, Evidence of borer  
 Doors - Binding loose or badly fitting doors, Defective door hardware, Door stops., Damage to frames and trim  
 Electrical -Lights and switches, Power outlets, Working*



**Ceiling : Inspected**  
Material - Plasterboard

**Walls: Inspected**  
Material - Plasterboard

**Concrete floors: Inspected**  
**Timber floors: Inspected**

**Trim: Inspected**

**Doors and frames: Inspected**  
Type - Hinged, Type - Hollow core

**Ventilation: Inspected**  
passive ventilation, Point of discharge

**Electrical and Heating: Electrical type and operation inspected**

Lights and switches, Power outlets, Working

**Electrical and Heating: Heating type and operation inspected**

none

**Landry features: Inspected**



# 32: STORAGE

		IN	NI	NP	I
32.1	General	X			
32.2	Storage areas	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

## Information

**General: Inspection method**  
Visual



**Storage areas: Inspected presence of**  
Wardrobes, Linen cupboard,  
Store rooms, General storage

# 33: SERVICES

		IN	NI	NP	I
33.1	Inspected presence of	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    I = Issues Found & Recommendations

## Information

**Inspected presence of : Aerials and antennae**



**Inspected presence of : Electricity services**



**Inspected presence of : Fire warning and control systems (including smoke detectors)**



**Inspected presence of : Foul water disposal**

**Inspected presence of : Gas services**

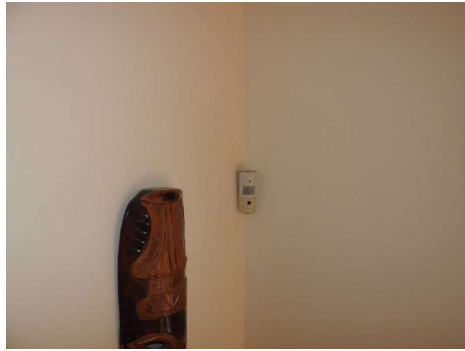


**Inspected presence of : Heating systems**

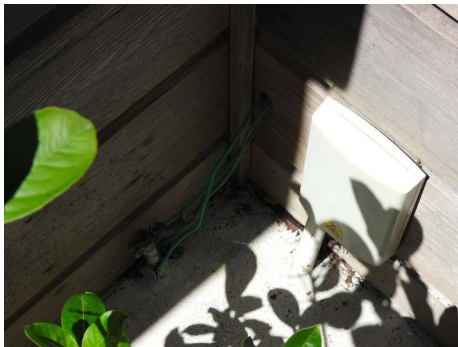


**Inspected presence of : Hot water services**

**Inspected presence of : Security system**



**Inspected presence of :  
Telecommunications**



**Inspected presence of : Water  
services**

