



RESIDENTIAL HOME INSPECTION

1234 Main St.
Wellington 6022

Buyer Name
01/09/2018 9:00AM



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Client: Lower Hutt 5011	39
Site address: 401b Cambridge terrace,	
20: INTERIOR - BEDROOM	40
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About :

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.

SUMMARY



ITEMS INSPECTED

ISSUES FOUND &
RECOMMENDATIONS

SAFETY HAZARDS

- Construction Type - Structural Masonry: Structural masonry - Major defect
- Foundation - Subfloor - Subfloor Space: Electrical - Support
- Foundation - Subfloor - Subfloor Space: Asbestos suspected.
- Foundation - Subfloor - Subfloor Space: Plumbing - Dux Quest
- Roof exterior - Material - Pressed metal tiles: Corrosion
- Interior - Kitchen & dining - Doors and frames: Defective hardware
- Interior - bedroom - Doors and frames: Doors Binding
- Site - Fencing: Fencing - broken post
- Site - Paths: Path Cracking - Minor
- Site - Contour grading: Ponding Water
- Interior - Main bathroom - Shower: Low water pressure
- Interior - Main bathroom - Ventilation: Not safty glass
- Exterior - Cladding System - Brick veneer: Cracking
- Exterior - Cladding System - Brick veneer: Ventilation/Weep holes
- Exterior - Cladding System - Fibre cement sheet product: Asbestos product suspected.
- Exterior - Joinery - Door - Timber unit: Not saftey glass
- Exterior - Joinery - Window - Aluminium unit: Glazing seal
- Exterior - Joinery - Door - Timber unit: Flashing
- Exterior - Joinery - Door - Timber unit: Not saftey glass
- Roofspace - Roofing framing & connections : Connection, inadequate

1: INSPECTION DETAILS

Information

In Attendance

Listing Agent

Occupancy

Furnished, Vacant

Temperature (approximate)

20 Celsius (C)

Equipment

Ladder, Tablet, SLR camera, Moisture meter.

Style of building

Bungalow

For a wealth of information on common New Zealand style homes and how they are constructed, materials used visit, <http://www.renovate.org.nz/>

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. <http://wellington.govt.nz/services/rates-and-property/property/reports/lim>

Type of Building

Attached, Unit

We Advise you to carry out a "Title Search", **here's a link to information on Ownership of Property.** <http://www.linz.govt.nz/data/linz-data/property-ownership-and-boundary-data>

Here's a link to further information and order forms. <http://www.linz.govt.nz/land/land-records/order-title>

Weather Conditions

Clear, Dry, Hot

The weather changes throughout the day, as I'm sure you know living in Wellington, Its not uncommon for report results to vary on account of recent weather. take the last few days into consideration. <https://www.timeanddate.com/weather/new-zealand/wellington/historic>

2: SITE

		IN	NI	NP	I
2.1	Fencing	X			X
2.2	Paths	X			X
2.3	Contour grading	X			X
2.4	Driveway	X			
2.5	Foliage	X			
2.6	Retaining			X	
2.7	Steps	X			

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

Inspection method

Visual

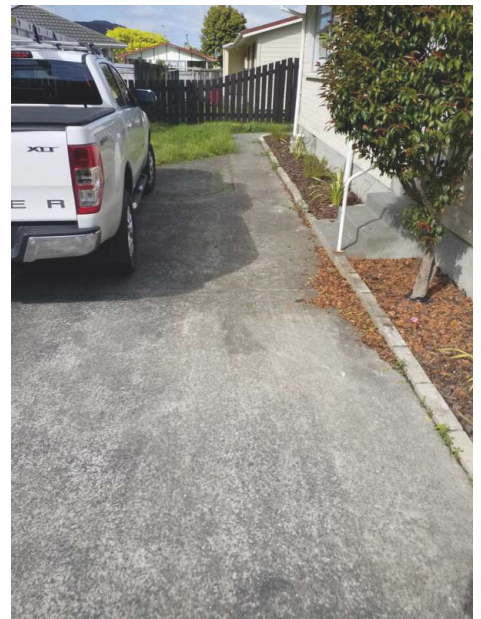
Orientation of living spaces

Entrance at rear with adjacent lawns



Paths: Inspected

Concrete



Contour grading: Grading checklist

flat, Ponding

Driveway: Inspected

Concrete, Off street parking



Steps: Inspected

Concrete, Handrail



Fencing: Fencing checklist

Timber, Dog friendly



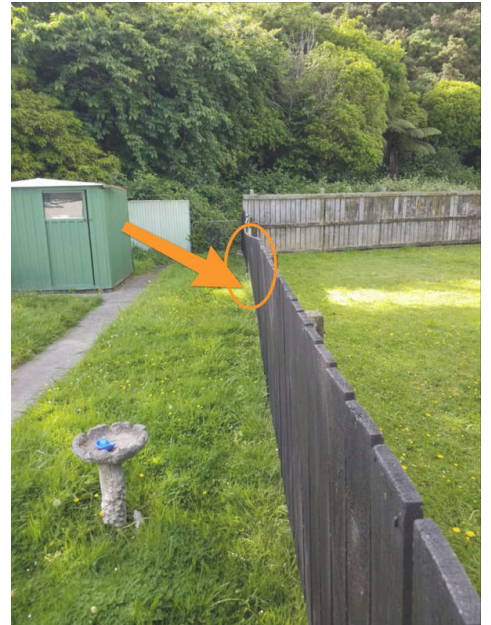
Issues found & recommendations

2.1.1 Fencing

FENCING - BROKEN POST

Recommendation

Contact a qualified handyman.



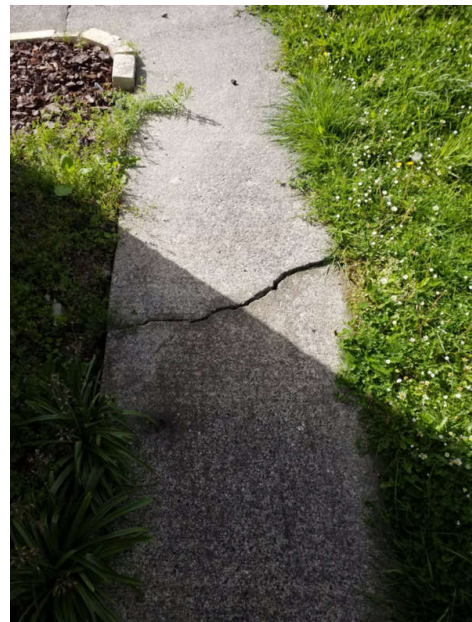
2.2.1 Paths

PATH CRACKING - MINOR

Normal settling & cracking observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project



2.3.1 Contour grading

PONDING WATER

Standing water observed, which could indicate poor drainage and/or grading. Recommend monitor and/or have landscaper correct.

Recommendation

Contact a qualified landscaper or gardener.



3: CONSTRUCTION TYPE

		IN	NI	NP	I
3.1	Timber Framed	X			
3.2	Structural Masonry			X	

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

General condition

Excellent condition for its age

Inspection method

Visual

Timber Framed: The following related issues have been assessed

Verticality and alignment, Dampness and moisture damage

Possible moisture issue with this style of construction.

Structural Masonry: The following related issues have been assessed

Mortar eroding, Dampness and moisture damage, Verticality and alignment, Differential movement & cracking, Control joints and sealants, Penetrations, Alteration



Issues found & recommendations

3.2.1 Structural Masonry

STRUCTURAL MASONRY - MAJOR DEFECT



Our inspector has found what we would consider major Issues, we recommend you seek advice from a professional specific to this type of construction or obtain a structural engineers report

Here's a helpful link to better understand the attributes of **block construction**: http://www.nzcma.org.nz/document/279-27/14.NZCMA_MM_-_4.1_-_Design_of_Reinforced_Concrete_Masonry_Structures.pdf

Content on Brick construction: <http://www.renovate.org.nz/bungalow/walls-and-claddings/brick-bungalows/#h3-2>

Recommendation

Contact a qualified structural engineer.



4: FOUNDATION - CONSTRUCTION

		IN	NI	NP	I
4.1	Concrete pile	X			

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

General condition

Inspection Method

Visual From Access Point, Visual - Crawl
Inside

Concrete pile: The following related issues have been assessed

instability, Obvious structural alteration, Pile to bearer connections



5: FOUNDATION - SUBFLOOR

		IN	NI	NP	I
5.1	Subfloor Space	X			X

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

General condition

Dry and clear of debris, adequate ventilation.

Inspection Method

Visual From Access Point

Subfloor Space: Debris Underfloor

Subfloor Space: Drainage Underfloor

Subfloor Space: Electrical wiring : Type and condition assessment Underfloor

thermoplastic-sheathed, Supourt

Subfloor Space: Floor : Type and condition assessment Underfloor

Timber

Subfloor Space: Ground Clearance Of Timber Framing Underfloor

Subfloor Space: Insulation : Type and condition assessment Underfloor

Polyester

Subfloor Space: Joist and Bracing Underfloor



Subfloor Space: Rotting Timbers

Subfloor Space: Ventilation



Subfloor Space: Insect/Pest Underfloor

No visual evidence of a full scale infestation from the entrance point, although it is impossible to rule out the presence of Borer in a home of this age.

Subfloor Space: Plumbing : Type and condition assessment

Copper, Pvc, Dux quest, leakage, Support, Galvanized, Pollybuteline



Issues found & recommendations

5.1.1 Subfloor Space

ASBESTOS SUSPECTED.



Test sample is required for our lab to verify the presence of Asbestos.

Please note that there is an increased cost for removal and disposal of any asbestos

link to the dangers of asbestos: <http://www.health.govt.nz/your-health/healthy-living/environmental-health/hazardous-substances/asbestos/asbestos-and-health>

link to locations asbestos found in

NZ: <http://www.eqr.co.nz/sites/default/files/resources/Where%20Asbestos%20May%20Be%20Found.pdf>

Recommendation

Contact a qualified professional.



5.1.2 Subfloor Space

ELECTRICAL - SUPPORT



Loose or hanging cables can be a safety hazard especially if they come into contact with the ground.

We recommend these cables be properly secured and checked for fault or redundancy by a registered electrician.

Recommendation

Contact a qualified electrical contractor.



5.1.3 Subfloor Space

PLUMBING - DUX QUEST

Dux Quest pipes and connections identified.

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

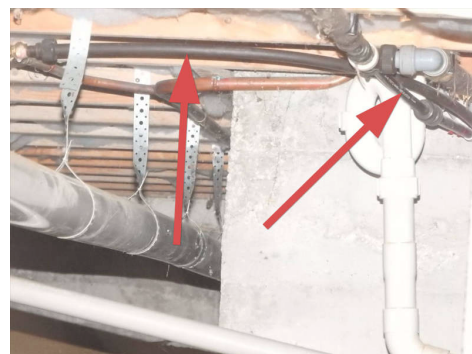
This product has been causing major problems for home owners throughout NZ.

Often insurance companies won't cover damage done by Dux Quest piping, especially if it has leaked before.

More information here. <https://www.propertytalk.com/forum/showthread.php?33161-An-insurance-policy-that-does-not-cover-burst-pipe!-Be-wary>

Recommendation

Contact a qualified plumbing contractor.



6: FOUNDATION - WALL/BASE BOARD

		IN	NI	NP	I
6.1	Concrete	X			

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

General condition

Excellent condition for its age

Inspection method

visual

Concrete : Inspected

7: EXTERIOR - CLADDING SYSTEM

		IN	NI	NP	I
7.1	Weatherboard - Timber	X			
7.2	Fibre cement sheet product	X			X
7.3	Brick veneer	X			X

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

Inspection method

visual

General condition

Average condition for its age. Some cracking.



Weatherboard - Timber: The following related issues have been assessed

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



Fibre cement sheet product: The following related issues have been assessed

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

Direct fix, possibly an asbestos product, currently low risk. Well maintained.

Brick veneer: The following related issues have been assessed

Surface finish, Weathertightness risk, Clearances, Penetrations, Erosion or spalling, Mortar eroding, Lintels - sagging, end support, corrosion, Loose bricks, Brick to foundation alignment, Weep-holes, Vent-holes, Differential movement/cracking, Dampness and moisture damage, Control joints and sealants, Cavity, Physical damage, Flashings



Issues found & recommendations

7.2.1 Fibre cement sheet product

ASBESTOS PRODUCT SUSPECTED.



Test sample is required for our lab to verify the presence of Asbestos.

Please note that should you want this altered or replaced, there would be an increased cost for removal and disposal of any product containing asbestos.

link to the dangers of asbestos: <http://www.health.govt.nz/your-health/healthy-living/environmental-health/hazardous-substances/asbestos/asbestos-and-health>

link to locations asbestos found in

NZ: <http://www.eqr.co.nz/sites/default/files/resources/Where%20Asbestos%20May%20Be%20Present%20WorkSafe%20Fact%20Sheet.pdf>

Recommendation

Contact a qualified professional.



7.3.1 Brick veneer

CRACKING

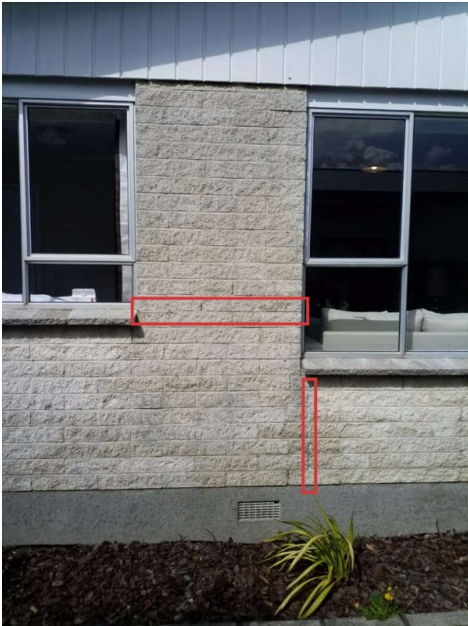
Cracked, missing, loose Masonry

Performance of this deflection element has been compromised.

Maintenance or repair required in this area

Recommendation

Contact a qualified masonry professional.



7.3.2 Brick veneer

VENTILATION/WEEP HOLES

This cladding system is not using weep holes to ventilate the cavity. The cavity system here is relying on ventilation from the subfloor, this encourages warm moist air from the underfloor to circulate the internal wall cavity thus creating a good growing environment for mould. This is considered bad building practice and should be rectified should works be carried out in this area.

Here's a helpful link. <https://www.renovate.org.nz/1940-60s/walls-and-cladding/wall-cladding-original-details/brick-veneer-cladding/>

Recommendation

Contact a qualified general contractor.



8: EXTERIOR - DECKS AND PERGOLAS ETC

		IN	NI	NP	I
8.1	Front porch	X			

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

Inspection Method

Visual

Overall excellent condition aside from some corrosion to the handrail.

Front porch: Material and relevant defect assessment

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



9: EXTERIOR - JOINERY

		IN	NI	NP	I
9.1	Door - Timber unit	X			X
9.2	Door - Timber unit	X			X
9.3	Window - Aluminium unit	X			X

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

Inspection method

Visual

Starting at the ground floor I inspect the joinery in a clockwise method.

Door - Timber unit: The following related issues have been assessed

Door panel condition, safety glass, Security, Facings and trims, Rotting frames sills, Putty/timber beads, Surface finish, Door panel fittings, Material Pine, Broken glass, double glazing, Hardware, Passive ventilation, Flashings, Water staining, Reveals, Operation and fit, Frosted

Door - Timber unit: The following related issues have been assessed

safety glass, Door panel condition, Security, Facings and trims, Putty/timber beads, Rotting frames sills, Surface finish, Door panel fittings, Material Pine, Broken glass, double glazing, Hardware, Passive ventilation, Flashings, Water staining, Reveals, Operation and fit, Frosted



Window - Aluminium unit: The following related issues have been assessed

Passive ventilation, Flashings, Corrosion, Security, Operation and fit, Hardware, Broken glass, Facings and trims, Glazing seals, Surface degradation, sash fittings, Sash condition, Drainage holes, safety glass, frosted, double glazing

General condition

The timber joinery is generally in good condition for its age, reasonable level of security. the alluminium joinery is starting to show its age some maintenance required here.

Issues found & recommendations

9.1.1 Door - Timber unit

NOT SAFETY GLASS

We recommend that any entrance door should have safety glass.

Here is a link that explains the minimum requirements for safety glass in joinery: http://www.wanz.org.nz/download/Human%20Impact%20Safety_PRINT.pdf

Recommendation

Contact a qualified window repair/installation contractor.

9.2.1 Door - Timber unit

FLASHING

This door is missing its clashing strip at the bottom, the back door has one. Maintenance or repair required in this area

Here's a helpful link to better understand types and attributes:

Recommendation

Contact a qualified carpenter.



9.2.2 Door - Timber unit

NOT SAFETY GLASS

We recommend that any entrance door should have safety glass. Here is a link that explains the minimum requirements for safety glass in joinery: http://www.wanz.org.nz/download/Human%20Impact%20Safety_PRINT.pdf

Recommendation

Contact a qualified window repair/installation contractor.

9.3.1 Window - Aluminium unit

GLAZING SEAL

KITCHEN

Its a common issue with older aluminium joinery, UV light causes shrinkage to the glazing seals exposing gaps typically in the corners of any glazed section.

We recommend replacement of the seals in this area.

Recommendation

Contact a qualified window repair/installation contractor.



10: ROOF EXTERIOR

		IN	NI	NP	I
10.1	Eaves, Soffits, Fascia	X			
10.2	Material - Pressed metal tiles	X			X

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

Inspection Method

Ladder, Roof



Eaves, Soffits, Fascia: Eaves/soffit - Type and relevant issue assessment

Material used - Fibre cement product, Approximate width, Deterioration, Reverse sloping soffit, Exposed rafters, Dampness, Damage, Material used - Timber

Attention required



Material - Pressed metal tiles: Type and relevant issue assessment

Type - Stone chip, Flashings, Parapets, Surface damage and deterioration, Lapping Fixings, Inadequate repairs, Corrosion, Coating deterioration, Sagging, Sealants, Lichen and moss, Deformed tiles, mounted objects, Roof to wall junctions, Ridges valleys barges, Penetrations (skylights vents and flues), Pitch appropriate to material type



Eaves, Soffits, Fascia: Fascia - Type and relevant issue assessment

Material used - Timber, Deterioration, Reverse sloping soffit, Rot, Dampness, Damage
General weather damage expected for its age, would benefit from some maintenance.



Issues found & recommendations

10.2.1 Material - Pressed metal tiles

CORROSION

We have found rust in this area.

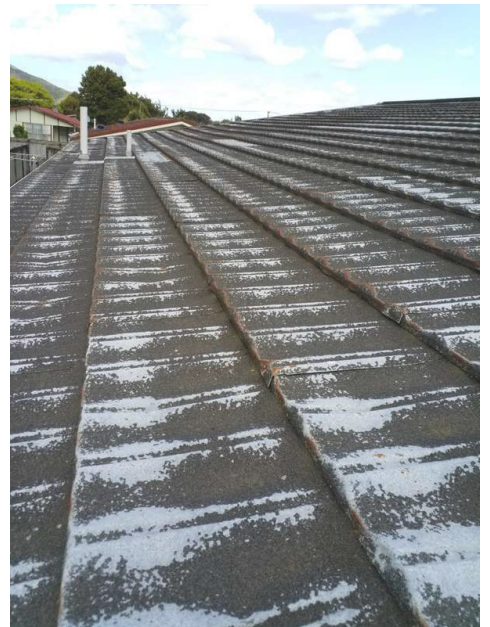
This is a potential weathertightness problem.

Maintenance or repair required in this area.

Profiled metal claddings are non-absorbent and are vulnerable to condensation on the inside of the cladding. They must be installed over an absorbent underlay.

Recommendation

Contact a qualified roofing professional.



11: ROOF DRAINAGE SYSTEMS

IN	NI	NP	I
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IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

General condition

Overall excellent condition for its age

Inspection method

Visual, ladder



12: ROOFSPACE

		IN	NI	NP	I
12.1	Insulation	X			
12.2	Roofing framing & connections	X			X
12.3	Services	X			X

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

General condition

overall condition of this space is dry and showing no sign of decay

Inspection method

Visual from access hole

Insulation: Type and relevant issue assessment

Thermal insulation type, clearances, approximate thickness and coverage

Type of insulation ,

Services: Type and relevant issue assessment

Other, Support, Leakage, Plumbing type, Electrical type
Plastic header tank with pipe lagging (possibly Asbestos)



Insulation: Description

glass wool type installed reasonably well. looks to be about 100mm thick with good coverage. one patch missing over the kitchen



Roofing framing & connections : The following has been inspected

Roof cladding, Sarking, Roof frame construction, Ceiling construction, Obvious structural alteration, Party walls fire proofing, Roof underlay and support, Rotting timbers, Evidence of rodents, Evidence of birds, Evidence of Borer, Fan discharge to roofspace, Masonry tile tiedowns, Connections



Issues found & recommendations

12.2.1 Roofing framing & connections

CONNECTION, INADEQUATE

ROOFSPACE

We strongly recommend this plate to be bolted and proper tie connections to be installed.

Here's a link to more info on this: <http://www.buildmagazine.org.nz/assets/PDF/Build-131-16-BuildRight-ToStrapOrNotToStarp.pdf>

Recommendation

Contact a qualified carpenter.



13: INTERIOR - HALLWAY

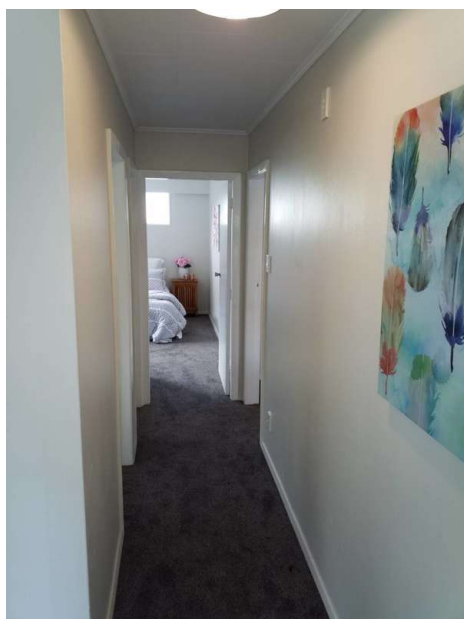
		IN	NI	NP	I
13.1	General	X			
13.2	Ceiling	X			
13.3	Electrical and Heating	X			
13.4	Trim	X			
13.5	Walls	X			

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

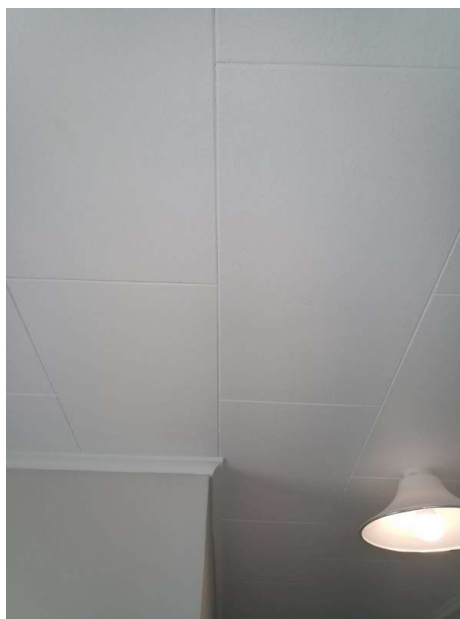
General: Inspection method

Visual, Moisture reading



Ceiling : Material and relevant defect assessment

Sagging, Damaged lining, Dampness and moisture damage, Material - Pinex



Electrical and Heating: Electrical type and operation inspected

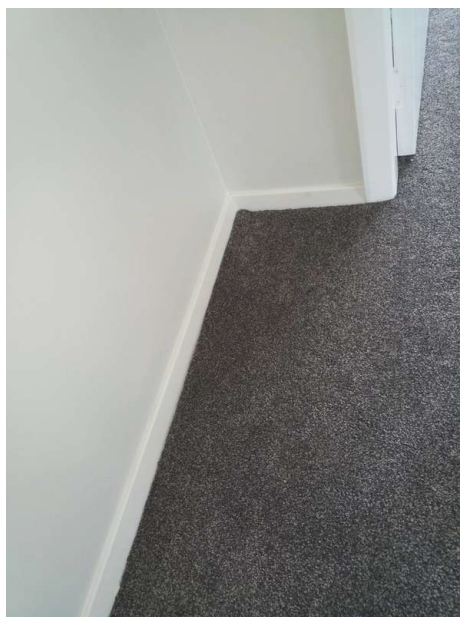
Working, Lights and switches, Power outlets

Electrical and Heating: Heating type and operation inspected

none

Trim: Type and relevant issue assessment

Missing trim, split, Borer, Swollen MDF, Poor workmanship



Walls: Material and relevant defect assessment

Bulging, Material - Plasterboard, Damaged lining, Cracking, Nails popping, Dampness and moisture



General: General condition of this space

Overall excellent condition for its age. Some poor workmanship on the wallpaper.

14: INTERIOR - LIVING ROOM

		IN	NI	NP	I
14.1	General	X			
14.2	Ceiling	X			
14.3	Electrical and Heating	X			
14.4	Trim	X			
14.5	Walls	X			

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

General: General condition of this space

Recently painted over wallpaper, some patching. Not good level of finish.

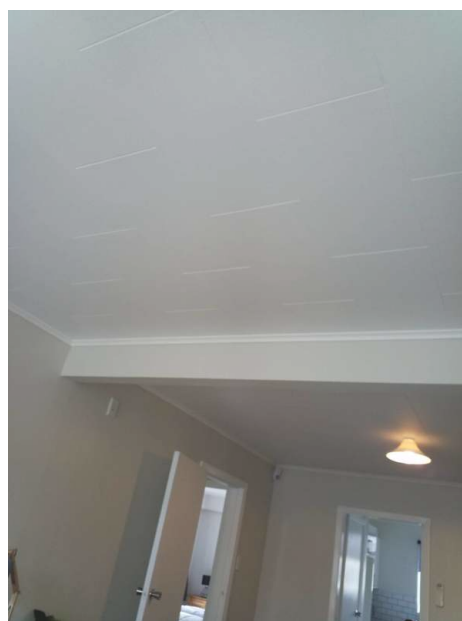


General: Inspection method

Visual, Moisture reading

Ceiling : Material and relevant defect assessment

Sagging, Material - Pinex, Damaged lining, Dampness and moisture damage, Cracking, Nails popping



Electrical and Heating: Electrical type and operation inspected

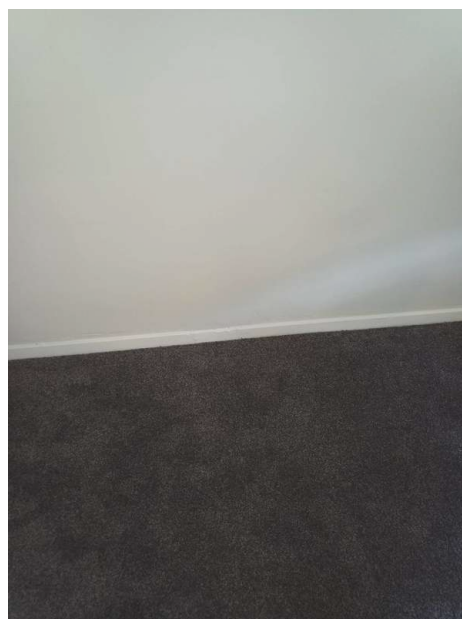
Lights and switches, Working, Power outlets

Electrical and Heating: Heating type and operation inspected

heatpump

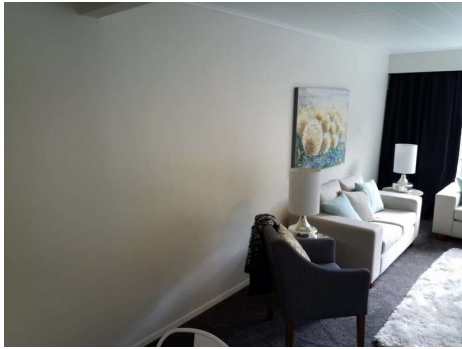
Trim: Type and relevant issue assessment

Missing trim, split, Borer, Swollen MDF, Poor workmanship



Walls: Material and relevant defect assessment

Bulging, Damaged lining, Material - Plasterboard, Cracking, Dampness and moisture, Nails popping



15: INTERIOR - KITCHEN & DINING

		IN	NI	NP	I
15.1	General		X		
15.2	Bench top	X			
15.3	Sink	X			
15.4	Cabinetry	X			
15.5	Range hood / Air extraction			X	
15.6	Splashback	X			
15.7	Ceiling	X			
15.8	Doors and frames	X			X
15.9	Electrical and Heating	X			

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

Bench top: Material and relevant fault assessment

Material - Laminated on composite wood, Damage, Lifting or delamination



Sink: Material and relevant fault assessment

Waste/traps, Water hammer, Material - Ceramic, Material - Stainless steel, Operation of taps, Leakage, Waste disposal unit



Cabinetry: Material and relevant fault assessment

Material - Laminated, Damage, Operation of doors and drawers., Fittings and hardware



Splashback: Material and relevant fault assessment

Material - Tiles, Cracked, Bench upstand, Loose., Grouting and sealant



Ceiling : Material and relevant defect assessment

Material - Pinex, Sagging, Damaged lining, Dampness and moisture damage, Cracking, Nails popping

Some recent repair where old kitchen has been removed



Doors and frames: Type and relevant issue assessment

Type - Hinged, Door stops., Type - Hollow core, Defective door hardware, Damage to frames and trim

Electrical and Heating: Electrical type and operation inspected

Working, Lights and switches, Power outlets

Electrical and Heating: Heating type and operation inspected

none

Issues found & recommendations

15.8.1 Doors and frames

DEFECTIVE HARDWARE

Broken or defective hardware, (hinges, stays, latches, rollers, locks, handles etc.)

Refer to photo.

Maintenance or repair required in this area

Recommendation

Contact a qualified handyman.



16: INTERIOR - MAIN BATHROOM

		IN	NI	NP	I
16.1	General	X			
16.2	Bath	X			
16.3	Ceiling	X			
16.4	Cistern, pan and seat	X			
16.5	Doors and frames	X			
16.6	Electrical and Heating	X			
16.7	Shower	X			X
16.8	Trim	X			
16.9	Vanity/washbasin	X			
16.10	Ventilation	X			X
16.11	Walls	X			

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

General: General condition

Recently revamped.

General: Inspection method

Visual, Moisture reading

Bath: Type and relevant issue assessment

Damage, Water hammer, Correct wall junction detail, Tilework, Wet wall linings, Leakage, Operation of taps and wastes, Type - acrylic on fibreglass



Ceiling : Material and relevant defect assessment

Sagging, Damaged lining, Dampness and moisture damage, Cracking, Nails popping, Material - Pinex



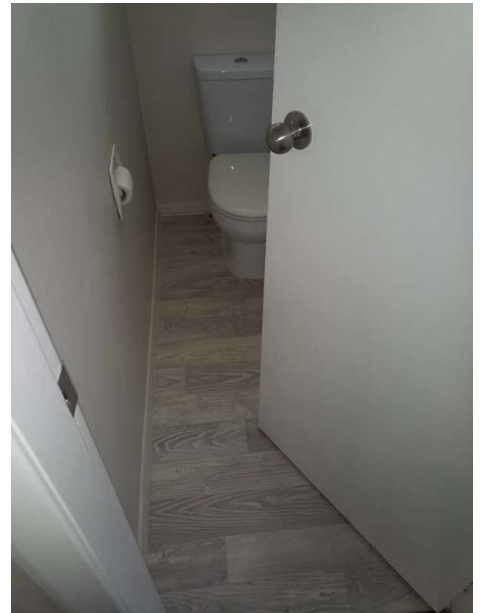
Cistern, pan and seat: The following related issues have been assessed

Dual flush Operation, Seat, Stability, Cracking, Leakage



Doors and frames: Type and relevant issue assessment

Door stops., Binding loose or badly fitting doors, Type - Hinged, Type - Hollow core, Defective door hardware, Damage to frames and trim
No privacy lock



Electrical and Heating: Electrical type and operation inspected

Lights and switches, Working, Heated towel rail

Electrical and Heating: Heating type and operation inspected

none

Shower: The following related issues have been assessed

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



Trim: Type and relevant issue assessment

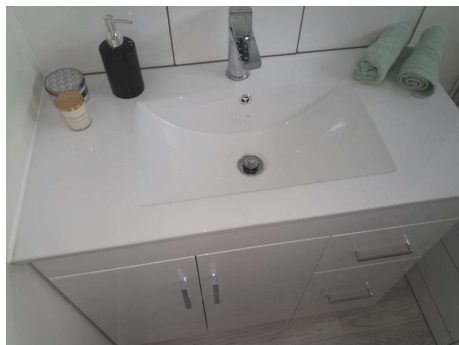
Missing trim, split, Borer, Poor workmanship, Swollen MDF

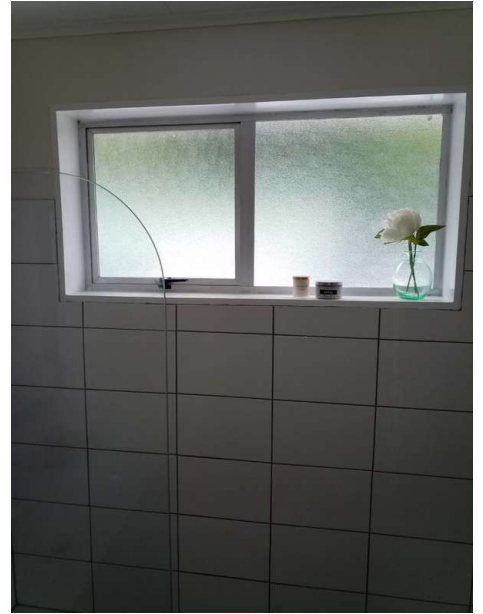
Vanity/washbasin: The following related issues have been assessed

Water hammer, Leakage, Adequately sealed at junction with wall, Operation of taps and wastes, Doors and drawers

Ventilation: The following has been inspected

passive ventilation





Walls: Material and relevant defect assessment

Material - Plasterboard, Bulging, Damaged lining, Cracking, Tilework and grout, Dampness and moisture, Nails popping



Issues found & recommendations

16.7.1 Shower

LOW WATER PRESSURE

Hot water flow is minimal.

Recommendation

Contact a qualified professional.

16.10.1 Ventilation

NOT SAFTY GLASS

Tempered glass required here. Safety hazard.

Recommendation

Contact a qualified professional.

17: INTERIOR - MASTER BEDROOM

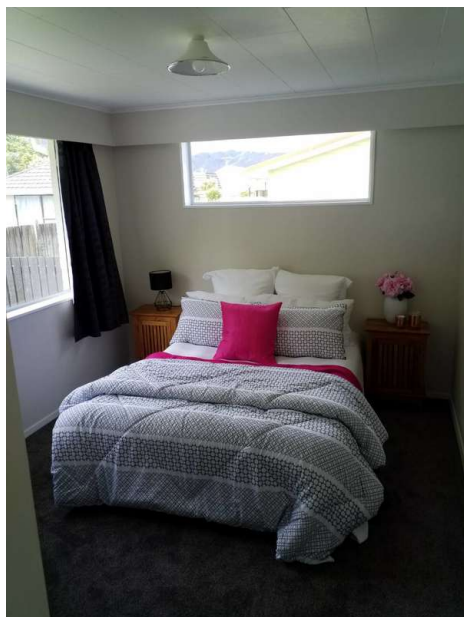
		IN	NI	NP	I
17.1	General	X			
17.2	Ceiling	X			
17.3	Electrical and Heating	X			
17.4	Trim	X			
17.5	Walls	X			

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

General: General condition of this space

Well maintained overall condition for its age



General: Inspection method

Visual, Moisture reading

Ceiling : Material and relevant defect assessment

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



Electrical and Heating: Electrical type and operation inspected

Lights and switches, Working, Power outlets

Electrical and Heating: Heating type and operation inspected

none

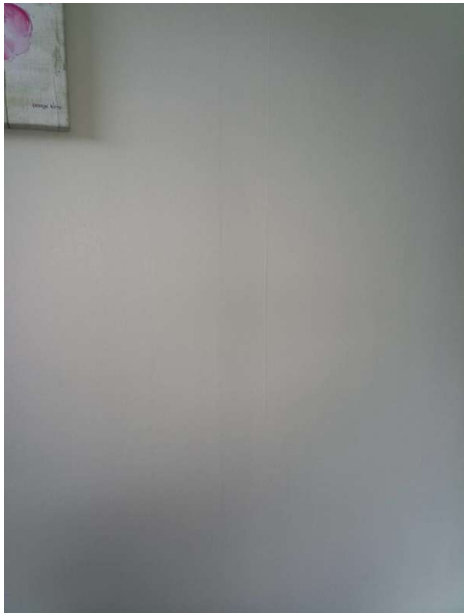
Trim: Type and relevant issue assessment

Missing trim, split, Borer, Swollen MDF, Poor workmanship



Walls: Material and relevant defect assessment

Material - Plasterboard, Bulging, Damaged lining, Cracking, Dampness and moisture, Nails popping



18: INTERIOR - LAUNDRY IN CABINETRY OR A CUPBOARD

			IN	NI	NP	I
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IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

General condition

Recently refurbished

Inspection method

Visual, Moisture reading

19: CIRTIFICATION

IN NI NP I

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

Cirtification



Certificate of Inspection in accordance with NZS 4306:2005

Client:

**Site address: 401b Cambridge terrace, Lower Hutt
5011**

Inspector:

Name - Adam Collins
Company- Inquest Limited
Qualifications- Licensed Building Practitioner (132631);
NZQA Carpentry Level 4

Date of inspection:1/11/2017

I hereby certify that that I have carried out the inspection of the property site at the above address in accordance with **NZS4306 2005 Residential Property Inspection** - and I am competent to undertake this inspection.

Signature:

Date: 1/11/2017

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.

20: INTERIOR - BEDROOM

		IN	NI	NP	I
20.1	General	X			
20.2	Ceiling	X			
20.3	Doors and frames	X			X
20.4	Electrical and Heating	X			
20.5	Trim	X			
20.6	Walls	X			

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

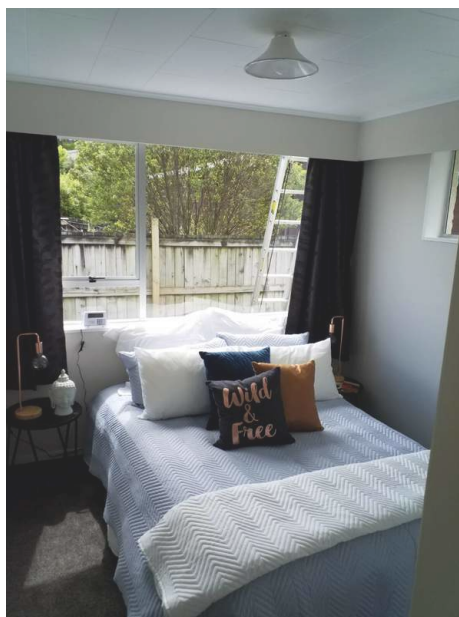
Information

General: General condition of this space

Recently refurbished

General: Inspection method

Visual, Moisture reading



Ceiling : Material and relevant defect assessment

Sagging, Damaged lining, Dampness and moisture damage, Nails popping, Cracking, Material - Pinex



Doors and frames: Type and relevant issue assessment

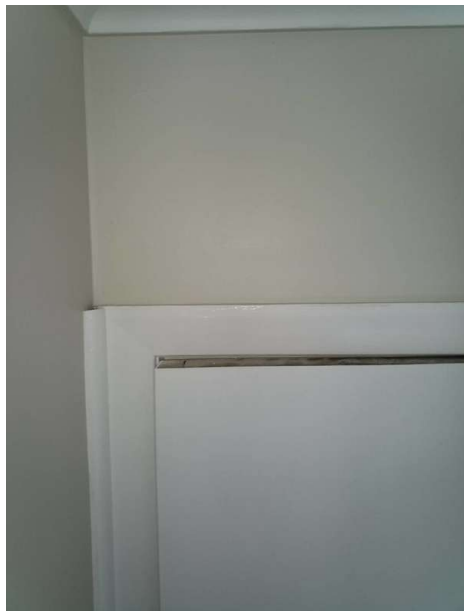
Type - Hinged, Binding loose or badly fitting doors, Door stops., Type - Hollow core, Defective door hardware, Damage to frames and trim

Electrical and Heating: Electrical type and operation inspected

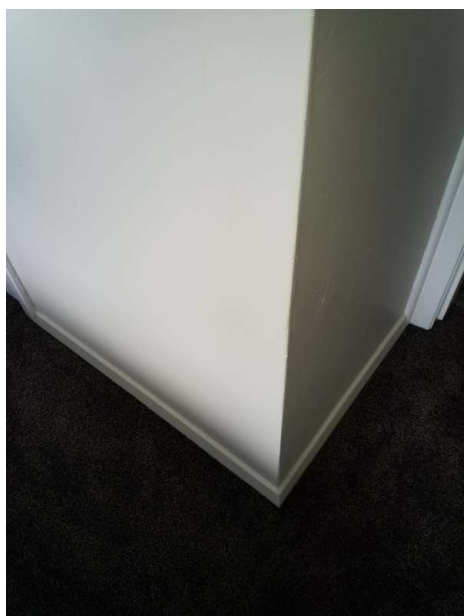
Lights and switches, Working, Power outlets

Electrical and Heating: Heating type and operation inspected

none

**Trim: Type and relevant issue assessment**

Missing trim, split, Borer, Poor workmanship, Swollen MDF

**Walls: Material and relevant defect assessment**

Material - Plasterboard, Bulging, Damaged lining, Cracking, Nails popping, Dampness and moisture



Issues found & recommendations

20.3.1 Doors and frames

DOORS BINDING

These doors are catching the frame, the door should have been trimmed to suit.

Recommendation

Contact a qualified handyman.



21: STORAGE

		IN	NI	NP	I
21.1	General	X			
21.2	Electrical	X			
21.3	Storage areas	X			

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

General: Inspection method

Visual, Moisture reading

Electrical: Electrical type and operation inspected

Lights and switches, Working, Power outlets

Storage areas: The following has been inspected

Wardrobes, Hot water cylinder cupboard, Linen cupboard

22: SERVICES

		IN	NI	NP	I
22.1	Inspected presence of	X			

IN = Inspected NI = Not Inspected NP = Not Present I = Issues found & recommendations

Information

Inspection method

Visual, Ladder

Water heater is old and should consider
Phone line..?

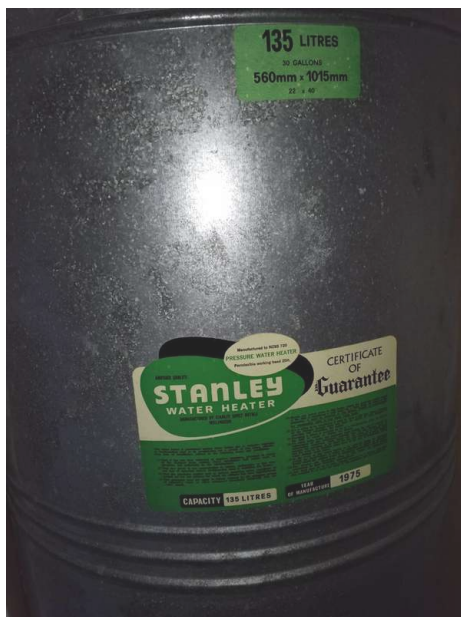
Inspected presence of : Aerials and antennae



Inspected presence of : Electricity services

Inspected presence of : Hot water services

There is some pipe lagging on this system that may contain asbestos.



Inspected presence of : Security system



Inspected presence of : Water services

Inspected presence of : Heating systems



Inspected presence of : Telecommunications

i couldnt locate a Phone jack os sorts but i should imagine wifi can be attached at this point.

