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RESIDENTIAL HOME INSPECTION

1234 Main St.
Wellington 6022

Buyer Name
09/25/2018 9:00AM



Inspector
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Table of Contents

| | |
|--|----|
| Table of Contents | 2 |
| SUMMARY | 3 |
| 1: INSPECTION DETAILS | 4 |
| 2: SITE | 5 |
| 3: CONSTRUCTION TYPE | 8 |
| 4: FOUNDATION - CONSTRUCTION | 9 |
| 5: FOUNDATION - SUBFLOOR | 12 |
| 6: EXTERIOR - CLADDING SYSTEM | 15 |
| 7: EXTERIOR - JOINERY | 18 |
| 8: ROOF DRAINAGE SYSTEMS | 20 |
| 9: ROOF EXTERIOR | 21 |
| 10: INTERIOR - HALLWAY | 24 |
| 11: INTERIOR - LIVING ROOM | 27 |
| 12: INTERIOR - KITCHEN & DINING | 30 |
| 13: INTERIOR - MAIN BATHROOM | 34 |
| 14: INTERIOR - SEPARATE WC | 38 |
| 15: INTERIOR - MASTER BEDROOM | 41 |
| 16: INTERIOR - BEDROOM 2 | 43 |
| 17: INTERIOR - BEDROOM 3 | 45 |
| 18: INTERIOR - SUNROOM | 47 |
| 19: INTERIOR - 2ND BATHROOM | 49 |
| 20: INTERIOR - UPSTAIRS LIVING ROOM/BEDROOM | 52 |
| 21: INTERIOR - STAIRS AND LANDINGS | 55 |
| Risk of falling | 55 |
| 22: LAUNDRY | 57 |
| 23: STORAGE | 60 |
| 24: SERVICES | 61 |
| 25: ROOFSPACE | 63 |
| 26: CERTIFICATION | 65 |
| Certificate of Inspection in accordance with NZS 4306:2005 | 65 |









SUMMARY



ITEMS INSPECTED

ISSUES FOUND &
RECOMMENDATIONS

SAFETY HAZARD

-
-  4.1.1 Foundation - Construction - Perimeter wall - Concrete: Cracking - Hairline Fracture
 -  4.1.2 Foundation - Construction - Perimeter wall - Concrete: Cracking - Superficial
 -  6.1.1 Exterior - Cladding System - Weatherboard - Timber: Timber - Rot located
 -  6.2.1 Exterior - Cladding System - Fibre cement sheet product: ACM suspected.
 -  8.2.1 Roof drainage systems - Down pipes: Damaged or cracked
 -  13.7.1 Interior - Main bathroom - Shower: Leaking - minor
 -  14.3.1 Interior - Separate WC - Cistern, pan and seat: Loose pan
 -  21.2.1 Interior - Stairs and landings - Stair and balustrade : Saftey from falling

1: INSPECTION DETAILS

Information

In Attendance

Client, Home Owner

Occupancy

Furnished, Occupied

Temperature (approximate)

12 Celsius (C)

Equipment

Ladder, Tablet, SLR camera,
Moisture meter

Style of building

1940-1960's

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](#)

Weather Conditions

Overcast

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 or more clarification on any detail please contact me on the below:

Adam Collins

Director, Certified Builder & Licenced Building Practitioner

Inquest Property Inspections and Building Consultancy

021 0372132 | inquest.kiwi@gmail.com | www.inquest.co.nz



2: SITE

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

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

Information

Inspection method

Visual

Contour grading: Grading checklist

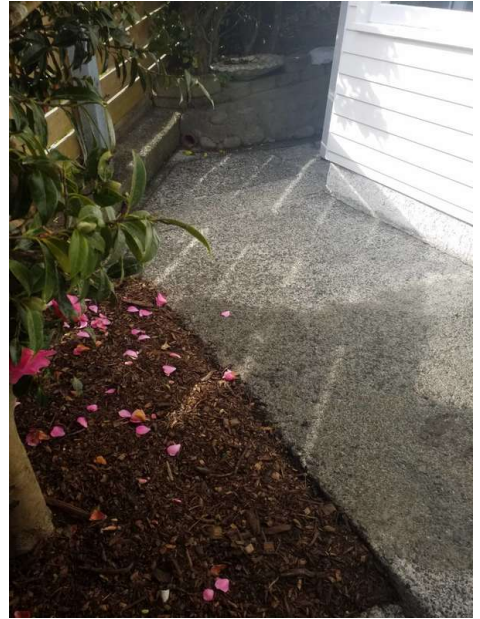
Mellow

Fencing: Fencing checklist

Timber, Concrete, Steel



Paths: Inspected
Concrete



Driveway: Inspected

Concrete, Off street parking



Steps: Inspected

Concrete



3: CONSTRUCTION TYPE

| | | IN | NI | NP | I |
|-----|---------------|----|----|----|---|
| 3.1 | Timber Framed | X | | | |

IN = Inspected

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I = Issues Found & Recommendations

Information

Timber Framed: Assessment for the following

Verticality and alignment, Dampness and moisture damage

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](#)

4: FOUNDATION - CONSTRUCTION

| | | IN | NI | NP | I |
|-----|---------------------------|----|----|----|---|
| 4.1 | Perimeter wall - Concrete | X | | | |
| 4.2 | Concrete pile | X | | | |

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

Information

Inspection Method

Visual - Crawl Inside, Visual From Access Point

General Condition Assessment

Good



Perimeter wall - Concrete: Assessment for the following

Subsidence, Significant Cracking, Movement, Sagging, Alignment, Verticality, Exposed reinforcing steel

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

[Foundation walls - BRANZ](#)



Concrete pile: Assessment for the following

Pile to bearer connections, Obvious structural alteration, Instability

Here are some helpful links describing the attributes of this type:

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

[BRANZ 1970's Foundations](#)



Issues found & recommendations

4.1.1 Perimeter wall - Concrete

CRACKING - HAIRLINE FRACTURE

There is a single crack in the foundation located near the underfloor access. The crack is detected on both sides of the wall in the same place. We don't see this as causing any future problems, everything is straight and level and well supported. If anything, some silicone applied here would help preserve the reinforcing steel from corrosion. Has not impacted verticality or alignment thus far.

Recommendation

Contact a handyman or DIY project

Estimated Cost

\$0 - \$50



4.1.2 Perimeter wall - Concrete

CRACKING - SUPERFICIAL

The solid plaster coating in some isolated areas are showing some cracks, these are drumming when tapped. This is superficial, not structural cracking. if left, should not cause any future problems to the foundation itself.

Cosmetic maintenance required in this area.

Here's a link on this construction type: [Foundation Walls - BRANZ](#)

and here: [Foundation Wall Reinforcing](#)

Recommendation

Contact a stucco repair contractor

Estimated Cost

\$100 - \$300



5: FOUNDATION - SUBFLOOR

| | | IN | NI | NP | I |
|-----|----------------|----|----|----|---|
| 5.1 | Subfloor Space | X | | | |

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Information

Inspection Method
Visual From Access Point

General Condition Assessment
Excellent

Subfloor Space: Debris
Underfloor

Subfloor Space: Drainage
Underfloor

Subfloor Space: Ground Clearance Of Timber Framing
Underfloor

Subfloor Space: Ground Vapour Barrier
Underfloor



Subfloor Space: Rotting Timbers **Subfloor Space: Ventilation**

Subfloor Space: Electrical wiring : Type and condition assessment
Underfloor
thermoplastic-sheathed, Supported



Subfloor Space: Floor : Type and condition assessment
Timber

Comment:

The floor joists appear to have some form of timber treatment, possibly H3. The framing members visible from the underfloor access point look great with no obvious signs of large-scale borer infestation, although it is impossible to rule out the presence of borer in a timber structure of any age.

The polished timber floors from above appear in the same condition.

This is a positive attribute to this concrete foundation and pile used in this construction.

Subfloor Space: Insect/Pest

Comment:

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.

Subfloor Space: Insulation : Type and condition assessment

Underfloor

Polyester



Subfloor Space: Joist and Bracing

Underfloor



Subfloor Space: Plumbing : Type and condition assessment

Copper, Pvc, Gas Pipe, Pollybuteline, Supported



6: EXTERIOR - CLADDING SYSTEM

| | | IN | NI | NP | I |
|-----|----------------------------|----|----|----|---|
| 6.1 | Weatherboard - Timber | X | | | X |
| 6.2 | Fibre cement sheet product | X | | | X |

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

Information

General Condition Assessment **Inspection method**

Excellent

visual

Weatherboard - Timber: Cladding System Analysis - assessment for the following

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

Here are some helpful links describing the attributes of this type.

[Walls and Cladding - BRANZ](#)

[Weathertight - Wall Cladding](#)



Fibre cement sheet product: Cladding System Analysis - assessment for the following

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

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

<https://www.weathertight.org.nz/new-buildings/detail-solutions/wall-cladding-selection/sheet-materials/>



Issues found & recommendations

6.1.1 Weatherboard - Timber

TIMBER - ROT LOCATED

Any rotting timber should be replaced like for like

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 using treated timber this time.

Here's a helpful link: [Common problems and remedies - BRANZ](#)

Recommendation

Contact a qualified carpenter.



6.2.1 Fibre cement sheet product

ACM SUSPECTED.

ASBESTOS PRODUCT SUSPECTED. (ACM)

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.

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.

[link to asbestos and your health](#)

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

Recommendation

Contact a qualified professional.



7: EXTERIOR - JOINERY

| | | IN | NI | NP | I |
|-----|-----------------------|----|----|----|---|
| 7.1 | Window - Timber unit | X | | | |
| 7.2 | Door - Timber unit | X | | | |
| 7.3 | Door - Aluminium unit | 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.

General Condition Assessment

Good

Door - Timber unit: Joinery - assessment for the following

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

Door - Aluminium unit:

Assessment for the following

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



Window - Timber unit: Joinery - assessment for the following

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



8: ROOF DRAINAGE SYSTEMS

| | | IN | NI | NP | I |
|-----|-------------------|----|----|----|---|
| 8.1 | External spouting | X | | | |
| 8.2 | Down pipes | X | | | X |

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Information

General Condition Assessment
Good

Inspection method
Visual, ladder, SLR Camera zoom

Down pipes: Type present and assessment for the following
Damage, Corrosion, Leakage, Fixings, Point of discharge

External spouting: Type present and assessment for the following

Material - PVC, Positioning, Fall, Fixing, Obstruction, Damage, Corrosion, Leakage, Depth and overflow, Rainwater heads and droppers



Issues found & recommendations

8.2.1 Down pipes

DAMAGED OR CRACKED

This type of defect can be easily fixed with the replacement of inexpensive components.

Recommendation

Contact a qualified handyman.

Estimated Cost

\$50 - \$150



9: ROOF EXTERIOR

| | | IN | NI | NP | I |
|-----|---------------------------|----|----|----|---|
| 9.1 | Material - Profiled metal | X | | | |

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Information

Material - Profiled metal:
Material type and performance - assessment for the following

Type - Steel (coated), Pitch appropriate to material type, Surface damage and deterioration, Penetrations (skylights vents and flues), Flashings, Ridges valleys barges, Parapets, Roof to wall junctions, Lapping Fixings, mounted objects, Inadequate repairs, Lapping, Deflections, Span, Ponding, Run-off from dissimilar or incompatible materials, Damage to ribs, Sealants, Sagging, Turn ups and turn downs

Inspection Method
 Ground, Ladder, Roof, SLR
 Camera Zoom







General Condition Assessment

Excellent

Comment:

These roof coverings appear quite new, by our estimate 2-3 years old. An LBP is expected to guarantee their works for 10 years, this may still be under warranty.

10: INTERIOR - HALLWAY

| | | IN | NI | NP | I |
|------|------------------------|----|----|----|---|
| 10.1 | General | X | | | |
| 10.2 | Walls | X | | | |
| 10.3 | Ceiling | X | | | |
| 10.4 | Timber floors | X | | | |
| 10.5 | Doors and frames | X | | | |
| 10.6 | Trim | X | | | |
| 10.7 | Electrical and Heating | X | | | |

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Information

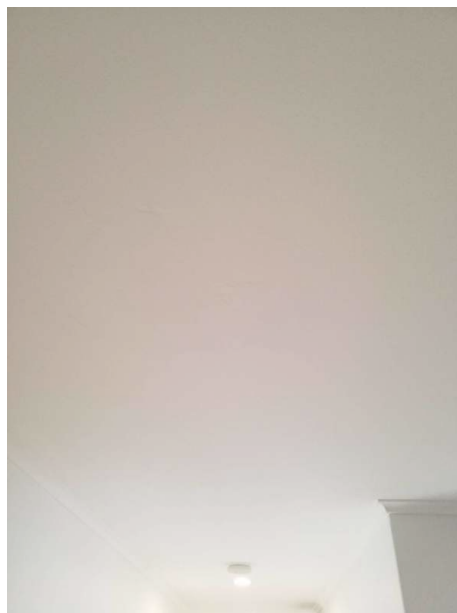
Walls: Material type and condition - assessment for the following

Material - Plasterboard, Bulging, Damaged lining, Cracking, Nails popping



Ceiling : Material type and condition - assessment for the following

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



Doors and frames: Material type and operation assessment for the following

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



Trim: Assessment for the following

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

Electrical and Heating: Electrical type and operation inspected

Lights and switches, Power outlets, Working

Electrical and Heating: Heating type present

none



General: Inspection method

Visual, Moisture reading

General: General Condition Assessment

Good

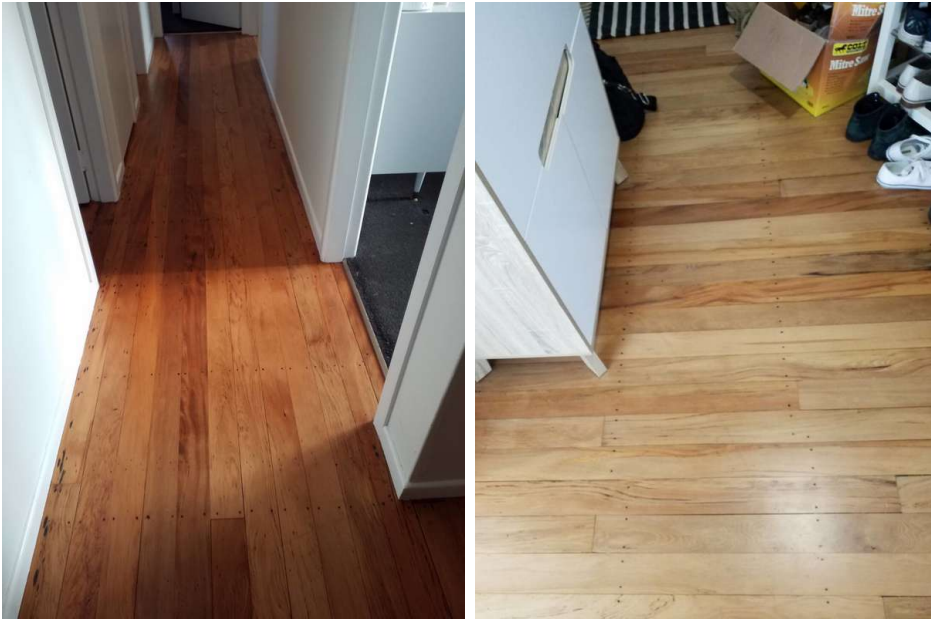


Timber floors: Assessment for the following

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

Comment:

There are some creaky floorboards located in isolated areas.



11: INTERIOR - LIVING ROOM

| | | IN | NI | NP | I |
|------|------------------------|----|----|----|---|
| 11.1 | General | X | | | |
| 11.2 | Ceiling | X | | | |
| 11.3 | Walls | X | | | |
| 11.4 | Electrical and Heating | X | | | |
| 11.5 | Timber floors | X | | | |
| 11.6 | Trim | X | | | |

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

Information

General: General Condition Assessment

Excellent

Comment:

Some creaky floorboards in isolated locations

General: Inspection method

Visual, Moisture reading

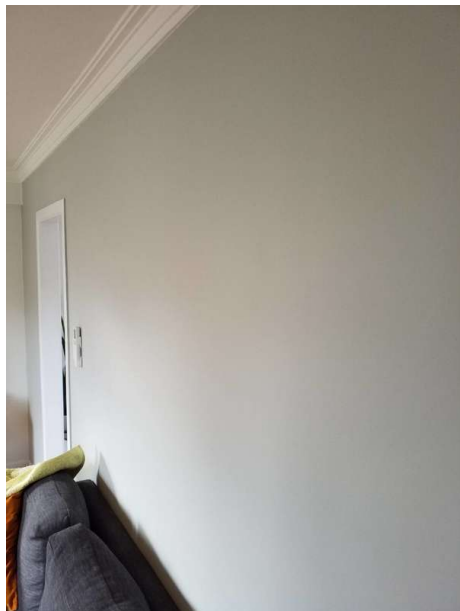
Ceiling : Material type and condition - assessment for the following

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



Walls: Material and relevant defect - assessment for the following

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



Electrical and Heating: Heating type present

heatpump

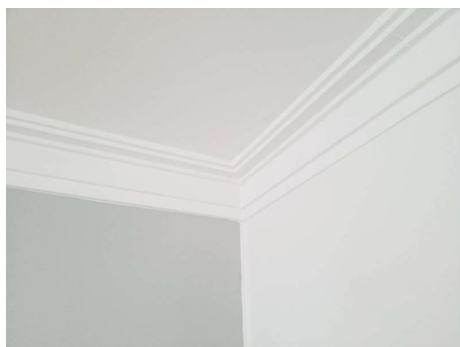
Timber floors: Assessment for the following

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



Trim: Defect assessment for the following

Missing trim, Swollen MDF, split, Poor workmanship



Electrical and Heating: Electrical type and operation inspected

Lights and switches, Power outlets, Working



12: INTERIOR - KITCHEN & DINING

| | | IN | NI | NP | I |
|-------|-----------------------------|----|----|----|---|
| 12.1 | General | X | | | |
| 12.2 | Bench top | X | | | |
| 12.3 | Sink | X | | | |
| 12.4 | Cabinetry | X | | | |
| 12.5 | Range hood / Air extraction | X | | | |
| 12.6 | Splashback | X | | | |
| 12.7 | Doors and frames | X | | | |
| 12.8 | Ceiling | X | | | |
| 12.9 | Electrical and Heating | X | | | |
| 12.10 | Timber floors | X | | | |

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Information

Range hood / Air extraction : Type and operation assessment

Mechanical extraction, Point of discharge outdoor, Working, Passive via window



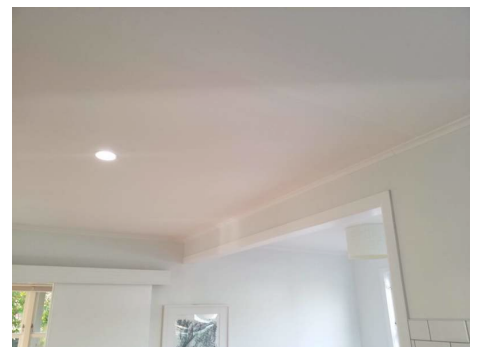
Doors and frames: Material type and operation assessment of the following

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



Ceiling : Material type and condition assessment of the following

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



Electrical and Heating: Electrical type and operation inspected

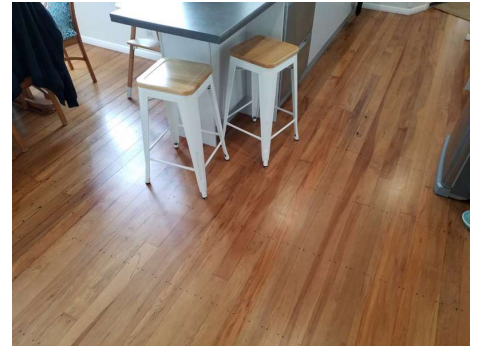
Lights and switches, Power outlets, Working

Electrical and Heating: Heating type present

none

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, Polished timber floors



General: Inspection method

Visual, Moisture reading

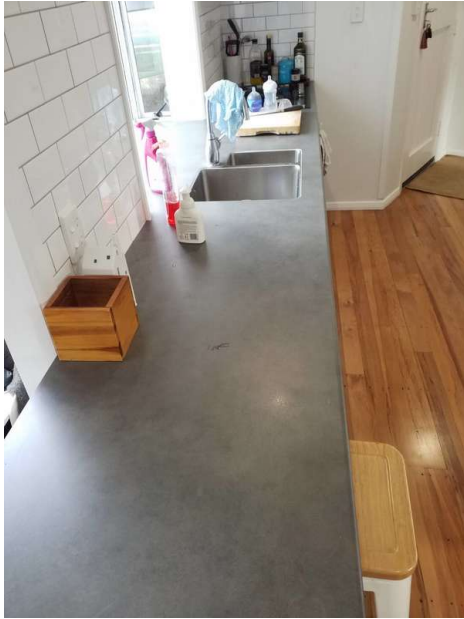
General: General Condition Assessment

Good



Bench top: Material type and assessment for the following

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



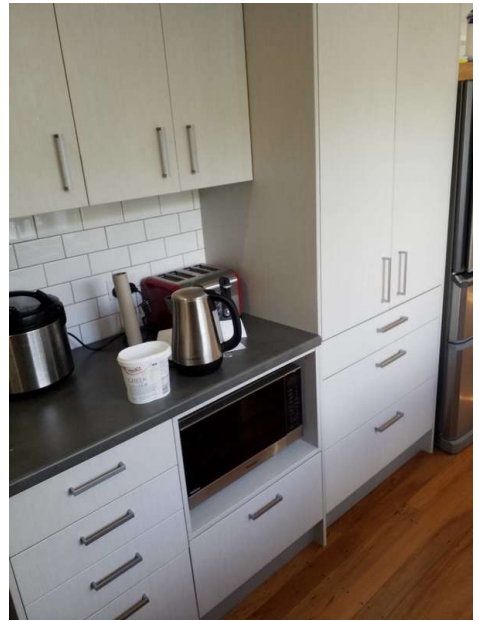
Sink: Type and functionality assessment of the following

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



Cabinetry: Material type and operation assessment of the following

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



Splashback: Material type and significant defect assessment for the following

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



13: INTERIOR - MAIN BATHROOM

| | | IN | NI | NP | I |
|-------|------------------------|----|----|----|---|
| 13.1 | General | X | | | |
| 13.2 | Walls | X | | | |
| 13.3 | Ceiling | X | | | |
| 13.4 | Bath | X | | | |
| 13.5 | Doors and frames | X | | | |
| 13.6 | Electrical and Heating | X | | | |
| 13.7 | Shower | X | | | |
| 13.8 | Timber floors | X | | | |
| 13.9 | Trim | X | | | |
| 13.10 | Vanity/washbasin | X | | | |
| 13.11 | Ventilation | X | | | |

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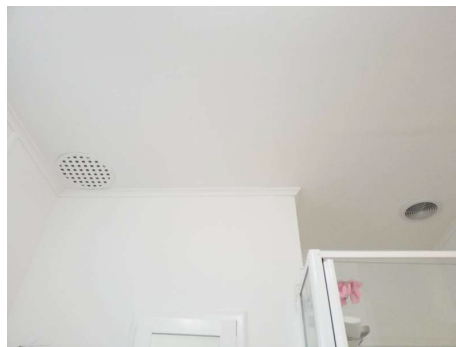
Information

General: General Condition Assessment

Good

Ceiling : Material type and assessment for the following

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



Bath: Material type and installation assessment of the following

Type - Cast Iron, Damage, Leakage Operation of taps and wastes, Water hammer, Wet wall linings, Correct wall junction detail



Doors and frames: Material type and operation assessment of the following

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

Electrical and Heating: Electrical type and operation inspected

Lights and switches, Working, RCD outlet

Electrical and Heating: Heating type present

none

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, Polished timber floors



Trim: Defect assessment for the following

Missing trim, Swollen MDF, Poor workmanship, Split

Vanity/washbasin: Material type, installation and operation assessment of the following

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



Ventilation: Presence and adequacy of the following

Mechanical ventilation, Passive ventilation, Acceptable point of discharge



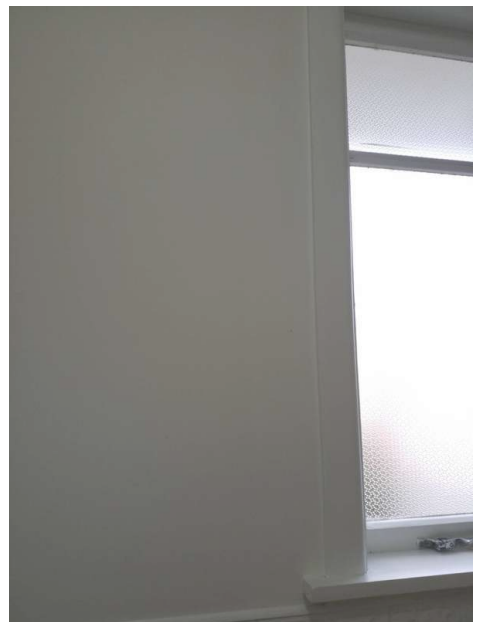
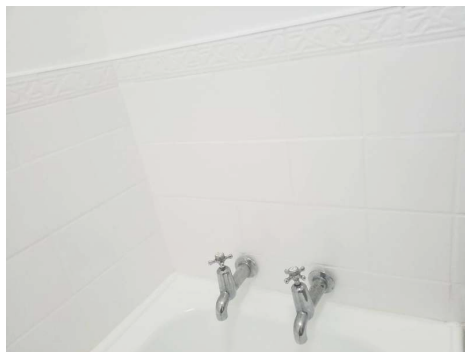
General: Inspection method

Visual, Moisture reading



Walls: Material type and assessment for the following

Bulging, Nails popping, Damaged lining, Cracking, Dampness and moisture, Tilework and grout, Hardboard



Shower: Assessment for the following

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



Issues found & recommendations

13.7.1 Shower

LEAKING - MINOR

Leaking in this section of the shower, best to get this repaired before it causes bigger problems. Easy fix and quite common for this type of product.

Recommendation

Contact a handyman or DIY project



14: INTERIOR - SEPARATE WC

| | | IN | NI | NP | I |
|------|-----------------------|----|----|----|---|
| 14.1 | General | X | | | |
| 14.2 | Ceiling | X | | | |
| 14.3 | Cistern, pan and seat | X | | | |
| 14.4 | Timber floors | X | | | |
| 14.5 | Trim | X | | | |
| 14.6 | Ventilation | X | | | |
| 14.7 | Walls | X | | | |

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Information

General: Inspection method

Visual, Moisture reading

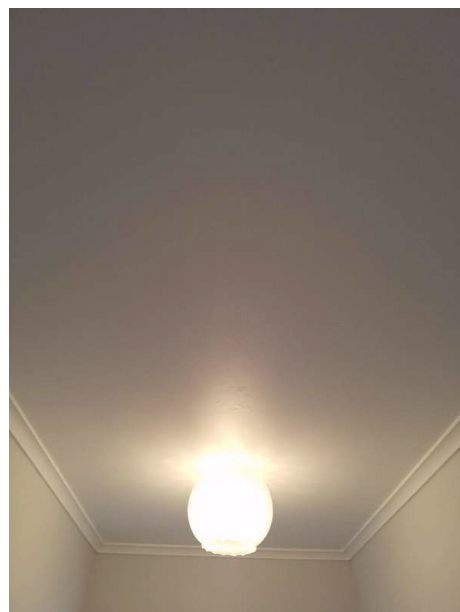
General: General Condition Assessment

Good



Ceiling : Material type and assessment for the following

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



Cistern, pan and seat: Safety and operation of the following

Dual flush Operation, Cracking, Seat, Leakage, Stability



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, Polished timber floors



Trim: Defect assessment for the following

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



Ventilation: Presence passive ventilation



Walls: Material and relevant defect assessment for the following

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



Issues found & recommendations

14.3.1 Cistern, pan and seat

LOOSE PAN

Pan is not appropriately fixed to floor.

This instability can be a hazard for some, it can also cause leaking at the connection to sewer pipe.

In most cases it's an easy fix, sometimes a good motivation to upgrade to a new loo.

Recommendation

Contact a qualified plumbing contractor.

Estimated Cost

\$0 - \$50



15: INTERIOR - MASTER BEDROOM

| | | IN | NI | NP | I |
|------|------------------------|----|----|----|---|
| 15.1 | General | X | | | |
| 15.2 | Ceiling | X | | | |
| 15.3 | Electrical and Heating | X | | | |
| 15.4 | Timber floors | X | | | |
| 15.5 | Trim | X | | | |
| 15.6 | Walls | X | | | |

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

Information

General: General Condition Assessment

Excellent

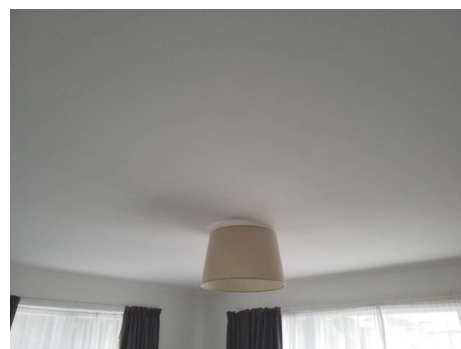
General: Inspection method

Visual, Moisture reading



Ceiling : Material type and condition assessment of the following

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



Electrical and Heating: Electrical type and operation inspected

Lights and switches, Power outlets, Working

Electrical and Heating: Heating type present

eco-panel



Timber floors: Assessment for the following

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

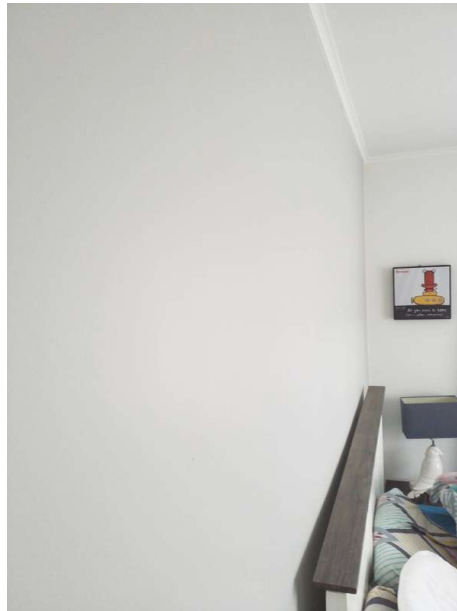
Trim: Defect assessment for the following

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



Walls: Material and relevant defect assessment for the following

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



16: INTERIOR - BEDROOM 2

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

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

Information

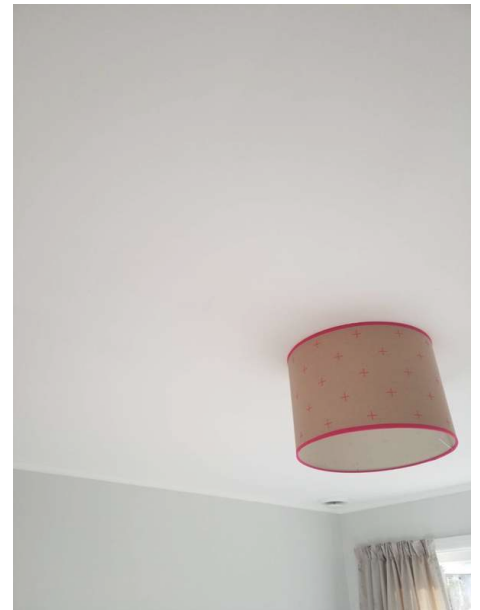
General: General Condition Assessment
Excellent

General: Inspection method
Visual, Moisture reading



Ceiling : Material type and condition assessment for the following

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



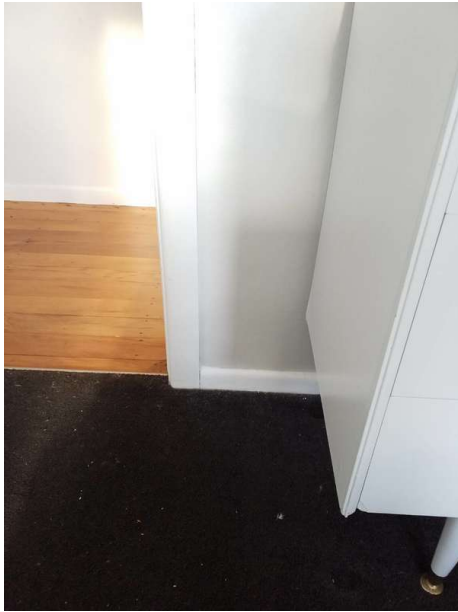
Electrical and Heating: Electrical type and operation inspected
Lights and switches, Power outlets

Electrical and Heating: Heating type present
none

Timber floors: Assessment for the following
Springiness, Squeaky boards, Significant shrinkage, Rot, Noticeably out of level, Uneven surface, Dampness and moisture damage

Trim: Defect assessment for the following

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



Walls: Material and relevant defect assessment for the following

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



17: INTERIOR - BEDROOM 3

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

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

Information

General: General Condition Assessment

Excellent

General: Inspection method

Visual, Moisture reading



Ceiling : Material type and condition assessment for the following

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



Electrical and Heating: Electrical type and operation inspected

Lights and switches, Power outlets, Working

Electrical and Heating: Heating type present

eco-panel



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

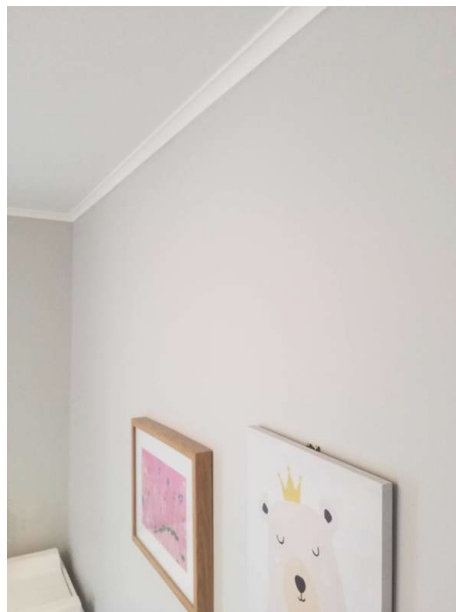
Trim: Defect assessment for the following

Missing trim, Swollen MDF, split, Borer



Walls: Material and relevant defect assessment for the following

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



18: INTERIOR - SUNROOM

| | | IN | NI | NP | I |
|------|------------------------|----|----|----|---|
| 18.1 | General | X | | | |
| 18.2 | Walls | X | | | |
| 18.3 | Ceiling | X | | | |
| 18.4 | Timber floors | X | | | |
| 18.5 | Trim | X | | | |
| 18.6 | Electrical and Heating | X | | | |

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

Information

General: Inspection method

Visual, Moisture reading



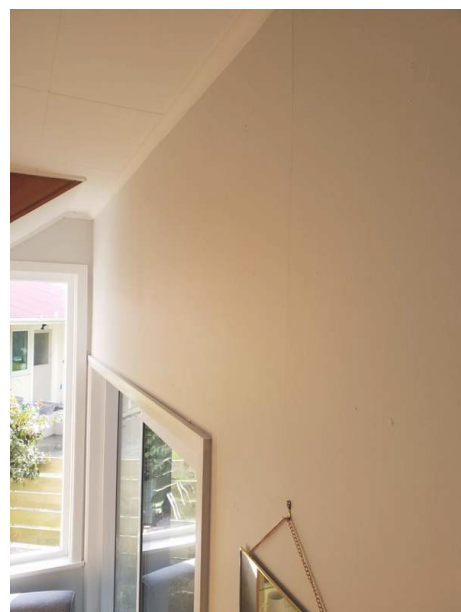
General: General Condition

Assesment

Excellent

Walls: Material and relevant defect assessment for the following

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



Ceiling : Material and relevant defect assessment for the following

Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage, Other (identify), Material - pinex



Timber floors: Assessment for the following

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

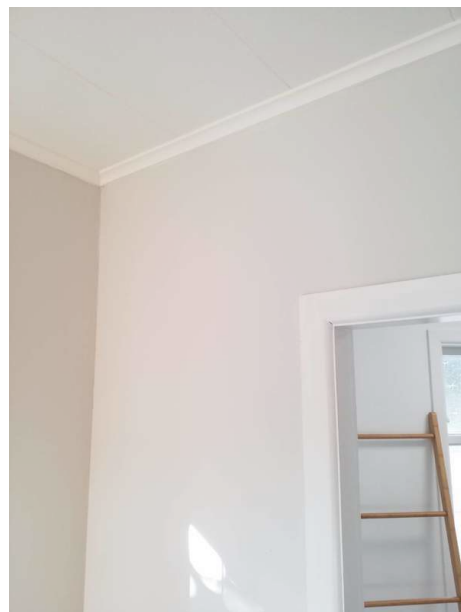
Comment:

A significant creak in the stairs by the back door.



Trim: Defect assessment for the following

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



Electrical and Heating: Electrical type and operation inspected

Lights and switches, Power outlets, Working

Electrical and Heating: Heating type present

none

19: INTERIOR - 2ND BATHROOM

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

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

Information

General: General Condition Assessment

Excellent

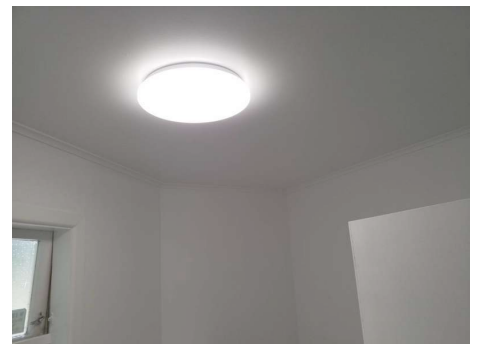
General: Inspection method

Visual, Moisture reading



Ceiling : Material type and visual assessment for the following

Material - Plasterboard, Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage, Material - hardboard (HDF)



Cistern, pan and seat: Safety and operation of the following

Cracking, Seat, Leakage, Stability, Flush Operation



Doors and frames: Material type and operation of the following

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



Shower: Assessment for the following

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



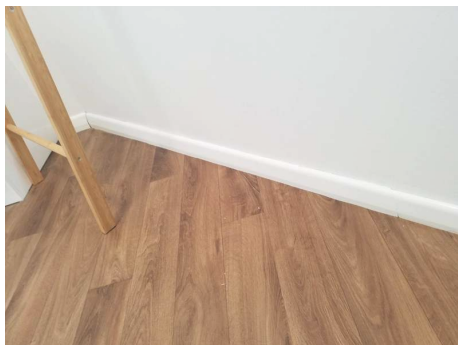
Timber floors: Assessment for the following

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



Trim: Defect assessment for the following

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



Vanity/washbasin: Material type, installation and operation assessment for the following

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



Ventilation: Presence and adequacy

Mechanical ventilation, passive ventilation, Point of discharge



Walls: Material and relevant defect assessment for the following

Material - Plasterboard, Bulging, Nails popping, Damaged lining, Cracking, Dampness and moisture, Hardboard (HDF)



20: INTERIOR - UPSTAIRS LIVING ROOM/BEDROOM

| | | IN | NI | NP | I |
|------|------------------------|----|----|----|---|
| 20.1 | General | X | | | |
| 20.2 | Ceiling | X | | | |
| 20.3 | Electrical and Heating | X | | | |
| 20.4 | Timber floors | 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 Assessment

Excellent

Ceiling : Material type and condition - visual assessment for the following

Sagging, Nails popping, Damaged lining, Cracking, Dampness and moisture damage, Other (identify), Material - pinex, Exposed rafter

Electrical and Heating: Electrical type and operation inspected

Lights and switches, Power outlets, Working



Electrical and Heating: Heating type present

none

Timber floors: Assessment for the following

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



Trim: Defect assessment for the following

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



General: Inspection method

Visual, Moisture reading



Walls: Material type and assessment for the following

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

Comment: Some cracking in places due to the placement of sheet joins



21: INTERIOR - STAIRS AND LANDINGS

| | | IN | NI | NP | I |
|------|----------------------|----|----|----|---|
| 21.1 | General | X | | | |
| 21.2 | Stair and balustrade | X | | | X |
| 21.3 | Walls | 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



Stair and balustrade : Egress and fit for purpose assessment of the following

Type - Winding, Material - Timber, Balustrades, Fit for purpose, Handrails, Landings

Walls: Material type and assessment for the following

Material - Plasterboard, Nails popping, Damaged lining, Cracking, Dampness and moisture, Missing section of trim

Issues found & recommendations

21.2.1 Stair and balustrade

SAFETY FROM FALLING



Risk of falling

Maintenance or repair required to the balustrade or handrail here . The solution would be an inexpensive fix.

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

[Maintain my home](#)

Find your local builder here: [NZ Certified Builders](#)

Recommendation

Contact a qualified carpenter.

Estimated Cost

\$100 - \$350



22: LAUNDRY

| | | IN | NI | NP | I |
|------|------------------------|----|----|----|---|
| 22.1 | General | X | | | |
| 22.2 | Ceiling | X | | | |
| 22.3 | Doors and frames | X | | | |
| 22.4 | Electrical and Heating | X | | | |
| 22.5 | Landry features | X | | | |
| 22.6 | Timber floors | X | | | |
| 22.7 | Trim | X | | | |
| 22.8 | Ventilation | X | | | |
| 22.9 | Walls | X | | | |

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

Information

General: Inspection method

Visual, Moisture reading

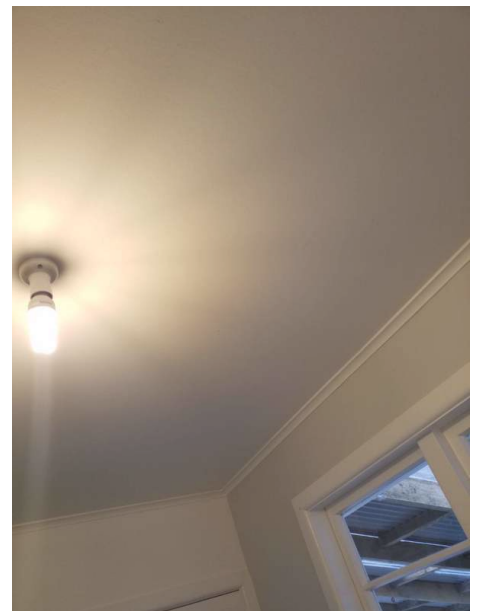


General: General Condition Assessment

Excellent

Ceiling : Material type and condition assessment for the following

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



Doors and frames: Material type and operation assessment of the following

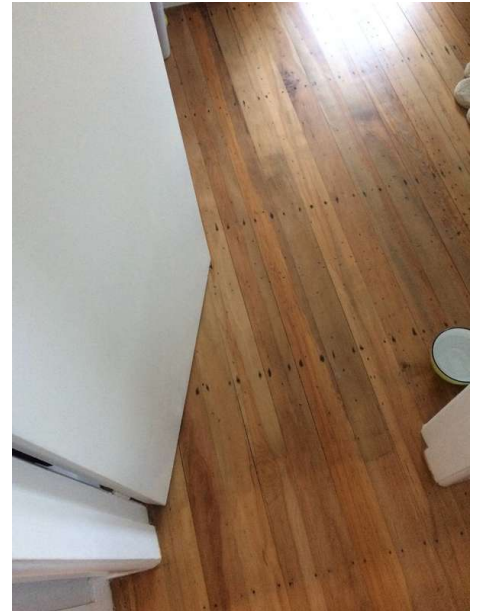
Type - Hinged, Type - Hollow core, Binding loose or badly fitting doors, Defective door hardware, Door stops., Damage to frames and trim

Electrical and Heating: Electrical type and operation inspected

Lights and switches, Power outlets

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, Polished timber floors



Trim: Defect assessment for the following

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



Ventilation: Presence and adequacy

passive ventilation

Walls: Material type and assessment for the following

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

Landry features: Features and inspected for adequacy of the following

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, Point of discharge



23: STORAGE

| | | IN | NI | NP | I |
|------|---------------|----|----|----|---|
| 23.1 | General | X | | | |
| 23.2 | Storage areas | X | | | |

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

Information

General: Inspection method
Visual

Storage areas: Assessment of the following
Wardrobes, Linen cupboard,
General storage

24: SERVICES

| | | IN | NI | NP | I |
|------|-----------------------|----|----|----|---|
| 24.1 | Inspected presence of | X | | | |

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

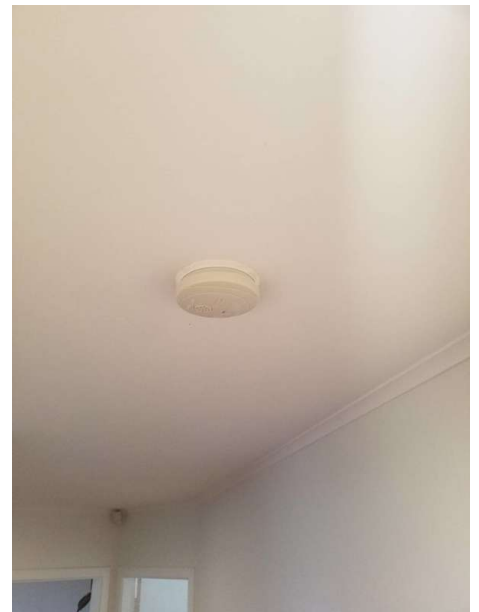
Information

Inspection method

Visual

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

Inspected presence of : Ventilation systems

HRV



25: ROOFSPACE

| | | IN | NI | NP | I |
|------|-------------------------------|----|----|----|---|
| 25.1 | Insulation | X | | | |
| 25.2 | Roofing framing & connections | X | | | |
| 25.3 | Services | X | | | |

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

Information

Inspection method

Visual (climb in), Visual from access hole

General Condition Assessment

Excellent



Roofing framing & connections :

Assessment for the following

Roof cladding, Roof frame construction, Ceiling construction, Obvious structural alteration, Roof underlay and support, Rotting timbers, Evidence of birds, Fan discharge to roofspace, Connections

Services: Type present and risk assessed for the following

Support, Electrical - TCP

Insulation: Type of insulation and performance of the following

Clearance to light fittings, Appropriate coverage, Appropriate thickness, Sufficient rating estimate, Polyester, Insulfluff

Comment:

Polyester insulation is quite new, good coverage and appropriate thickness. It is laid out over the top of insulfluff. We have had an asbestos test sample taken, results returned from laboratory conclusive no asbestos fibers present. Full report attached at end of building report.



Limitations

Roofing framing & connections

OBSTRUCTION

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

26: CERTIFICATION

| | | | | | |
|--|--|----|----|----|---|
| | | IN | NI | NP | I |
|--|--|----|----|----|---|

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

Information

Certification



Certificate of Inspection in accordance with NZS 4306:2005

Inspector: Adam Collins
Company: Inquest Limited
Qualifications: Licensed Building Practitioner (132631);
 National certificate Carpentry Advanced;
 National Certificate Roofing Level 4;
 NZQA Asbestos Identification all classes and Removal of class B

Date of inspection: 20/7/2018

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: 20/7/2018

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.