

Property Inspection Report



- AS Marketing(2012)Ltd -

148 Mazengarb Road Paraparaumu

Prepared for: Carol Abernethy

Property Inspection Report

Terms and Conditions

Payment Terms and Conditions

Upon booking an inspection report, the Customer acknowledges that they are liable for the full cost of the inspection and agree to make payment to AS Marketing(2012)Ltd in full, prior to the release of the report.

Booking an inspection report via the HABiT website booking form, the Customer is to read and agree to terms and conditions by selecting the agreement tickbox. This is then considered an acceptance of these terms and conditions.

Booking with no website access, requires a manual copy of our terms and conditions to be signed and dated by the Customer, and is then considered an acceptance of these terms and conditions.

Where property detail has been submitted incorrectly by the customer via the HABiT website booking form, the inspector will advise of any additional charges, and will charge accordingly.

All transactions will be billed in New Zealand Dollars (NZD). Payment terms are strictly to be paid in full prior to the release of inspection report.

A cancellation fee will be incurred of \$200 incl gst, if cancelled within a 24 hour timeframe prior to scheduled inspection.

The Customer acknowledges that they are liable for all cost incurred by AS Marketing(2012)Ltd in the event of the need to recover any debt. This includes but is not limited to any legal expenses and collection expenses that may be incurred in the recovery of the debt. Interest for the full amount of the inspection will be incurred at the rate 2% per month seven days from the date the report was delivered.

Mission Statement

It is our mission to provide a service that is solution based. We will ensure that our service to you:

- Is professional and totally focused to the task of providing a non-invasive visual inspection of a property with a view to providing an informed detailed, accurate report.
- Benefits all parties with an interest in the purchasing or selling of a property by providing a solution based property inspection service.
- Identifies any deferred maintenance issues (or other defects) that may be highlighted as areas for improvement or concern during the course of any property inspection.
- To provide a list of potential trade suppliers who can assist the purchaser or vendor to effect a remedy in any identified problem area.
- Through a process of active listening, willingness and communication we continue to provide excellent friendly, flexible service that meets your inspection needs and whenever possible continually develop to improve our service when your feedback shows an opportunity for improvement.

Property Inspection Report

Disclaimer

AS Marketing(2012)Ltd provides a residential property inspection and reporting service. This service is a non-invasive visual inspection of residential buildings and the preparation of an inspection report to meet the minimum standards of NZS 4306:2005.

The purpose of the inspection is to identify significant defects visible at the time of the inspection.

Please note that without visible signs of water damage, **it is not possible to identify potential roof leaks if the inspection is carried out during fine weather.**

(a) This is a report of a visual only, non-invasive inspection of the area of the building which were readily visible at the time of inspection.

REASONABLE ACCESS. Areas where safe, unobstructed access is provided and the minimum clearances specified in Table 1 below are available; or where these clearances are not available, areas within the inspector's unobstructed line of sight.

NOTE - It shall be clearly stated if no access was available, or accessed to limited areas only was available at the time the inspection was carried out.

Table 1 - Reasonable access as per New Zealand standards 4306:2005

Area	Access Manhole (mm)	Crawl space (mm)	Height
Roof space	450 × 400	600 × 600	Accessible from a 3.6 m ladder*
Subfloor	500 × 400	Vertical clearance Timber floor: 400** Concrete floor: 500	
Roof exterior			Accessible from a 3.6 m ladder*
*Or such other means of access that meet OSH requirements.			
**From underside of bearer.			

The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).

(b) The inspection did not assess compliance with the NZ Building Code including the Code's weathertightness requirements or structural aspects. On request, specialist inspections can be arranged of weathertightness or structure or any systems including electrical, plumbing, gas or heating.

(c) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a) above, this report may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection.

Please note that without visible signs of water damage, it is not possible to identify potential roof leaks if the inspection is carried out during fine weather.

This report is not to be copied, on sold or relied upon by a third party, nor is it a recommendation as to the advisability of purchase PROVIDED THAT where a purchaser of real estate is required by the terms of the Agreement of Sales and Purchase of Real Estate to provide a copy of this report to the owner of the property then it is done so upon the basis that we have no responsibility whatsoever to the owner of the property in respect of any item whatsoever contained in this report.

This report is valid for 90 days any defects must be reported to us within this time frame.

This report is not a technically exhaustive investigation nor is it practicable to imply every defect has been itemised or identified. The report is based on items that are readily visible at the time of the inspection.

100% NZ Owned and Operated.

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As stated in the guidelines of the New Zealand Standard 4306:2005 which covers Residential and Commercial Property Inspections "A Property Report should not be seen as an all-encompassing report dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection. Nor is a Property Report a warranty against problems developing with the building after the date of the report." It is outside the scope of this report to investigate, or comment on if the dwelling complies with any Building Code legislations or Local Body bylaws.

Some comments in this report are assumptions based on building experience, date of the construction or the visual appearance and style of the materials. As this is a visual non-invasive survey, the condition of the internal framing is not known. **This is NOT a leaky home/weathertightness report - it is a non-invasive visual report only.**

All HABiT franchises are covered by professional indemnity insurance (with the exclusion of Swimming Pools, Total Valuation, NZ Weathertightness, and NZ Earthquakes), up to \$1,000,000 NZD.

Appliances, heating systems, spa pools, alarms, ducted vacuum systems etc may be noted however testing these items is outside the scope of the inspection. Assessing the operation and compliance of open fires and wood burners is outside the scope of this report as they are a specialist field. Both the electrical and plumbing systems are inspected however this is not a detailed assessment with circuit or pressure testing carried out, but rather a visual inspection only. Commenting on the structural integrity of any retaining walls or ground stability is also outside the scope of this report as they are a specialist field.

Heating

Heating systems are not tested. These may be noted however testing these items is outside the scope of the inspection. Assessing the operation and compliance of open fires and wood burners is outside the scope of this report as they are a specialist field. We recommend that all fires and heating systems are checked, cleaned and serviced by a specialist in the specific field.

Electrical

We will thoroughly test the power point sockets which can be easily accessed and are in plain view, not obstructed by furniture or belonging. The lighting will also be tested. We will comment on the type of the wiring that is visible in the internal ceiling space and in the sub floor area, we will also photograph the wiring in these areas and we will also photograph the main switch board to show the condition of this area. [Please note, we are not here to conduct an electrical check on the overall wiring of the dwelling.](#) should there be any areas that are not functioning, or that appear in need of further attention by a qualified registered electrician, we will state that in our report main summary area.

Plumbing

We will test all of the wet areas where possible. We will test and comment on the overall plumbing function quality and we will comment on the general condition of the plumbing that will be visible in the sub floor or in the internal ceiling space. We will provide photographs of the plumbing in those areas. Should we feel that there is further attention required on the plumbing by a registered plumber, we will state that in the main summary area of our report.

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Level of Reporting

The inspection includes an assessment of the condition of the following areas of a property:

- The Building Site
- The Subfloor Space
- The Exterior of the Building
- The Roof Exterior
- The Roof Space
- The Interior of the Building
- Exterior Windows and Doors
- Services
- Ancillary Spaces and Buildings

Definitions

Excellent Condition

Item or area in new or near new condition. Well presented visibly, structurally sound and well secured. Functions as designed. Should the area be a moving part such as a window or door, these function with ease and any attachment they have is secure and in working condition.

Good Condition

May have minor signs of aging and or slight marking with general wear and tear, but still works in a functional manner and is structurally sound.

Reasonable Condition

Shows signs of deterioration, decay or cosmetic damage due to lack of maintenance, age or misuse. These areas may continue to deteriorate unless maintained.

Remedial Work/Attention Required

Damage is evident or is not functioning as designed. For each area mentioned as requiring remedial attention, the inspector will provide a detailed explanation for the nature of the problem and in his or her opinion the degree of work to remedy the situation.

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Inspection Details - Property Inspection Report

Inspection Details:

Date:

20/04/2022.

Time of Appointment:

9:30 a.m.

Inspection For:

Carol Abernethy

Inspector on this property:

Allen Collins
AS Marketing (2012 Ltd)

Agent on Site:

Vendor and Sanele Chadwick
Tall Poppy.

General Description:

This property is a relatively newer (approx early 1990s) aged home of single level design and traditional construction which is situated on a level corner section .

The house consist of 4 bedrooms ,2 bathrooms ,an open plan Kitchen and dining area located toward the Western sides of the house .There is a separate living area on the North West corner of the house .

A separate toilet is also provided .The laundry is located in the double attached internally accessed garage .

The house is constructed on a concrete floor foundation and the external roof cladding is concrete tiles .

The external wall cladding is brick veneer over a timber frame and some timber stained weatherboards .

The house in general presents well as the interior has been completely upgraded and repainted etc .

The exterior is quite original but in reasonable condition overall .

Any areas of concern will be detailed in the Main Summary below or their respective parts of the Report .

Please note ,this is a vendor or owner instigated Report .

This Report is exactly the same as what a prospective purchaser would receive .

The Report is for the **named person on the Report** only and cannot be used or relied upon by a third party or individual without the permission of the Inspector (Allen collins or Habit Kapiti)

There is a process whereby the Report can be transferred in to the name of a prospective purchaser so they can use and rely upon it .

Please contact the Inspector Allen Collins to facilitate this if required during the sale process.

Make sure to read through this whole inspection for all aspects of this dwelling which were inspected as not all areas are covered in this general description and main summary.

Comments included in this report are generally colour coded as indicated below according to

Property Inspection Report

importance and relevance to the area under review.
General information will be in normal black print .

Items which should be attended to as a matter of Importance or are regarded as significant requiring major repairs or upgrading to ensure the dwelling continues to perform as required.

Items possibly requiring repairs and or maintenance in the short term.

Items which should be taken note of or brought to the attention of the client due to information or relevant advise in regards the area of concern requiring upgrades or repairs. These are recommendations based on industry and personal experience and if the recommendations are not implemented then there is the possibility of deterioration or damage occurring .
The comments may not be of a urgent or major level of importance depending on the purchasers requirements.

Moisture tests were conducted throughout the entire house, no high moisture readings were found.

Please note that due to the new bathroom fittings / linings that the moisture readings shown in these areas are indicative only as the areas have not been exposed to moisture since installation .

Power was disconnected to the property on the day of inspection, no lights or appliances were tested.

I strongly recommend that it is stated in your contract that the power must be connected before settlement to check all of the above, if any issues arise from this it will be up the current owner to rectify.

Considering the dwelling is relatively new, I do suggest you check all council records to be sure the Code of Compliance Certificate has been signed off with the local council.

Weather:

Fine and sunny.

Summary: The summary is an overall view of the areas listed in the property inspection report.

Structural defects that require attention:

No structural defects that are of concern to the purchaser, or that would compromise the structural integrity and safety of the dwelling were visible on the day of inspection.

Moisture ingress, or moisture damage found.

No current or previous signs of moisture ingress or moisture damage.

Methodology used for moisture testing:

Survey master moisture meter:

The moisture readings are an indication only and comments in regards the level of the moisture reading are based on the type of house and experience .

Indications of possible moisture Issues will be commented on in the relevant areas of the Report along with recommendations as to what is required to remedy the issue or possible further investigation may be required.

Considering the long periods of hot weather we have had, the moisture meter is unlikely to pick up any high moisture readings, because of this our inspectors at this time of the year take extra special care to look out for any signs of moisture damage or water staining.

If there are any areas which need to be monitored through the winter period or require further invasive investigation this will be noted.

External area of the dwelling comments:

It was noted that the spouting is holding water in several places and this can result in overflowing in adverse weather conditions .

Re fixing of the spouting may help to alleviate this .

The balance of the exterior of the dwelling is in a reasonable condition.
General ageing evident.

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There are no structural issues, no requirement for major replacement of any of the base materials, such as the cladding or roofing material.

Foundation Area comments:

The Concrete floor pad appears to be in a good sound condition.

Externally there are no visible fractures evident.

Internally there does not appear to be any major unevenness or damage felt under the internal linings.

Internal inspection comments:

Some areas at the time of the Inspection were not quite finished however the owner indicated these areas were in the process of completion .

The internal linings are in a good sound condition, with a good cosmetic level apparent. (Includes floor linings).

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

Power points may be noted in the Report but are not tested .

Any obvious broken faceplates or issues with the power point covers etc will be noted in the report.

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

Upgrading of the insulation is recommended as it would no longer comply with modern standards .

Smoke alarms may be noted in the report but are not tested .

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

Alterations & Additions Comments:

No obvious alterations or additions to the inspector visually have been carried out.

We suggest that council records are checked to view the original plans of the dwelling to be sure this is the case.

Heating systems:

No heating systems were checked on the day of inspection.

Heating systems are a specialist field which require a specialist to carry out a separate inspection.

Heating systems may be noted but are not tested or inspected.

Heat pumps:

Heat pumps are installed in this dwelling, we suggest the filters are cleaned regularly and serviced as per manufactures instructions.

Heat pumps are not tested or inspected.

Mains Power:

Mains power fuse board is found, in the garage.

Some modern fuses are installed here the rest are older style fuses. Due to the age and condition of the wiring or fuses we recommend a registered electrician further investigate as we do not conduct a full electrical inspection.

Any electrical work which has been carried is signed off by the registered electrician doing the work, a Certificate of Compliance should have been issued for this work which should be lodged at the power board and a copy given to the owners at the time of which the work was carried out.

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Wiring:

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

Mains Water Supply:

Road side area.

Plumbing:

Modern PVC or Polybutylene plumbing is installed in this property.
Copper plumbing is installed in this property.

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Site - Property Inspection Report

Site:

Section details:

Level site.

Driveway:

Concrete.

Natural aging and cracking evident.

Cracking caused by concrete curing in time and general movement of the earth.

Gates over driveway:

No gates installed over driveway.

Parking areas:

Concrete.

Reasonable condition.

Fencing General:

Combination.

Timber.

Brick walls.

Some movement and cracking noted .



Gates Installed

Timber.

Good condition.

Patio area:

Concrete.

Reasonable condition.

Paths:

No paths on this site.

Clothesline:

A post & wire clothes line is installed here.

Reasonable Condition.

Water Pooling:

Water pooling not likely on this site.

Ancillary Buildings and service areas:

Two old steel sheds in poor condition overall.

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*Summary and comments
from the inspector on this
area:*

This site is well established and in a reasonably well presented condition.
The site may require a tidy up in areas, or simply show signs of general ageing and weather deterioration, but there are no major problems here of concern.
Two old steel sheds in poor condition overall.

Image Site Area 1:

East side of the section .



Image Site Area 2:

Southern area .



Image Site Area 3:

Rear lawn .



Image Site Area 4:

North side lawn .

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Image Site Area 5:

Driveway and lawn area .



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Garage - Property Inspection Report

Garage:

General:

Double.
Attached with Internal access.



Main Door:

Automatic sectional door/s.
[Not tested](#) .

Side Doors:

1 Hinged door.
Functions as designed.
Good condition.

Door panels & reveal areas

Material in good condition.

Internal linings:

Lined.
Material in good condition.

Lighting and power points:

Lighting installed.
Power points installed.

Window sash and function:

Single glazed .
Aluminum frame.
Awning hung.
Functioning well.
Good condition.

Window reveals & sashes:

Good condition.

Internal:

Laundry area included in the garage .
Super tub installed, draining well without leaks or blockages.

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Plumbing

The hot and cold water feeds to this area are, Flexi hose installed here.
No plumbing running in the wall cavity was viewed, the plumbing product is unknown unless viewed in the subfloor or ceiling space and this will be noted on in their respective areas of the report.



Smoke Alarms:

No Smoke Alarms.

Flooring

Concrete floor slab (unpainted).
Good condition.
Cracking is evident, this is due to natural movement and curing, not a structural issue .



Areas of moisture

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

General summary and comments from the inspector on this area.

Good Condition.
May have minor signs of ageing or slight marking with general wear and tear, but still works in a functional manner.
No major issues here.

Garage Image 1:

Reverse view .

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Exterior - Property Inspection Report

Building Exterior:

General:

Single Story.

Roof cladding main:

Concrete Tile.
Material in reasonable condition.

Lichen treatment required.

Only viewed from the ground or a ladder as it was unsafe to gain access onto the roof due to the roof type.



Roof cladding main:1

Lichen treatment required.



Roof cladding main:2

Material in reasonable condition.



Roof cladding main:3

Lichen treatment required.

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Roof cladding main:4

Material in good condition.



Roof cladding main:5

Lichen treatment required.



*Main roof flashings &
ridge capping:*

Flashings reasonably secured.

Aerials:

Secured well.

Outlet Pipes:

Multi.
PVC.
Material in reasonable condition.

Fascia:

Timber fascia (includes barge boards if fitted).
Material in good condition.

Eaves:

Paint compressed fiber cement.
Material in good condition.

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External Wall Cladding:

Combination.
Brick veneer over a timber frame .
Stained timber weatherboard.
Consistent coverage evident.
Material in good condition.

Ground heights here to high ,this will rot the timber weatherboards .



External Wall Cladding:1

Remedial attention suggested.
Damage evident, possible replacement of damaged area may be the best or easiest option here.



External Wall Cladding:2

Remedial attention suggested.
Cosmetic upgrade required.



Cladding Penetrations:

The penetrations through the cladding have been well sealed here.

Heat Pump Unit:

The heat pump unit is found around the right hand side of the house.
Fixed securely to the ground.

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Borer:

No.

Mildew:

No mildew evident.

External Joinery

Aluminum.
Material in good condition.

Window sills

Brick veneer.
Good condition.

*Flashings over windows
and door areas:*

Partial flashings fitted only as required.
Good condition.

Guttering:

PVC.

Water pooling, I suggest that this is cleared and possibly a greater fall installed on the guttering to allow for a more effective run off.



Guttering:1

Water pooling, I suggest that this is cleared and possibly a greater fall installed on the guttering to allow for a more effective run off.



Downpipes:

PVC.

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Drains into stormwater outlet.
Material in good condition.

Storm water:

We recommend all drains are checked with a camera and cleared if need be.
On our visual inspection we cannot determine the condition of this pipe work.
Blocked drains can occurred at any time so it does pay to check, even though there were no signs on inspection.
Drains into street system.
Unknown what storm water system is used on this property, I suggest council records are viewed for correct information on this area.

Exterior Taps:

Tested working.

Gully Trap

P.V.C.

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

Drains into street system.
Unknown what system is used on this property.
I suggest council records are viewed for correct information on this area.



Gully Trap1

Reasonable condition.



Gully Trap2

Reasonable condition.



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Paint:

Preparation and paint required to Weatherboards

Ground Floor Patio:

Concrete.
Reasonable condition.

Subsidence:

No signs.

Foundation:

Concrete floor.
Good condition.

*Summary and comments
from the inspector on this
area.*

Reasonable condition.
Shows signs of deterioration, decay or cosmetic damage due to lack of maintenance or age
related issues.
This area may continue to deteriorate if not maintained.

Note comments in regards the water ponding in the gutters .

Building Exterior Image 1:

Eastern elevation .



Building Exterior Image 2:

Southern side .



Building Exterior Image 3:

South western elevation .



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Building Exterior Image 4:

Western side .



Building Exterior Image 5:

Northern elevation .



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Family Room/Lounge - Property Inspection Report

Family Room/Lounge:

General:

Open plan.



Internal ceiling and wall linings:

Generally good .
[Remedial attention suggested here .](#)
Cosmetic upgrade required.

[Remedial attention suggested.](#)
[Cosmetic upgrade required.](#)



Window sash and function:

Single glazed.
Aluminum framed.
Awning hung.
Functions well.
Good.

Window Reveals & Sills

Base materials are in good condition.

Property Inspection Report

Door types and function standards for this room:

Multiple Sliding door.
French doors.
Functioning well.
Good.

Door panels and door reveals:

Base materials are in good condition.

Door Hardware:

No real requirement for door stop here.

Lighting:

Installed.

Power Points & Sockets:

Multiple, double switch socket.

Floor Covering:

Carpet fitted.
Good condition.

Heating:

Heat pump Installed.
[Not tested, this is outside of our scope.](#)
[We recommend heat pumps are serviced on a regular basis.](#)



Smoke Alarms:

No Smoke Alarms.

Storage:

No storage in this area.

Areas of moisture

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

General Summary, and comments from the inspector on this area:

Reasonably well presented room.
Minor remedial tasks if listed, generally cosmetic, the linings are intact, superficial ageing or wear evident.

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Dining Room - Property Inspection Report

Dining Room:

General:

Open plan.



Internal ceiling and wall linings:

Base linings intact.
Good condition.

Window sash and function:

Single glazed.
Aluminum framed.
Fixed pane.
Functions well.
Good.

Window Reveals & Sills

Base materials are in good condition.

Door types and function standards for this room:

Sliding door.
Functioning ok.
Good.

Door panels and door reveals:

Base materials are in good condition.

Door Hardware:

No real requirement for door stop here.

Lighting:

Installed.

Power Points & Sockets:

Double switch socket.

Floor Covering:

Carpet fitted.
Good condition.

Heating:

No heating installed here.

Property Inspection Report

Smoke Alarms:

No Smoke Alarms.

Storage:

No storage for this area.

Areas of moisture

No moisture readings or damage of concern was found in this room on the day of inspection.

*General Summary, and
comments from the
inspector on this area:*

Good tidy area, well presented, functions well.

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Kitchen - Property Inspection Report

Kitchen:

General:

Open plan.



Internal ceiling and wall linings:

Unfinished .



Window sash and function:

Single glazed.
Aluminum framed.
Awning hung.
Functions ok.
Good.

Window Reveals & Sills

Base materials are in good condition.

Door types and function standards for this room:

Area open here.

Lighting:

Installed.

Tested:

Tested working.

Power Points & Sockets:

Multiple.
Double switch socket.

Floor Covering:

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Timber veneer.
Good condition.

Heating:

No heating installed here.

Smoke Alarms:

No smoke alarms.

Bench top:

Formica.
[Unfinished .](#)



Joinery Units:

[Unfinished .](#)



Pantry Area:

Double size.

Pantry doors, handles & catches:

Good condition, functions well.

Refrigerator Area:

Open area.

Sink Area:

Single.
Stainless steel.
Draining well without blockages.
Good condition.

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Plumbing:

Flexi hose installed here.

No plumbing running in the wall cavity was viewed, the plumbing product is unknown unless viewed in the subfloor or ceiling space and this will be noted on in their respective areas of the report.



Tap Area:

Single mixer.
Good pressure.

Oven:

Wall mounted design.
NOT TESTED.
Good condition.



Oven cook top:

Electric hot plates.
NOT TESTED.
Good condition.



Additional appliances:

Dishwasher installed.

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Good condition.
Not tested.
Range hood installed.

Areas of moisture

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

General Summary, and comments from the inspector on this area:

Remedial attention required.

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Bathroom/Ensuite - Property Inspection Report

Bathroom/Ensuite:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact.
Good condition.

Window sash and function:

Single glazed.
Aluminum framed.
Awning hung.
Functions ok.
Good.

Window Reveals & Sills

Base materials are in good condition.

Door types and function standards for this room:

Hinged door.
Functioning ok.
Good.

Door panels and door reveals:

Base materials are in good condition.

Door Hardware:

Door stop fitted.

Lighting:

Installed.

Tested:

Tested working.

Power Points & Sockets:

Double switch socket.

Floor Covering:

Timber veneer.
Good condition.

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Shower:

PVC linings.
Glass surround.
Good condition.
Please note ,showers can and sometimes do leak over time .
Monitoring of showers is important and if any areas of concern are noted then remedial attention may be required to ensure no surroundings materials are affected by moisture issues.

Shower Water Control:

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

Shower Base:

PVC.
Easy waste fitted.
Good condition.

Shower Door:

Glass door.
Good condition.

Toilet Cistern:

Double flush porcelain cistern.
Good condition.

Toilet Seat:

Plastic seat.
Good condition.

Toilet Pan:

Fixed firmly to floor.

Towel Rail:

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

Vanity Unit General:

Good Condition, minor ageing.
Draining well without leaks or blockages.



Plumbing:

Flexi hose installed here.
No plumbing running in the wall cavity was viewed, the plumbing product is unknown unless viewed in the subfloor or ceiling space and this will be noted on in their respective areas of the report.

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Vanity Unit Taps:

Single water mixer.
Good water pressure.

Extraction Unit:

Heat lamp, extraction unit and lighting system.

Areas of moisture

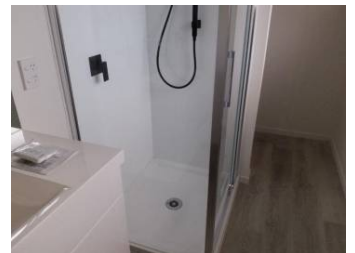
No moisture readings of concern were found in this room on the day of inspection.

General Summary, and comments from the inspector on this area:

Good tidy area, well presented.
Well sealed area.

Image 1:

Shower enclosure .



Bathroom#2

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact.
Good condition.

Window sash and function:

Property Inspection Report

Single glazed.
Aluminum framed.
Awning hung.
Functions ok.
Good.

Window Reveals & Sills

Base materials are in good condition.

Door types and function standards for this room:

Hinged door.
Functioning ok.
Good.

Door panels and door reveals:

Base materials are in good condition.

Door Hardware:

Door stop fitted.

Lighting:

Installed.

Power Points & Sockets:

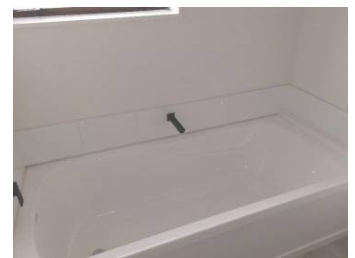
Double switch socket.

Floor Covering:

Timber veneer.
Good condition.

Bath:

Built in bath.
Tile surround.
Good bath surface and surround.



Taps:

1 water mixer into faucet over bath.
Good water pressure.

Shower:

PVC linings.
Glass surround.
Good condition.

Please note ,showers can and sometimes do leak over time .

Monitoring of showers is important and if any areas of concern are noted then remedial attention may be required to ensure no surroundings materials are affected by moisture issues.

Shower Water Control:

Property Inspection Report

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

Shower Base:

PVC.
Easy waste fitted.
Good condition.

Shower Door:

Glass door.
Good condition.

Towel Rail:

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

Vanity Unit General:

Good Condition, minor ageing.
Draining well without leaks or blockages.



Plumbing:

Flexi hose installed here.
No plumbing running in the wall cavity was viewed, the plumbing product is unknown unless viewed in the subfloor or ceiling space and this will be noted on in their respective areas of the report.



Vanity Unit Taps:

Single water mixer.
Good water pressure.

Extraction Unit:

Heat lamp, extraction unit and lighting system.

Areas of moisture

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

General Summary, and comments from the inspector on this area:

Property Inspection Report

Good tidy area, well presented.
Well sealed area.

Image 1:

Shower enclosure .



Property Inspection Report

Toilet - Property Inspection Report

Toilet:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact.
Good condition.

Window sash and function:

Single glazed.
Aluminum framed.
Awning hung.
Functions ok.
Good.

Window Reveals & Sills

Base materials are in good condition.

Door types and function standards for this room:

Hinged door.
Functioning ok.
Good.

Door panels and door reveals:

Base materials are in good condition.

Door Hardware:

Door stop fitted.

Lighting:

Installed.

Tested:

Tested working.

Floor Covering:

Timber veneer.
Good condition.

Extraction Unit:

No extraction fan installed.

Property Inspection Report

Toilet Cistern:

Double flush porcelain cistern.
Good condition.

Toilet Seat:

Plastic seat.
Good condition.

Toilet Pan:

Fixed firmly to floor.

Areas of moisture

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

*General Summary, and
comments from the
inspector on this area:*

Good tidy area, well presented.

Property Inspection Report

Hallway - Property Inspection Report

Entrance Hallway:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact.
Good condition.

Window sash and function:

Single glazed.
Aluminum framed.
Fixed pane.
Functions ok.
Good.

Window Reveals & Sills

Base materials are in good condition.

Door types and function standards for this room:

Multiple.
Hinged door.
French doors.
Functioning ok.
Good.

Door panels and door reveals:

Base materials are in good condition.

Door Hardware:

Door stop fitted.

Lighting:

Installed.

Power Points & Sockets:

No power points installed.

Floor Covering:

Tile fitted.
[Re-polishing required here.](#)

Property Inspection Report



Smoke Alarms:

No smoke alarms.

Storage:

Shelving installed here.
Storage cupboards here.

Storage area doors:

Hinged door.
Function as designed.
Good condition.

Door Hardware:

No real requirement for door stop here.

Areas of moisture

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

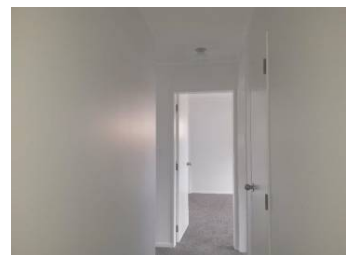
General Summary, and comments from the inspector on this area:

Good tidy area, well presented, functions well.

Hall#2

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact.
Good condition.

Window sash and function:

No windows in this area.

Door types and function standards for this room:

Area open here.

Property Inspection Report

Lighting:

Installed.

Floor Covering:

Carpet fitted.
Good condition.

Heating:

No heating installed here.

Smoke Alarms:

No smoke alarms.

Storage:

Shelving installed here.
Storage cupboards here.

Storage area doors:

Hinged door.
Function as designed.
Good condition.

Door Hardware:

No real requirement for door stop here.

Areas of moisture

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

*General Summary, and
comments from the
inspector on this area:*

Good tidy area, well presented, functions well.

Property Inspection Report

Bedroom - Property Inspection Report

Bedroom #1

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact.
Good condition.

Window sash and function:

Single glazed.
Aluminum framed.
Awning hung.
Functions ok.
Good.

Window Reveals & Sills

Base materials are in good condition.

Door types and function standards for this room:

Hinged door.
Functioning ok.
Good.

Door panels and door reveals:

Base materials are in good condition.

Door Hardware:

Door stop fitted.

Lighting:

Installed.

Power Points & Sockets:

Double switch socket.

Floor Covering:

Carpet fitted.
Good condition.

Heating:

No heating installed here.

Property Inspection Report

Smoke Alarms:

No smoke alarms.

Wardrobe:

Single size.
Tidy area.



Wardrobe Doors:

Hinged design.
Functions as designed.
Good condition.

Door Hardware:

Suggest door stop be fitted to prevent damage if possible.

Areas of moisture

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

General Summary, and comments from the inspector on this area:

Good tidy area, well presented, functions well.

Bedroom#2

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact.
Good condition.

Window sash and function:

Single glazed.
Aluminum framed.
Awning hung.
Functions ok.
Good.

Property Inspection Report

Window Reveals & Sills

Base materials are in good condition.

Door types and function standards for this room:

Multiple.
Hinged door.
Sliding door.
Functioning ok.
Good.

Door panels and door reveals:

Base materials are in good condition.

Door Hardware:

Door stop fitted.

Lighting:

Installed.

Tested:

Tested working.

Power Points & Sockets:

Multiple, Double switch socket.

Floor Covering:

Carpet fitted.
Good condition.

Heating:

No heating installed here.

Smoke Alarms:

No smoke alarms.

Wardrobe:

Double size.
Tidy area.



Wardrobe Doors:

Hinged design.
Functions as designed.
Good condition.

Door Hardware:

No real requirement for door stop here.

Areas of moisture

Property Inspection Report

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

*General Summary, and
comments from the
inspector on this area:*

Good tidy area, well presented, functions well.

Bedroom#3

General:

Separate room.



*Internal ceiling and wall
linings:*

Base linings intact.
Good condition.

*Window sash and
function:*

Single glazed.
Aluminum framed.
Awning hung.
Functions ok.
Good.

Window Reveals & Sills

Base materials are in good condition.

*Door types and function
standards for this room:*

Hinged door.
Functioning ok.
Good.

*Door panels and door
reveals:*

Base materials are in good condition.

Door Hardware:

Door stop fitted.

Lighting:

Installed.

Tested:

Tested working.

Power Points & Sockets:

Double switch socket.

Property Inspection Report

Floor Covering:

Carpet fitted.
Good condition.

Heating:

No heating installed here.

Smoke Alarms:

No smoke alarms.

Wardrobe:

Double size.
Tidy area.



Wardrobe Doors:

Hinged design.
Functions as designed.
Good condition.

Door Hardware:

No real requirement for door stop here.

Areas of moisture

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

General Summary, and comments from the inspector on this area:

Good tidy area, well presented, functions well.

Bedroom#4

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact.
Good condition.

Window sash and

Property Inspection Report

function:

Single glazed.
Aluminum framed.
Awning hung.
Functions ok.
Good.

Window Reveals & Sills

Base materials are in good condition.

Door types and function standards for this room:

Hinged door.
Functioning ok.
Good.

Door panels and door reveals:

Base materials are in good condition.

Door Hardware:

Door stop fitted.

Lighting:

Installed.

Power Points & Sockets:

Double switch socket.

Floor Covering:

Carpet fitted.
Good condition.

Heating:

No heating installed here.

Smoke Alarms:

No smoke alarms.

Wardrobe:

Double size.
Tidy area.



Wardrobe Doors:

Hinged design.
Functions as designed.
Good condition.

Door Hardware:

No real requirement for door stop here.

Areas of moisture

Property Inspection Report

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

*General Summary, and
comments from the
inspector on this area:*

Good tidy area, well presented, functions well.

Property Inspection Report

Subfloor - Property Inspection Report

Subfloor:

Access Point:

No access .
Concrete floor .

Property Inspection Report

Internal Ceiling Space - Property Inspection Report

Internal Ceiling Space:

Access Point:

Garage area.

Access into

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

Insulation

Fiberglass or wool batts.

Remedial attention required on the insulation in this area.

Insulation either removed or deteriorated to the degree that replacement or addition of insulation is required.



Roof lining

Lining paper.

Good condition, secure, no deterioration on the roof lining installed, some slight sagging or movement evident but no real issues of concern.

Some damaged areas noted .



Roofing type

Factory manufactured trusses installed here.

The factory manufactured trusses are secure, and in a good sound condition.

Support Timber

Support timbers, under purlins, jack stays, ceiling joist support hangers.

The support timbers here, are secure and in good condition. Adequate support in place.

Slight movement overtime.

Plumbing

Combination.

Copper.

P.V.C.

The plumbing installed in this area is secure, and shows no signs of any moisture leaks, or damage.

Property Inspection Report

Wiring

Wiring installed here
The wiring here is a modern plastic coated design.
Well stowed, the wiring appears to be in good condition.

Extraction Unit Hosing:

The extraction unit hosing is in good condition.
Well connected vented to the outside area.

Ceiling construct

Ceiling baton construction in this dwelling.
The ceiling baton construction here is tidy, and in a good sound condition.

Pest & debris:

No pest or debris evident in the internal ceiling space.

Signs Of Water Damage:

No signs of water damage or water staining on the day of inspection. The ceiling space was dry and in good condition.

Summary for this area

Remedial tasks required.

Image 1:

Trusses good .
No insulation to garage area ,this is quite normal .



Image 2:

Trusses good .
Damaged roof lining noted to several areas .



Image 3:

Insulation would not comply with modern standards and should be upgraded .



Property Inspection Report

Image 4:

Roof framing ok .



Property Inspection Report

Water Cylinder - Property Inspection Report

Water Cylinder:

Location:

Hallway area.

Method of heating:

Electric.

Size:

180 litre.

Pressure:

Mains pressure.

Seismic Strap:

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

General comments on the cylinder and connections:

Cylinder is 2004 age .
No sign of any damage or moisture leaks evident on the day of inspection.
The cylinder carcass and the connections evident appear to be in a reasonable condition.
Natural signs of ageing, no sign of any major damage or moisture leaks evident here.

Image 1:

General photo.



Image 2:

Pipe work ok .



Image 3:

Bottom pipe work ok .

Property Inspection Report



Property Inspection Report

Moisture Readings - Property Inspection Report

Moisture Readings:

Image 1:

Garage.
Normal readings were obtained for this type of house .



Image 2:

Living room.
High readings to the window sill and associated damage to skirting indicate condensation issues to large window rather than a leak .



Image 3:

Kitchen.
Normal readings were obtained for this type of house .



Image 4:

Bedroom#1.
Normal readings were obtained for this type of house .



Property Inspection Report

Image 5:

Bedroom # 2.
Normal readings were obtained for this type of house .



Image 6:

Bathroom.
Normal readings were obtained for this type of house .
Please note that due to the new bathroom fittings / linings that the moisture readings shown in these areas are indicative only as the areas have not been exposed to moisture since installation .



Image 7:

Bathroom#2.
Normal readings were obtained for this type of house .
Please note that due to the new bathroom fittings / linings that the moisture readings shown in these areas are indicative only as the areas have not been exposed to moisture since installation .



Image 8:

Toilet.
Normal readings were obtained for this type of house .



Image 9:

Property Inspection Report

Bedroom#3.

Normal readings were obtained for this type of house .



Image 10:

Bedroom#4.

Normal readings were obtained for this type of house .



Property Inspection Report

Certificate of Inspection

Certificate of Inspection

Client:

Carol Abernethy

Site Address:

148 Mazengarb Road Paraparaumu.

Inspector:

Allen Collins.

Company:

AS Marketing(2012)Ltd.

Qualifications:

48 years in the building industry.
Inspecting for 10 years.
Member of and Registered Inspector with New Zealand Institute of Building Inspectors .

Date of Inspection:

20/04/2022.

Time of Appointment:

9:30 a.m.

The Following areas of the property have been inspected:

Site:

Yes.

Subfloor:

No.
Concrete floor .

Exterior:

Yes.

Roof Exterior:

Yes.

Roof Space:

Yes.

Interior:

Yes.

Services:

Yes.

*Accessory units, ancillary
spaces and buildings:*

Property Inspection Report

No.

Statement:

Any limitations to the coverage of the inspection are detailed in the written report.

I hereby certify that I have carried out the inspection of the property at the above address and I am competent to undertake this inspection.

Signature:

Allen Collins. 20/04/2022.

