

Builders Report

21 Croftwood Lane, Harewood Christchurch



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**LICENSED
BUILDING
PRACTITIONERS**
Building confidence



PARTNER

Terms of Engagement

By engaging Canterbury Property Reports Ltd to undertake a building report / property inspection, you agree to the following terms of engagement.

You have instructed Canterbury Property Reports Ltd ("CPR") to carry out an inspection of a property and provide you with a written property inspection report.

You acknowledge and agree that:

- the primary purpose of the inspection is to locate any major defects or issues and to provide you with independent information regarding the condition or state of the property at the time of the inspection so that you can make an informed decision; and
- most properties have minor defects or issues that will need attention. These are often a matter of personal subjectivity and it is not CPR's intention, nor your requirement of us to detail every minor defect observed.

General Scope of Inspection and Report

The general condition of the property will be assessed based on a visual, non-invasive inspection of the components of the property that were readily available, safe and easily accessible at the time of the inspection. The inspection will not include any service items concealed behind walls or joinery (such as plumbing, drainage, wiring, heating, framing, ventilation, insulation or structural members) or which require moving (such as floor coverings, joinery items, furniture, appliances, personal property, vegetation, vehicles, debris or soil).

The builders report is not a substitute for a full Electrical, Plumbing, Drainage Assessment or report nor do we comment on the functions of specialist services such as Alarms, Solar power, Solar water, smoke alarms, whiteware, Kitchen appliances or any other services deemed to be unique to the property. We recommend seeking independent advice and checks by the correct / suitably qualified tradesman or service persons. CPR only provide basic visual inspections for obvious significant damage and provide basic tests to plumbing and electrical items where easily accessible at the time of the inspection.

The observations, comments, evaluations, and conclusions in our report are drawn from visual evidence. No destructive or invasive testing will be undertaken unless specifically referred to in the report. At no time during the inspection will any personal items, furniture or furnishings be moved to gain access to floor or ceiling access hatches. If these areas are unable to be accessed it will be noted in the report and a re-inspection will need to be booked if requested. Any extra inspection will incur a minimum extra cost of \$150.00 Incl GST. It is up to the client to make sure sufficient access hatches are available for our inspectors on the day of the inspection. We will inform the client of this and also request that the person in charge of the property (i.e Agent or other) to have access hatches ready for the inspection.

General Inspection and Report Limitations

You must disclose to CPR if the property that you wish for us to report on is / or has been an "As Is, Where Is" property at any stage of its life. Please refer to the "As Is" Property Information Annexure to determine whether or not this requirement applies.

You must also disclose to CPR if the dwelling / property has sustained significant Earthquake damage and or has had significant earthquake repairs completed. And also, if significant repairs have not been completed. CPR may not be able to provide accurate independent conclusions or informed opinions if repair documentation or any contributing information is not disclosed or provided. We must also be made aware if current EQC or similar disputes

have noted been settled or if the dwelling has had previous botched repairs. Buying or owning any building involves some risk. Even the most thorough and comprehensive inspection cannot be expected to reveal every condition you may consider relevant without disassembling the building. Not everything can be known about a building from a visual inspection.

Buildings are commonly subject to ongoing damage due to design and product failure, wear and tear, deterioration, general accidents, earthquakes, fire, landslides, water penetration, floods, wind driven rain, leaks, snow, ground movement and settlement, additions and extensions, new installations and poor building and services works. The report therefore relates to the condition of the property at the time of the inspection only.

The report will not identify all past, present or likely defects, nor will it mention whether defects are earthquake related. A lot of time has passed since the main Canterbury earthquakes. This makes it difficult to identify the time or cause of any related defects. Descriptions in the report of the systems or appliances relate to the existence only of such systems or appliances and not to adequacy or life expectancy. Any area or component of the building, item or system not specifically identified in the report as having been inspected was excluded from the scope of the inspection.

The inspection will not assess compliance with the New Zealand building code NZS 3604 for any construction work undertaken prior to 1993, including the New Zealand weather tightness code E2, or any structural aspects other than as commented in the report.

We will not inspect and will not comment in the report on geological stability, soil conditions, underground services and life expectancy of materials. The report does not include the structural engineering state of the building/s or property.

The report should not be construed as a full weather tightness assessment as no invasive investigation methods will be undertaken during the inspection, unless otherwise agreed with CPR and the property owner.

Terms and Conditions

1. DEFINITIONS

1.1 "CPR" means Canterbury Property Reports Limited (NZBN 9429046430472)

1.2 "Customer" shall mean the customer/purchaser or any person or company acting or purporting to act on behalf of and with the authority of the customer/purchaser or any person requesting the report from CPR.

1.3 "Price" shall mean the cost of the Products as agreed between the Company and the Customer pursuant to clause 5.5 and includes all disbursements, but subject to clauses 5.2 and 5.3 of these terms and conditions.

1.4 "Report" shall mean the electronic inspection report produced by CPR relating to the subject property.

2. ACCEPTANCE

2.1 Any instructions received and expressly accepted (either in writing or verbally) by CPR from you for the supply of a Report (once accepted by CPR) constitute a binding contract and acceptance by the Customer of the terms and conditions contained herein.

3. PRICE

3.1 The Price payable for the Report by the Customer shall be as agreed in writing or verbally between the Customer and CPR at the time of acceptance of these terms and conditions. The standard pricing structure is based on the cost of inspecting a standard four bedroom dwelling with two bathrooms and one lounge room, subject to:

a. an additional fee of (from) \$150.00 including GST for the review and comment on

documentation relating to “As Is, Where Is” properties (see above); and
b. an additional fee of \$120.00 including GST per hour for any additional reporting required or necessitated due to access limitations identified at the time of the initial inspection; and
c. an additional fee of \$50 including GST (per room) if the dwelling includes any additional rooms over and above the standard dwelling referred to above (including, but not limited to offices, media rooms, additional family rooms and sleepouts / additional garages); and
d. an hourly rate of \$120.00 Including GST per hour will be applied for re-inspections and amendments to the initial report as needed if CPR is required to re-attend the property for any reason.

e. an additional fee of \$70.00 including GST if the Customer requires the Report to be delivered in paper format.

d. Our advertised report prices are based on a maximum property size, being – 4 bedroom, 2 bathrooms and 1 living area, and does not include additional out buildings such as sleepouts or additional garages.

e. Properties older than 1950’s may require an individual quote due specialist equipment and additional time needed.

f. Property’s with directly fixed monolithic cladding systems will be subject to a risk review and will require individual pricing.

4. PAYMENT

4.1 Unless otherwise agreed, payment of the Price for the Report is required to be made in full before CPR will release the Report to the Customer.

4.2 Payment of the Price by the Customer shall be made in full and without any deduction or set-off.

4.3 If the Customer fails to make payment of the Price, in addition to CPR’s right to recover the Price from the Customer as a debt owing, CPR shall be entitled to charge interest on the Price at the rate of 2.5% per month or part month.

4.4 Any expenses, disbursements and legal costs incurred by CPR in the enforcement of any rights contained in these terms and conditions shall be paid by the Customer, including any actual solicitor’s fees or debt collection agency fees.

4.5 If paying by credit card, there will be a convenience fee of 3%

5. LIMITATIONS OF LIABILITY

5.1 The contents of the Report are valid for 30 days from the date of the inspection.

5.2 The Report is prepared solely for the Customer. Accordingly, (but subject to the limitations stated below) CPR’s liability in respect of the contents of the Report is limited solely to the Customer. CPR disclaims all responsibility and accepts no liability to any other party for anything done or not done in reliance on the Report.

5.3 CPR does not accept liability or responsibility for any information supplied to it by third parties that may appear in the Report.

5.4 Except as otherwise provided by statute, CPR and its agents shall not be liable for any loss or damage of any kind whatsoever, arising from the contents of the Report (including but not limited to any defect identified or un-identified in the inspection and/or Report; any claim, defence or any other legal cost which is directly or indirectly caused by, or in connection to, or arises directly or indirectly out of the actions or effects of mould, fungi, mildew, rot, decay, gradual degradation, micro-organisms, bacteria, protozoa or any similar or like forms in any building or structure; or the failure of the building/s or structure to meet or conform to the requirements of the New Zealand Building Act 2004 and associated regulations and the New Zealand Building Code. Further, CPR shall not be liable to the

Customer for any consequential loss whether suffered or incurred by the Customer or another person and whether in contract or otherwise and irrespective of whether such loss or damage arises directly or indirectly from the Report supplied to the Customer.

5.5 CPR and its agents shall not be liable to the Customer for any loss or damage occasioned to the dwelling (whether as a result of invasive testing or otherwise) in the process of undertaking the inspection for the purposes of producing the Report. Acceptance of these terms and conditions by the Customer shall constitute an unlimited waiver of the Customer's right to bring a claim against CPR for any such loss or damage suffered by the Customer.

5.6 The Customer shall indemnify CPR and its agents against all claims and loss of any kind whatsoever however caused or arising and without limiting the generality of the foregoing of this clause whether caused or arising as a result of negligence of CPR or otherwise, brought by any person in connection with any matter, act, omission, or error by the Company, their agents (including solicitors) or employees in connection with the Report.

5.7 The Consumer Guarantees Act 1993, the Fair Trading Act 1986 and other statutes may imply warranties or conditions or impose obligations upon CPR which cannot by law (or which can only to a limited extent by law) be excluded or modified. In respect of any such implied warranties, conditions or terms imposed on CPR, CPR's liability shall, where it is allowed, be excluded or if not able to be excluded only apply to the minimum extent required by the relevant statute.

5.8 Notwithstanding the foregoing, if CPR is found to be liable to the Customer pursuant to these terms and conditions, in contract, tort, negligence, breach of statutory duty or otherwise, the maximum liability of CPR shall be limited to a sum not exceeding the Price.

6. COPYRIGHT AND INTELLECTUAL PROPERTY

6.1 CPR owns and has copyright in the Report and the Customer may use the Report only if the Price has been paid in full.

6.2 The Report is intended for the use of the Customer only.

The Customer may disclose the Report to the Customer's professional advisers, but in all other respects will not disclose the Report to any third party, without the express consent of CPR.

6.3 The Customer agrees that they will not forward the Report to any third parties in the event of the Customer selling the subject property, or otherwise

7. CANCELLATION

7.1 The Customer may cancel an inspection no less than 48 hours before the inspection is due to commence. If the inspection is cancelled less than 48 hours before the inspection is due to commence, the Customer will be required to pay a \$100.00 cancellation fee.

7.2 The Customer is obligated to provide safe access to all areas of the property that need to be inspected. If the Customer fails to provide a safe environment, the inspector has the unrestricted right to refuse to undertake an inspection of the property/ area. The inspector has the unrestricted right to cancel an inspection if he/she feels that there is a threat to his/her safety. A \$100.00 cancellation fee will be charged to the Customer if the property is un-safe to inspect. The Customer will then be required to re-book an inspection, once the property is safe and secure enough for the inspector to complete the inspection.

8. WARRANTY

8.1 CPR does not provide any warranty in respect of the contents of the Report.

9. MISCELLANEOUS

9.1 CPR shall not be liable for delay or failure to undertake the inspection or produce the

Report if the cause of the delay or failure is beyond CPR's control.

9.2 Failure by CPR to enforce any of these terms and conditions shall not be deemed to be a waiver of any of the rights or obligations that CPR has under these terms and conditions.

9.3 Where these terms and conditions are contrary with any instruction received from the Customer, these terms and conditions shall prevail.

9.4 If any provision of these terms and conditions shall be invalid, void or illegal or unenforceable, the validity, existence, legality and enforceability of the remaining provisions shall not be affected, prejudiced or impaired.

9.5 These terms and conditions shall be governed by and construed in accordance with the laws of New Zealand.

10. SCOPE OF REPORT – WEATHERTIGHTNESS INSPECTIONS

10.1 The Customer has engaged CPR to produce the Report in respect of a monolithic (or similar) clad dwelling.

10.2 The Customer acknowledges that dwellings of this sort pose unique risks as a result of (without limitation) incorrect installation, and materials that are susceptible to comparatively fast deterioration.

10.3 The inspection undertaken by CPR will be undertaken to the best of CPR's knowledge, skill and ability, having regard to all relevant factors, but limited to the extent that:

- a. no comment will be made in respect of any maintenance or repair that has been undertaken following the date of initial installation of the materials;
- b. no invasive testing will be undertaken unless the Customer specifically requests CPR to do so. Accordingly, no comment will be made as to the condition of the framing or other elements of the construction of the dwelling behind the cladding unless an invasive test is authorised;
- c. regard is only given to the state of the dwelling at the time of the inspection; and
- d. otherwise in accordance with these terms and conditions.

EQC / Engineers Documentation Review -Terms of Engagement

An EQC documentation review is a visual review of repairs to a dwelling that have been completed inline the associated EQC repair documentation (or alike) as provided by the client.

Please Note: As we are now many years on from the Canterbury Quakes it cannot be confirmed if minor cosmetic items are earthquake related / have not been repaired as all properties are subject to typical movement, racking, expansion and contraction, general wear, weathering and ground movement.

The review process does not include any invasive or destructive investigations.

CPR take no responsibility for sourcing the required documentation for a property that is to be inspected.

CPR will review the provided documentation and visually inspect the dwelling to the best of our ability.

CPR will not be held accountable for any concealed defects or unseen damages that have been covered over, poorly repaired, or not visually accessible.

CPR will not provide estimates for repairs or comment on previously specified repair values.

CPR will not provide a builders sign off / producer statement for repairs.

CPR cannot guarantee if current cosmetic items / damages are earthquake replated or typical / historic dwelling movement.

CPR cannot comment on cash settled payments or general payout entitlements.

CPR cannot confirm the structural integrity of a dwelling.

CPR recommends seeking advice from a structural engineer if a dwelling has suffered structural damages / repairs.

CPR cannot confirm if any contractors estimates or variations were accepted, completed or paid.

A floor level assessment is not included unless part of a full report or ordered separately.

Other Information

This inspection will be in line with the "Residential Property Inspection" standards NZS 4306:2005 - The client may request a signed Residential Property Inspection standards certificate.

Floor Levels:

The aim of the floor level assessment is to understand if there is any minor or major floor level issues. levels are taken in each corner of the room and to the center of the room where accessible. For larger rooms we take measurements approx. 2 meters apart. Floor levels are annotated in photos for each room and will not be produced on a floor plan of the dwelling unless a floor plan has been provided by the client. Floor plans can be created by CPR if required for an additional cost of \$200 Incl GST. If floor slopes are indicated in a floor level assessment, further and more accurate investigations are recommended and in some cases an engineer's involvement may be needed. CPR do not measure the distance between heights that have been plotted in the floor level assessment unless we deem necessary.

Important note for great report presentation:

Please Note: CPR include a lot of photos in our reports including photos within all rooms and spaces – If we are undertaking a pre-sale inspection in particular, we would recommend taking this into account if you wish the report to present the property in a tidy state.

The building inspector has the following qualifications and organization memberships:

- NZ qualified builder
- Extensive building industry experience including - Residential, Commercial and Earthquake remediation.
- LBP - Licensed Building Practitioner
- Member - Certified builders and or Master Builders

Report Exclusions:

The following services have not been inspected or tested as systems and services can have multiple functions and operating techniques that we cannot be expected to comment on... Heating units , Fixed heating sources, Underfloor heating, Wall fan heaters, Wall panel heaters, Night store heaters, Towel rails, Air ventilation systems, All gas systems, Ovens , Stoves, Range hoods, Heated Mirrors, Waste disposal units, Electrical circuits, Watering systems, Security alarm systems, Built in speaker systems, drop down projector screens ,Outdoor lighting, Spa pools, Swimming pool systems, Septic tank systems, Water tank systems, Irrigation systems, Solar heating and power systems and storage, Built in vacuum systems, Fire alarm systems, Smoke alarms. We recommend checking that systems are functional on pre settlement inspection, Clients may need to organize inspections by a qualified specialist in the correct field as needed. We do not fully report on all external landscape items / minor structures.

Property and Client Information

Client Details

Name:

David Mercer

Job / Property Details

Property Address

21 Croftwood Lane, Harewood, Christchurch



Photo 1

Date and Time of Inspection

17.04.2023 09:00 NZST

Inspector Name

Mitch King - NZIBI Accredited

Inspector Signature



17.04.2023 15:36 NZST

Report inclusions / Exclusions

Floor levels not included

Moisture testing not included

EQC / Documentation review not included

Inspection details and Property information

Present at time of inspection?

Owner

Weather conditions:

Fine

Property Age

Early 2000's

Basic property information is obtained by using PropertyValue.co.nz.

More accurate build dates should be confirmed within the property Lim report or other related property information documents.

<https://www.propertyvalue.co.nz/>

Land Type

TC2 as per Canterbury Maps

TC rating information can be obtained by using the below link.

<https://propertysearch.canterburymaps.govt.nz/#/>

Property type:

Standalone house

Number of bedrooms:

5

Number of bathrooms:

2

Building structure type:

Timber framed structure

Concrete block walls in areas

Concrete slab

Internal linings noted:

Plasterboard

Was the dwelling furnished

Yes - Furniture or belongings may have obstructed defects

Potential Alterations or Additions

Has the property had any potential alterations or additions:

No obvious alterations noted

Please note - some older dwellings may have received alterations or additions in the past which may not have been permitted or consented. Not all alterations can be easily identified or confirmed. CPR use our very best judgement and experience to identify areas that do not appear to be original and or areas that appear to have been altered or amended. We recommend that the buyer / client undertakes their own review of council consents / documentation for clarity. (Please note - Council documentation can vary for each different council and the records that they hold)

Common Items / observations noted throughout the property

The following are items that have been noted as being common observation throughout the dwelling:

- Minor cosmetic paint sealer cracking has been noted to joinery joins and to the perimeter of window and door reveals.
- It has been noted that the carpets are generally in average condition which are booked to be replaced on the 19th.

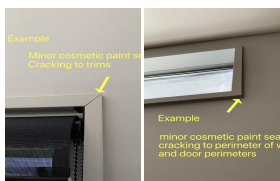


Photo 2 Photo 3

The above listed items are classed as typical imperfections or defects that are commonly observed throughout the dwelling. These items may not be repeatedly commented on or photographed in all areas throughout the dwelling / property.

Potential Asbestos Containing Materials

Does this property fall within the time period that asbestos materials were used?	No
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Exterior

Elevations

North Elevation



Photo 4 Photo 5 Photo 6

South Elevation



Photo 7 Photo 8 Photo 9

East Elevation



Photo 10

Photo 11

Photo 12

West Elevation



Photo 13

Photo 14

Photo 15

Dwelling Exterior

Main Cladding type

Plastered structural concrete block walls

Overall cladding condition

Good for age

Minor cosmetic defects

Comments

Minor cosmetic hairline plaster cracks noted in areas



Photo 16

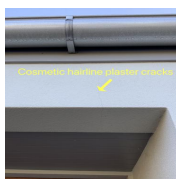


Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26

Additional Cladding Type

Additional Cladding Type 1

Cladding type

Decorative stone veneer

Overall cladding condition

Good for age



Photo 27

Additional Cladding Type 2

Cladding type

Painted Linea weatherboards on vented cavity system

Overall cladding condition

Good for age
Minor cosmetic defects

Comments

- Minor cosmetic paint fading to chimney breast
- Typical minor cosmetic shrinkage to weatherboard joins in areas.
- Minor cosmetic crack noted above external patio roof.



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32

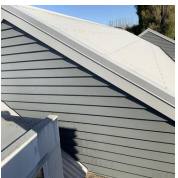


Photo 33



Photo 34

Overall condition of vents/penetrations

Good for age



Photo 35



Photo 36

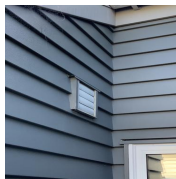


Photo 37



Photo 38

Overall condition of cladding junctions

Good for age

Minor cosmetic defects

Comments

- Minor cosmetic plaster cracking to faces / plaster junction to the top left of the main entry.
- Typical cosmetic mortar cracking between the stone cladding and plaster cladding.
- Recommend additional sealing to plaster / membrane junction above the external patio roof as per the below photo.



Photo 39



Photo 40



Photo 41

Overall condition of external trims

Good with general wear

Observation below

Comments

Minor cosmetic paint peeling to timber scribe



Photo 42

Photo 43

Photo 44

Soffit lining type

Painted cement sheet

Overall condition of soffit linings

Good for age



Photo 45

Photo 46

Facia / barge board type

Other as stated below

Painted cement sheet

Overall condition of fascia / barge boards:

Suitable for age

Minor cosmetic defects

Comments

- Minor paint deterioration noted in areas.
- Joins / external mitres are showing typical separations in areas

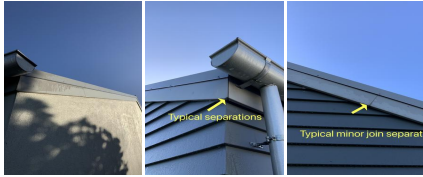


Photo 47

Photo 48

Photo 49

Window and door joinery type

Mixed window and joinery types

Timber double glazed

Aluminium double glazed

Timber panel sectional garage door

Overall condition of window/door joinery

Good with general wear

Observation below

Comments

Timber garage door panels and window louvres are showing minor expected weathering.



Photo 50

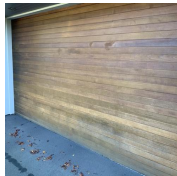


Photo 51

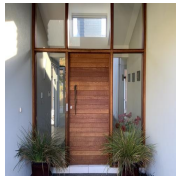


Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57

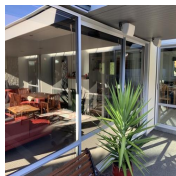


Photo 58

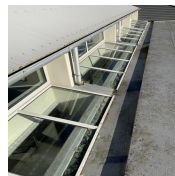


Photo 59

Roof Inspection method

Visually from a ladder on ground. Please note - this inspection method is limited to visual line of sight from any one point and is not expected to be an up close inspection method to all areas.

Visually from roof where reasonable safe access is available

Main roofing material

Nail Fixed - Please note general nail popping is expected over time and should be considered within periodic maintenance checks.

Colorsteel corrugated iron roofing

Overall roof condition

Good for age with general wear

Observation below

Comments

General lichen build up has been noted, generally to the southern sides.
We have been advised that lichen has been treated.



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64

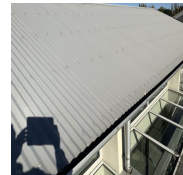


Photo 65



Photo 66

Additional Roofing type

Roof Inspection method

Visually from roof where reasonable safe access is available

Roofing material

Butynol membrane roofing

Overall roof condition:

Fair

Minor cosmetic deterioration

Comments

- General oxidisation which is expected for age.
- General lichen build up has been noted.
- Significant lichen growth has been noted to the guttering of the roof over the patio.
- Minor perishing has been noted to corner
- Minor peeling noted to membrane join.

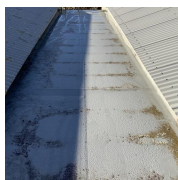


Photo 67



Photo 68



Photo 69

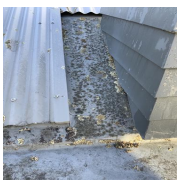


Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75

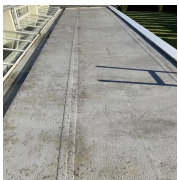


Photo 76



Photo 77



Photo 78



Photo 79

Overall condition of flashings and junctions

Good with general wear



Photo 80



Photo 81

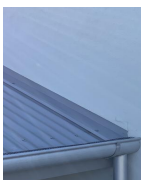


Photo 82

Guttering type

Zincalume

Overall condition of guttering

Good for age with general wear



Photo 83

Photo 84

Down pipe type

Zincalume

Overall condition of down pipes

Good for age with general wear

Observation below



Photo 85

Photo 86

External Landscape Items

Please note - This section is based on a general overview of external landscape items within close proximity to the main dwelling. Minor structures and or insignificant landscape items may not be inspected or commented on.

Paths

Path type

Concrete exposed aggregate

Overall path condition

Good for age with general wear



Photo 87



Photo 88

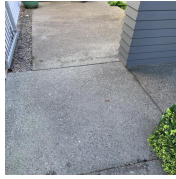


Photo 89

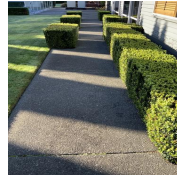


Photo 90

Fencing

Fencing Type 1

Fencing type

Timber framed fences

Overall condition of fencing:

Fair

Defects

Comments

Fence to the west boundary is leaning in



Photo 91

Photo 92

Fencing Type 2

Fencing type

Other as specified below

Glass and aluminium pool fencing

Overall condition of fencing:

Good for age with general wear

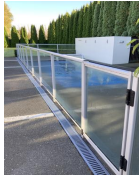


Photo 93

Retaining walls / Other wall types

Wall type

Plastered concrete block

Overall condition of retaining walls

Fair

Minor cosmetic defects

Comments

Minor cosmetic plaster cracking noted in areas



Photo 94

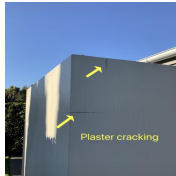


Photo 95



Photo 96

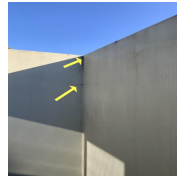


Photo 97



Photo 98



Photo 99

Please note - retaining walls are generally a structural element which can require specific engineering design. CPR do not inspect or comment on structural integrity or design suitability. We recommend seeking independent advice from an engineer if required.

Gates

Gate types

Steel

Overall condition of gate

Good for age



Photo 100

Photo 101

Patios

Patio 1

Patio type

Concrete exposed aggregate

Overall condition of patio

Good for age with general wear



Photo 102



Photo 103

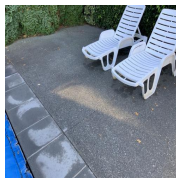


Photo 104



Photo 105

Patio 2

Patio type

Concrete

Overall condition of patio

Good for age with general wear

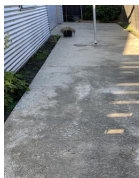


Photo 106

Driveway

Driveway type

Asphalt

Overall condition of driveway

Good for age with general wear



Photo 107

Out buildings / Structures

Description

Stained timber decorative pergola

Overall condition

Good for age with general wear

General weathering



Photo 108

General services

Services

Heating

Heating types

Heat pumps

Gas fire

Under floor heating

Condition of heating appliances

Good for age



Photo 109



Photo 110



Photo 111

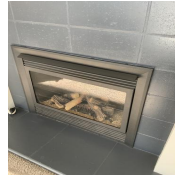


Photo 112



Photo 113



Photo 114



Photo 115



Photo 116

Please note - CPR can only comment on the physical condition of the heating systems where visible. Testing of the heating systems will not be completed - Please be sure to check the functions of all heating systems or seek advice from a suitably qualified technician .

Chimney breast structure

Steel inner flue

Boot flashing is loose and requires re-sealing



Photo 117



Photo 118

Plumbing

Condition of plumbing items where visible and accessible

Plumbing items appear to be in good condition for age where visible and where tested

Is the water pressure acceptable throughout?

Yes



Photo 119

Photo 120

Please note: CPR can only check the basic functions of taps where accessible and will not include checking all isolating taps / water feeds to appliances / accessories. We can only inspect the general condition of pipes and drains where visible and accessible. Specialist checks should be undertaken by a qualified plumber or drain-layer if desired. CPR are not able to comment on plumbing code items nor can we inspect sub soil drains.

Gas water heating

Gas water heating system condition

Good condition for age



Photo 121

CPR can only comment on the physical condition of the gas water heating services where visible. For further testing and or investigations, we recommend engaging a qualified gas fitter. CPR cannot accurately comment on code related aspects.

Electrical

Condition of electrical items

Electrical items appear to be in good condition for age where visible and where tested

Minor defects noted below

Comments

Corrosion has been noted to external steel light fittings

Is the wiring modern TPS wiring?

Yes

Type of power feed to dwelling

In ground



Photo 122

Photo 123

Photo 124

Please note: CPR can only check the basic functions switches where accessible - We can only inspect the general condition of Wires and connections where visible and accessible. Specialist checks should be undertaken by a qualified electrician if desired. CPR cannot comment on whether items meet acceptable electrical codes. We use a "DETA" power outlet tester to undertake random checks of electrical sockets where available and accessible. We will not undertake electrical tests to each and every socket. We recommend independent advice / testing for solar power systems as needed.

Other services

The following additional services have been noted..

Security alarm system

Fibre has been installed to the dwelling

Data cabinet

Gas bottle storage - This inspection does not assess gas install specifications/code standards

In wall vacuum system



Photo 125



Photo 126



Photo 127



Photo 128

Please note - CPR only comment of the type of services that are visible and the physical condition. We do not test all functions of additional services / specialist services. We recommend consulting with a suitably qualified service technician.

Roof space, Insulation and Foundations

Roof Space

Were all roof areas accessible?

Limited

Areas below the flat membrane roofs can not be accessed

Roof Structure type

Timber framed roof structure

Overall condition of the roof framing structure

Good for age

Observation below

Comments

Historic moisture staining has been noted to the truss framing in areas. This does not appear to be due to roof leaks. It appears that it is general weathering from when the dwelling was constructed and trusses may have been exposed to weather.

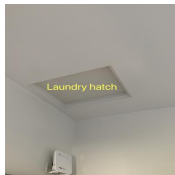


Photo 129



Photo 130



Photo 131



Photo 132

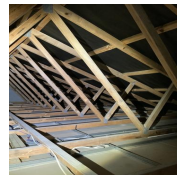


Photo 133

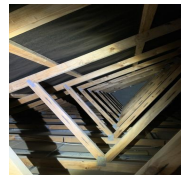


Photo 134

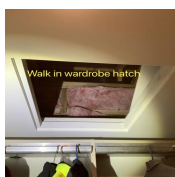


Photo 135

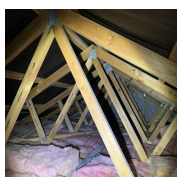


Photo 136

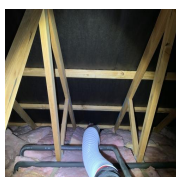


Photo 137

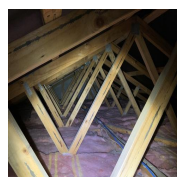


Photo 138

Please note: in most cases it is not possible to inspect all areas closely due to access difficulties in some areas, Insulation or other obstructions

Roofing Underlay

Has roofing underlay been installed?

Yes

Condition of roofing underlay

Good for age



Photo 139

Insulation

Please note: Internal garages are not usually included in the main thermal envelope of a dwelling and therefore insulation to the external walls and ceiling is not required (Unless specified in the original plans). Insulation does however need to be installed within the internal walls that separate the main liveable spaces from the garage portion of the dwelling.

Standard concrete floor slabs generally achieve a construction R rating of R1.3 unless upgraded insulation is installed.

Wall Insulation

Were wall cavities checked and accessible?

No - Not accessible

Due to the age of the dwelling wall insulation is expected

Subfloor Insulation

Were sub floor areas checked and accessible?

N/A - Concrete floor slab

Ceiling Insulation

Were roof space areas checked and accessible?

Limited

Insulation type

Pink batts

Insulation condition

Good for age



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144

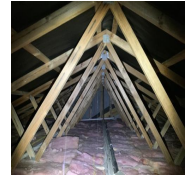
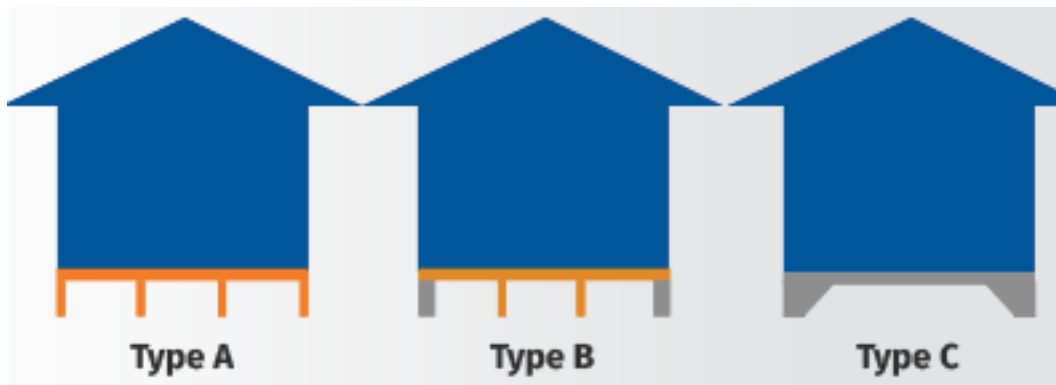


Photo 145

Foundations



Foundation type for this property

Type C - Concrete floor slab on grade

Structural Concrete Walls

Wall type

Structural Concrete Block

Were all areas accessible on inspection?

Some areas were not available for inspection

Condition of walls

Good

Appears to be in sound condition

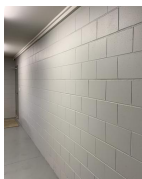


Photo 146



Photo 147

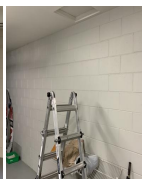


Photo 148

Concrete Slab

Were all areas of the floor slab accessible for inspection?

No - Floor coverings have been installed to the main areas of the dwelling. The garage floor area is the only available area to be inspected.

General condition

Good

Appears to be in sound condition



Photo 149

Photo 150

Please note - CPR can only inspect visible areas of the concrete floor slab at the time of the inspection. Floor coverings in most cases cover the majority of the floor slab, therefore CPR can only be expected to report on the condition of the visible areas.

Interior and Garaging

Bedrooms

Bedroom 1

Wall Condition

Good with general wear

Minor cosmetic defects

Comments

Minor cosmetic plaster crack

Ceiling Condition

Good with general wear

Flooring type

Carpet

Flooring Condition

Average

Condition of windows, doors and hardware

Good with general wear

Wardrobe type

Walk in wardrobe

Wardrobe Joinery Condition

Good with general wear

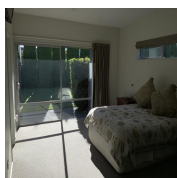


Photo 151

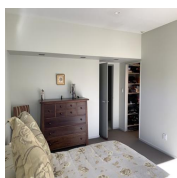


Photo 152

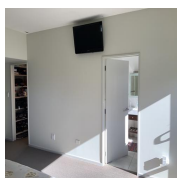


Photo 153



Photo 154

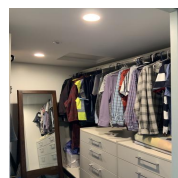


Photo 155

Bedroom 2

Wall Condition

Good with general wear

Ceiling Condition

Good with general wear

Flooring type

Carpet

Flooring Condition

Average

Condition of windows, doors and hardware

Good with general wear

Minor cosmetic defects

Comments

Minor cosmetic paint sealer cracking to side of window frame

Wardrobe type

No wardrobe installed

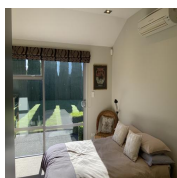


Photo 156

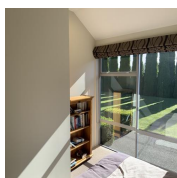


Photo 157



Photo 158

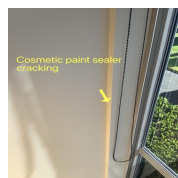


Photo 159

Bedroom 3

Wall Condition

Good with general wear

Ceiling Condition

Good with general wear

Flooring type	Carpet
Flooring Condition	Average
Condition of windows, doors and hardware	Good with general wear
Wardrobe type	Built in wardrobe joinery
Wardrobe Joinery Condition	Good with general wear
	Minor cosmetic defects

Comments

- Minor cosmetic paint sealer cracking to joinery to ceiling junction.
- Cosmetic chip to wardrobe door.

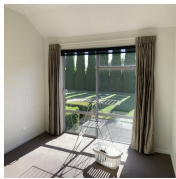


Photo 160



Photo 161



Photo 162



Photo 163

Bedroom 4

Wall Condition	Good with general wear
	Observation below

Comments

Minor cosmetic hairline plaster crack

Ceiling Condition	Good with general wear
Flooring type	Carpet
Flooring Condition	Average
Condition of windows, doors and hardware	Good with general wear
Wardrobe type	Built in wardrobe joinery
Wardrobe Joinery Condition	Good with general wear



Photo 164

Photo 165

Photo 166

Bedroom 5

Wall Condition

Good with general wear

Ceiling Condition

Good with general wear

Minor cosmetic defects

Comments

Minor cosmetic plaster imperfection

Flooring type

Carpet

Flooring Condition

Average

Condition of windows, doors and hardware

Good with general wear

Wardrobe type

Built in wardrobe joinery

Wardrobe Joinery Condition

Good with general wear

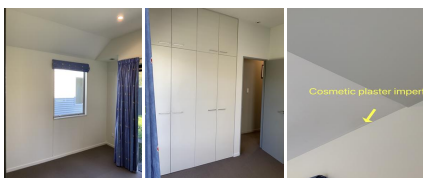


Photo 167

Photo 168

Photo 169

Bathrooms

Bathroom 1

Wall Condition

Good with general wear

Ceiling Condition	Good with general wear
Flooring type	Tiles
Flooring Condition	Good with general wear
Condition of windows, doors and hardware	Good with general wear
Cabinetry Condition	Good with general wear
Has an extractor fan been installed	Yes - Extractor fan has been installed and is in working order
Condition of plumbing items	Good with general wear
	Observation below
Comments Recommend sealing mixer plate	
Condition of shower	Good for age with general wear

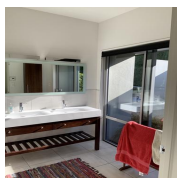


Photo 170

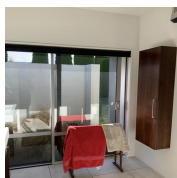


Photo 171



Photo 172



Photo 173



Photo 174

Bathroom 2

Wall Condition	Good with general wear
	Minor cosmetic defects

Comments

-Cosmetic hairline plaster crack to internal corner
-Cosmetic grout cracking beneath window sill - Should generally be sealant to allow movement.

Ceiling Condition	Good with general wear
Flooring type	Tiles

Flooring Condition	Good with general wear
Condition of windows, doors and hardware	Good with general wear
	Minor cosmetic defects
Comments -Cosmetic chip to door frame. -Cosmetic paint peeling to window sill.	
Cabinetry Condition	Good with general wear
Has an extractor fan been installed	Yes - Extractor fan has been installed and is in working order
Condition of plumbing items	Good with general wear
Condition of shower	Good for age with general wear
Condition of bath tub	Good with general wear

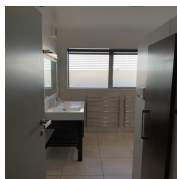


Photo 175

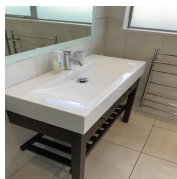


Photo 176

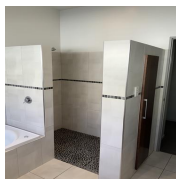


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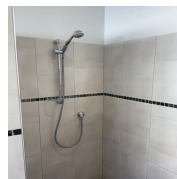


Photo 178

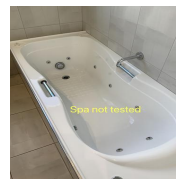


Photo 179



Photo 180



Photo 181

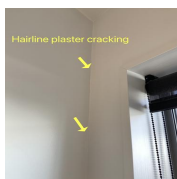


Photo 182

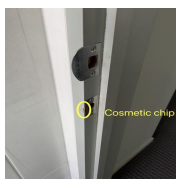


Photo 183

Toilets

Toilet 1

Wall Condition	Good with general wear
Ceiling Condition	Good with general wear
Flooring type	Tiles
Flooring Condition	Good with general wear

Condition of windows, doors and hardware	Good with general wear
Cabinetry Condition	Good with general wear
Condition of plumbing items	Good with general wear



Photo 184

Photo 185

Toilet 2

Wall Condition	Good with general wear
Ceiling Condition	Good with general wear
Flooring type	Tiles
Flooring Condition	Good with general wear
Condition of windows, doors and hardware	Good with general wear
	Minor cosmetic defects

Comments

-Minor timber chips to door frame timber

Cabinetry Condition	Good with general wear
Condition of plumbing items	Good with general wear

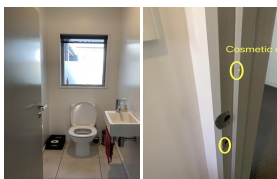


Photo 186

Photo 187

Lounge Rooms

Lounge Room 1

Wall Condition	Good with general wear
Ceiling Condition	Good with general wear
Flooring type	Carpet
Flooring Condition	Average
Condition of windows, doors and hardware	Good with general wear
	Minor cosmetic defects

Comments

-Cosmetic paint sealer cracking to door frames



Photo 188



Photo 189



Photo 190



Photo 191

Lounge Room 2

Wall Condition	Good with general wear
Ceiling Condition	Good with general wear
Flooring type	Carpet
	Tiles
Flooring Condition	Good with general wear
	Average for age

Comments

Carpet is in average condition

Condition of windows, doors and hardware	Good with general wear
--	------------------------



Photo 192

Photo 193

Office

Wall Condition	Good with general wear
Ceiling Condition	Good with general wear
Flooring type	Carpet
Flooring Condition	Average
Condition of windows, doors and hardware	Good with general wear



Photo 194

Kitchen

Wall Condition	Good with general wear
	Minor cosmetic defects

Comments

-Cosmetic plaster defects to wall in scullery

Ceiling Condition	Good with general wear
Flooring type	Tiles
Flooring Condition	Fair for age

	Minor cosmetic defects
Comments	
Chipped tiles noted in areas	
Condition of windows, doors and hardware	Good with general wear
Cabinetry Condition	Good for age with general wear
Condition of plumbing items	Good with general wear
Visual condition of appliances	Good with general wear



Photo 195

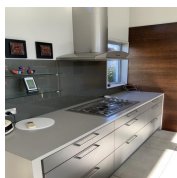


Photo 196



Photo 197

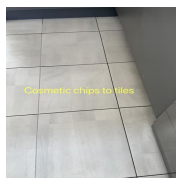


Photo 198



Photo 199



Photo 200



Photo 201



Photo 202

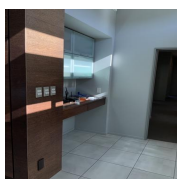


Photo 203

Please note - We are only able check the visual condition and to check that power is running to appliances where available. We are unable to check all appliance functions. We recommend consulting with a suitably qualified service person.

Hallways

Hallway 1

Wall Condition	Good with general wear
Ceiling Condition	Good with general wear
Flooring type	Tiles
Flooring Condition	Good with general wear
Condition of windows, doors and hardware	Good with general wear



Photo 204

Photo 205

Hallway 2

Wall Condition

Good with general wear

Ceiling Condition

Good with general wear

Flooring type

Carpet

Flooring Condition

Average

Condition of windows, doors and hardware

Good with general wear

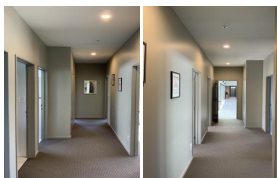


Photo 206

Photo 207

Laundry

Wall Condition

Good with general wear

Ceiling Condition

Good with general wear

Flooring type

Tiles

Flooring Condition

Good for age with general wear

Observation below

Comments

Minor scuff marks to tiles from door previously rubbing.

Condition of windows, doors and hardware	Good with general wear
Cabinetry Condition	Good for age with general wear
	Minor cosmetic defects

Comments

Minor swelling noted to base of joinery

Condition of plumbing items	Good with general wear
-----------------------------	------------------------



Photo 208



Photo 209



Photo 210



Photo 211

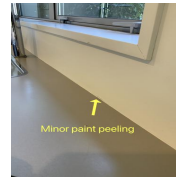


Photo 212

Internal Garage

Wall Condition	Good with general wear
Ceiling Condition	Good with general wear
	Minor cosmetic defects

Comments

Minor cosmetic paint sealer cracking to perimeter of ceiling

Flooring type	Painted concrete
Flooring Condition	Good for age with general wear
	Minor cosmetic defects

Comments

General wear / peeling to paint

Condition of windows, doors and hardware	Good with general wear
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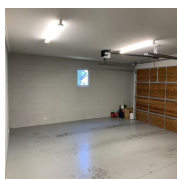


Photo 213

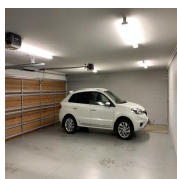


Photo 214



Photo 215

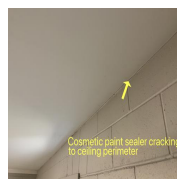


Photo 216

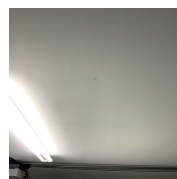


Photo 217

External Garage

External cladding type

Zincalume corrugated iron cladding

Cladding Condition

Good for age with general wear

Minor cosmetic defects

Comments

- Corrosion noted to steel cladding base trims
- Cosmetic paint deterioration to external painted trims including fascias and door reveals

Condition of wall linings / Framing

Good for age with general wear

Roof type

Nail Fixed - Please note general nail popping is expected over time and should be considered within periodic maintenance checks.

Zincalume corrugated iron roofing

Roofing Condition

Good for age with general wear

Observation below

Comments

Minor popped nail fixings to barge flashing

Gutter and down pipe type

Zincalume

Gutter and down pipe condition

Good for age with general wear

Condition of Ceiling linings / Framing

Good for age with general wear

Flooring type

Painted concrete

Flooring Condition

Good for age with general wear

Condition of windows, doors and hardware

Good with general wear

Electrical Condition

Good with general wear



Photo 218



Photo 219



Photo 220



Photo 221

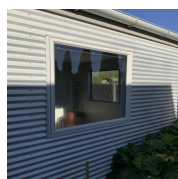


Photo 222



Photo 223



Photo 224



Photo 225



Photo 226

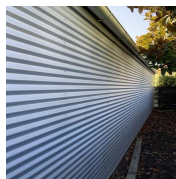


Photo 227



Photo 228



Photo 229



Photo 230

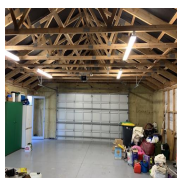


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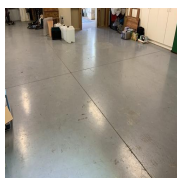


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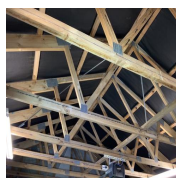


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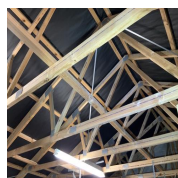


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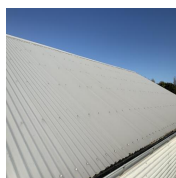


Photo 235

Additional Room

Wall Condition

Good for age with general wear

Ceiling Condition

Good with general wear

Flooring type

Carpet

Flooring Condition

General wear and tear

Condition of windows, doors and hardware

Good with general wear

Electrical Condition

Good with general wear



Photo 236



Photo 237



Photo 238

Media summary



Photo 1

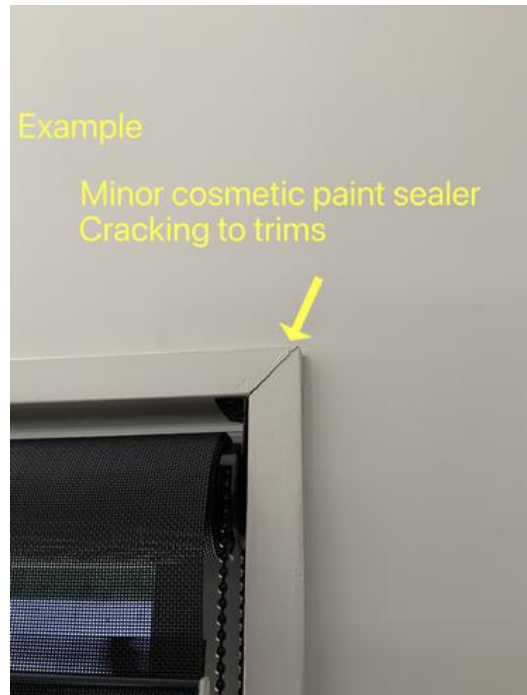


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

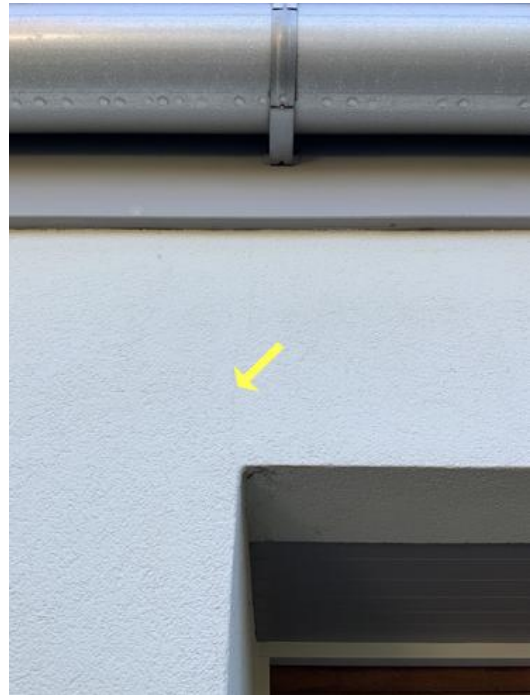


Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36

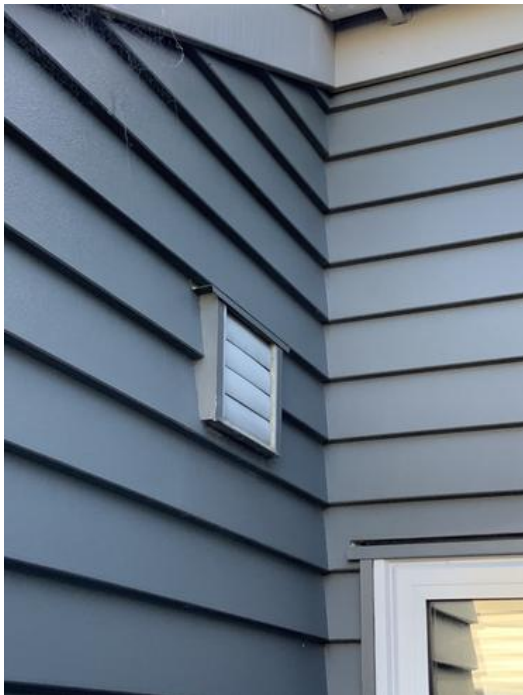


Photo 37



Photo 38



Photo 39



Photo 40



Photo 41

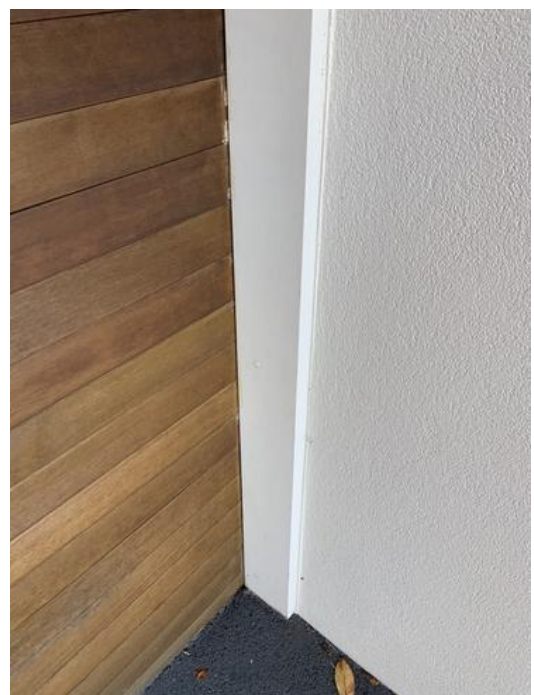


Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95

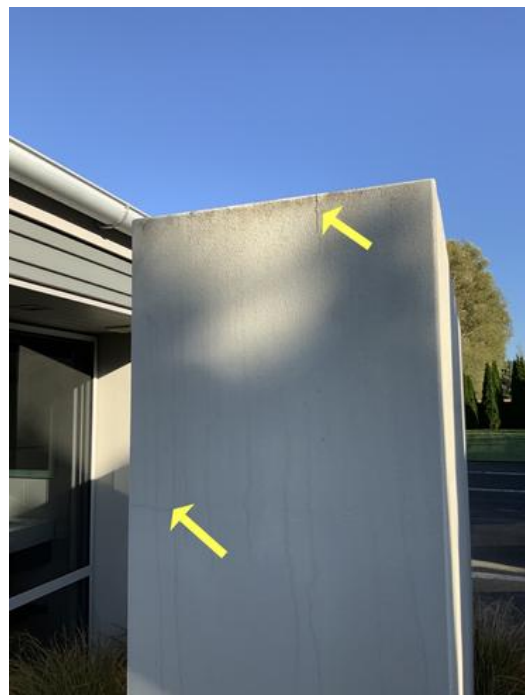


Photo 96

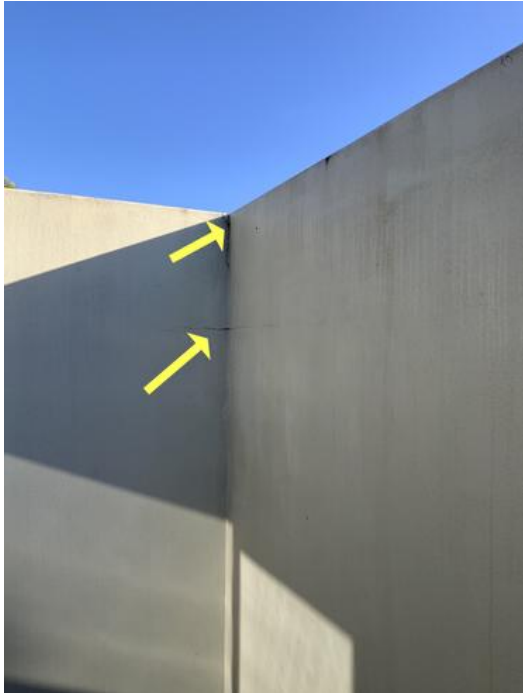


Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136



Photo 137



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142

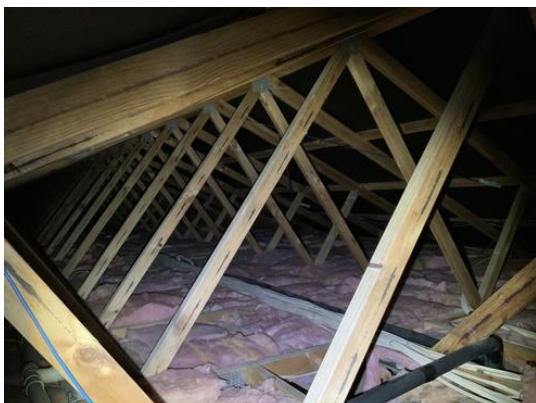


Photo 143



Photo 144



Photo 145

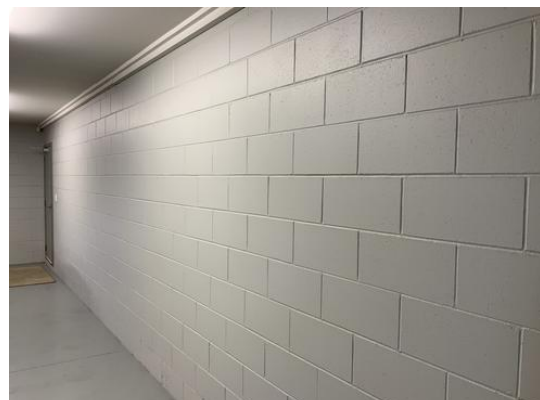


Photo 146



Photo 147



Photo 148



Photo 149



Photo 150



Photo 151



Photo 152



Photo 153



Photo 154



Photo 155



Photo 156



Photo 157



Photo 158

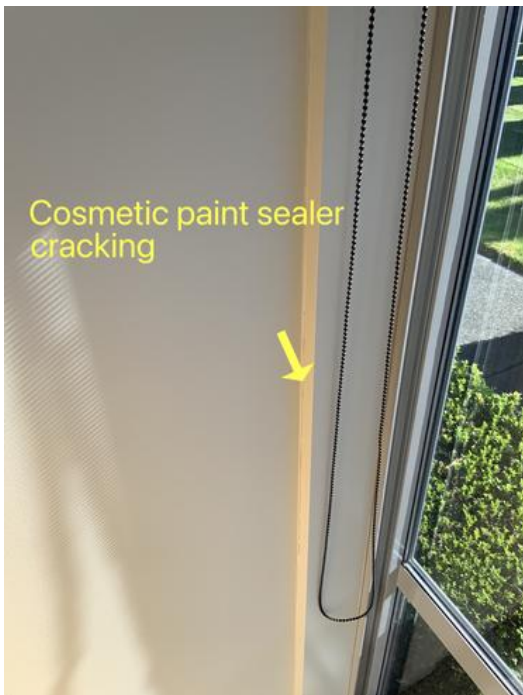


Photo 159



Photo 160



Photo 161



Photo 162



Photo 163



Photo 164



Photo 165



Photo 166



Photo 167



Photo 168



Photo 169



Photo 170



Photo 171



Photo 172



Photo 173



Photo 174



Photo 175

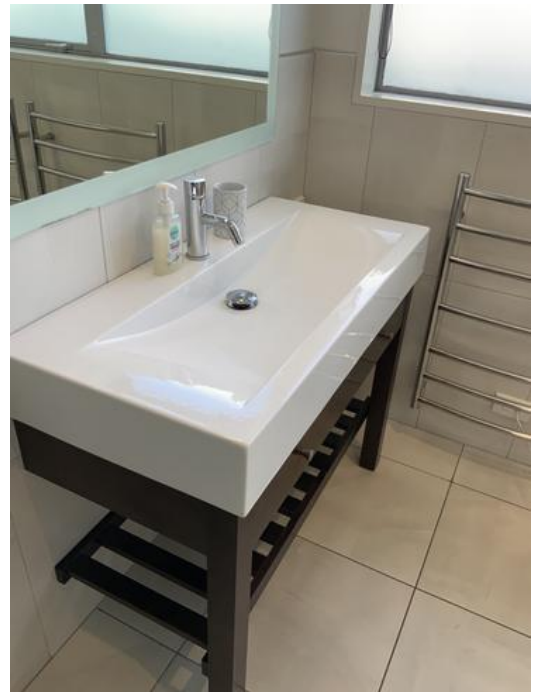


Photo 176



Photo 177



Photo 178



Photo 179

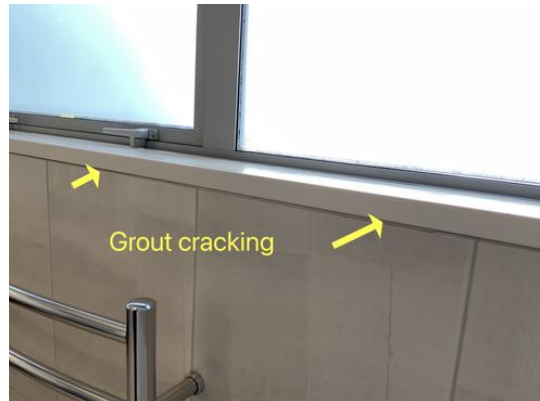


Photo 180



Photo 181



Photo 182



Photo 183



Photo 184



Photo 185

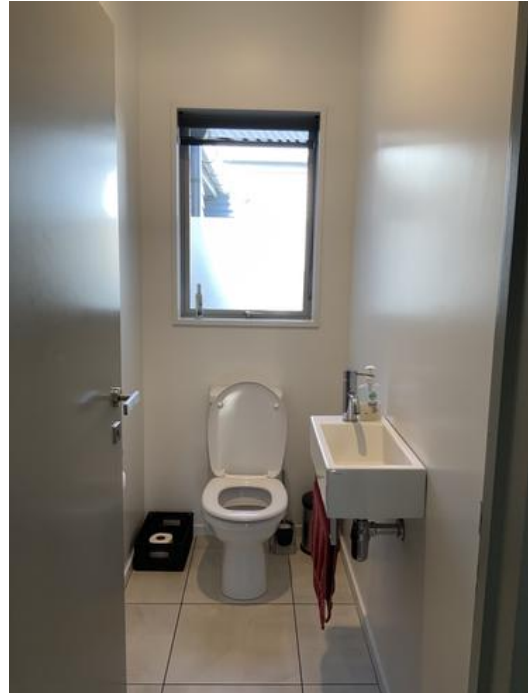


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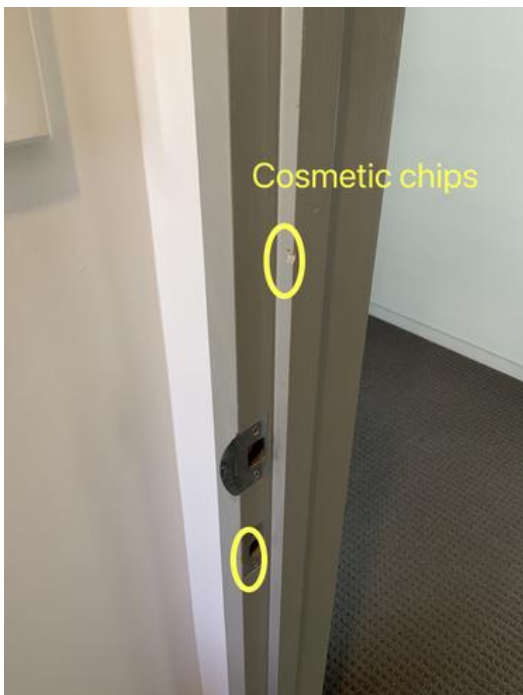


Photo 187



Photo 188



Photo 189



Photo 190



Photo 191



Photo 192



Photo 193



Photo 194



Photo 195



Photo 196



Photo 197



Photo 198



Photo 199



Photo 200



Photo 201

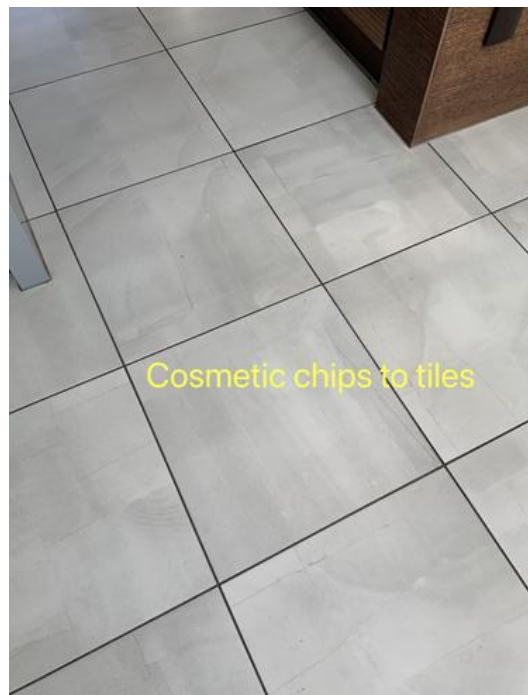


Photo 202



Photo 203



Photo 204



Photo 205



Photo 206



Photo 207



Photo 208



Photo 209



Photo 210



Photo 211



Photo 212

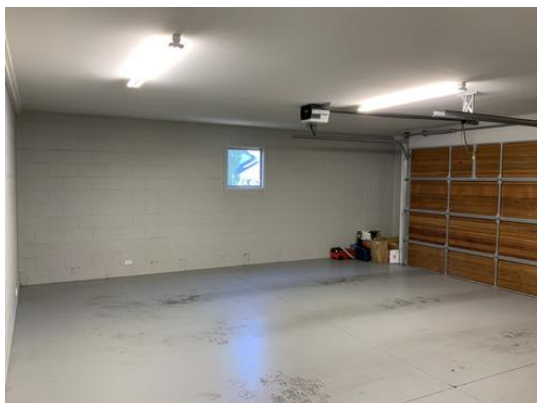


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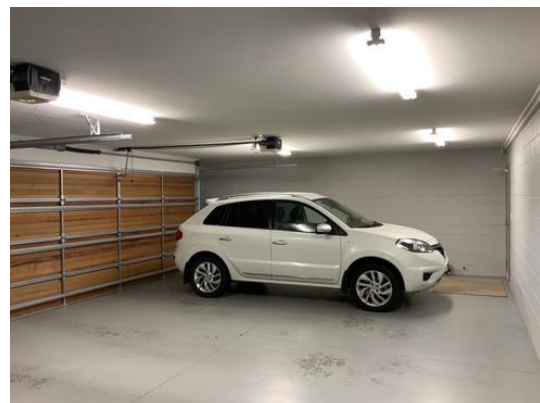


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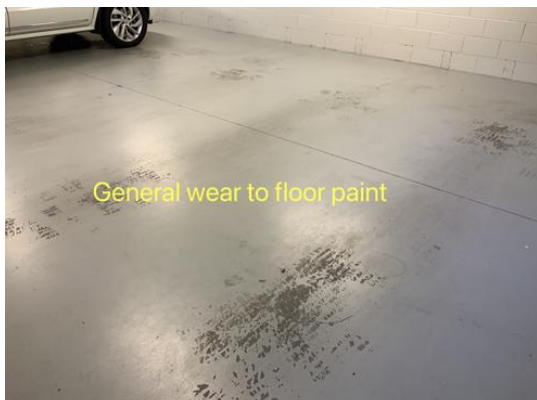


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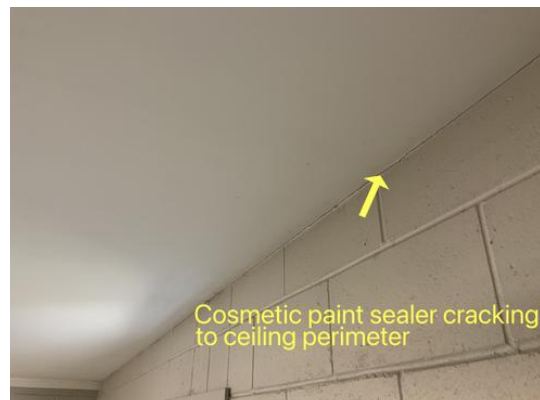


Photo 216



Photo 217



Photo 218



Photo 219



Photo 220



Photo 221



Photo 222



Photo 223



Photo 224



Photo 225



Photo 226



Photo 227



Photo 228



Photo 229



Photo 230



Photo 231

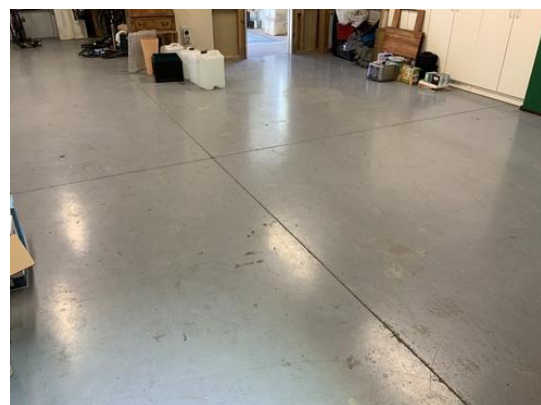


Photo 232



Photo 233

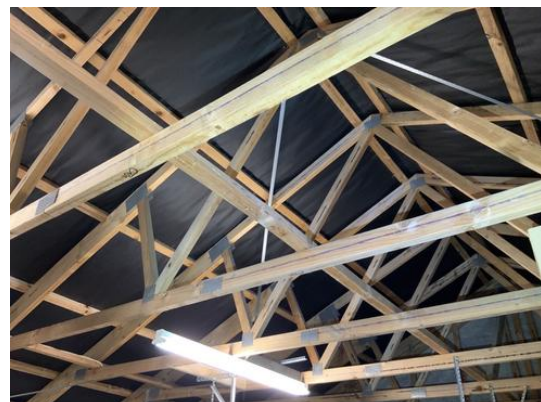


Photo 234



Photo 235



Photo 236



Photo 237



Photo 238