



INSIGHT BUILDING INSPECTIONS

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RESIDENTIAL INSPECTION

1/126 Halswell Jct Rd
Christchurch, Canterbury 8025

Kate Rokosuka

FEBRUARY 26, 2025



Inspector

Sam Harrison

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SUMMARY



MAINTENANCE ITEM



RECOMMENDATION

- ⊖ 14.10.1 Roof Space - Ventilation and Insulation - Evidence of Leaks: Leaking at header tank
- 🔧 17.2.1 Grounds - Site & Vegetation: Lower Ground Levels
- ⊖ 17.3.1 Grounds - Path & Patios: Settlement of paving
- ⊖ 17.5.1 Grounds - Fencing: Subsidence to pillar
- ⊖ 18.5.1 Garage - Walls: General wear to wall linings
- 🔧 18.5.2 Garage - Walls: Unfinished areas
- ⊖ 19.2.1 Foundation - Foundation Type: Crack to concrete floor slab
- 🔧 20.2.1 Roof - Roofing Material: Lichen Growth
- 🔧 21.8.1 Home Exterior - Fascias & Barge Boards: Paint Peeling

1: INSPECTION DETAILS

Information

Client Information: File number 26022025	Client Information: Scope Building Condition report	General Visual Summary Good
Weather Conditions Dry	Soil Conditions Dry	Orientation of Living Space North
Site Exposure Medium. (BRANZ Maps)	Client Present Yes	In Attendance The home Owner
House Occupied Yes	Style Single-level	Type of Building House
Occupancy Furnished	Services: Sewage Disposal Public	Services: Water Source Public
Services: Meter Board Front of home		



General information

This report represents the general condition of the home listed above. As with all homes it is important to remember that maintenance and improvements to a house to systems will be required from time to time. The improvements recommended in this report are not considered unusual for a home of this age or type.

Inspector Name: **Sam Harrison**
Company: **Insight Building Inspections**
Qualification: Qualified Builder.

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with nzs 4306:2005 residential property inspection and I am competent to undertake this inspection.

An inspection carried out in accordance with nzs 4306:2005 is not a statement that a property complies with requirements of any Act regulation or bylaw, nor is the report a warranty against any problems developing after the date of the inspection.

Scope

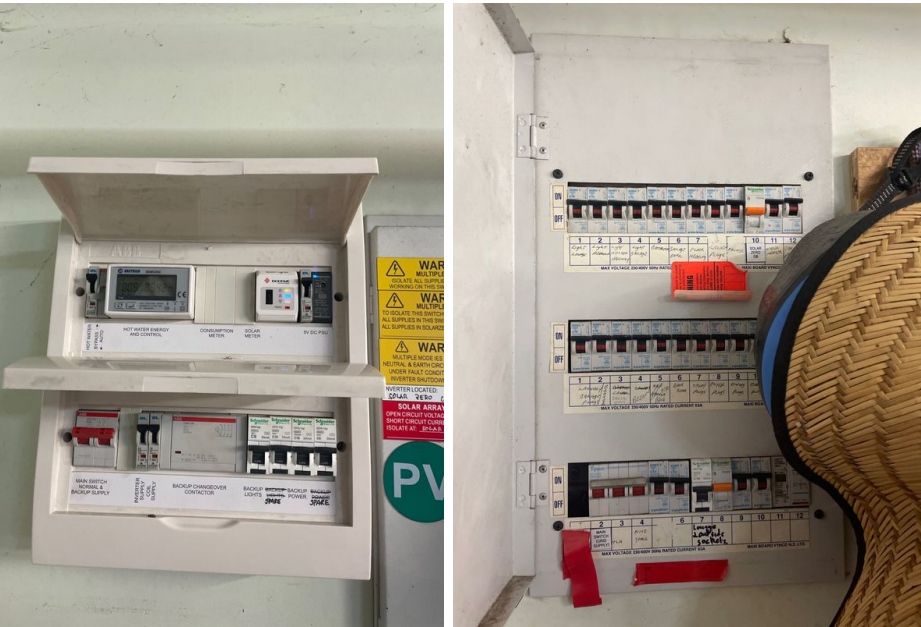
The scope of the inspection is set out in our Terms and Conditions and is limited to a visual Pre-Purchase or Presale Inspection carried out in accordance with NZ4306:2005

Report Content

This report remains the property of the Insight Building Inspections Ltd and the client whose name appears herewith and its use by any unauthorised persons is prohibited. Insight Building Inspections Ltd takes no liability for any use of this confidential report by any third party.

Services: Fuse Board

Garage



Property Overview

The home is of timber framed construction with a metal tile roof, plastered brick and timber weatherboard cladding and aluminium window joinery. The home is set on a concrete floor slab foundation. The home appears to have been reasonably maintained and is in good condition for its age.

We note that potential asbestos containing material is present to the ceilings. This cannot be confirmed without specific testing, which is recommend.

Limitations

General

FURNISHED

This property was furnished at the time of inspection, which can obstruct the view of some areas. We strongly recommend that when the property is vacant, a final inspection be carried out prior to settlement, and areas hidden by furnishings, stored items and appliances be checked for any defects or moisture ingress.

General

EARTHQUAKE ASSESSMENT

No significant EQ damage visible at the time of the inspection, In my professional opinion and based on my observations during the inspection it appears all the EQC work has been completed to a satisfactory standard.

Where an EQC scope of works has been provided to the building inspector prior to (or at the time of the inspection of the property) the scope of works may be reviewed and commented on in the building report. The EQ assessment is a visual non-invasive inspection of the property at the time of the building inspection. The building inspector cannot comment on the reasonableness of any repairs that have been carried out in accordance with the EQC Scope of work nor whether any repairs have been carried out which would not be obvious on a visual and noninvasive inspection.

The building inspector relies on the information provided by the client. The building inspector will take no responsibility for ensuring that all EQC scope of works for the property have been reviewed.

Any EQC scope of works which have not been reviewed and/or any aspect of an EQC scope of works that are unable to be inspected are not referred to in the building report and the client will need to carry out their own due diligence in this respect.

2: GENERAL

		IN	NI	NP	O
2.1	General	X			
2.2	Moisture Testing	X			
2.3	Potential Asbestos	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Moisture Testing: Areas

Doors, Windows, Wet Areas, 360

Degrees surrounding walls of
wet areas

General: How To Read This Report

This report is organized into sections which represent the homes functional areas and utilities.

Within each section you will find a general description of the area indicating **What Was** and **Was Not** inspected.

(Indicators for areas of concern are color coded within each image)

Red=Advise Immediate Attention.

Orange=Observation/ Maintenance Required.

A description and other useful information about the area is included.

General: Sam Harrison Certificate of Inspection in Accordance with NZS 4306:2005

Site, Exterior, Roof exterior, Roof space, Interior, Services

Inspector: Sam Harrison

Contact Phone: 027 217 6629

Company: Insight Building Inspections Qualifications:

Qualified Builder (LPB)

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

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential property inspection - and I am competent to undertake this inspection.

Signature:



An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement of any act, regulation or bylaw, nor is the report a warranty against any possible problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

General: Interior General Information.

- The inspection of the interior of this home is in conjunction with the NZS 4306:2005 Residential Property Inspection standard guidelines.
- See the NZS 4306:2005 Residential Property Inspection Standard for more detail.
- As a general rule, new smoke detectors should be installed and tested upon moving into a new home. Replace them at least every five years, unless the manufacturer specifies a shorter or longer lifespan.

Moisture Testing: Results

Moisture readings - Normal throughout



Bedroom



Bedroom



Ensuite



Bedroom 2



Bedroom 2



Bedroom 3



Bedroom 3



Bedroom 3



Garage



Living Room



Living Room



Dining Room



Kitchen

Potential Asbestos: Potential Asbestos

The texture on the ceiling throughout the dwelling may be the type that contains Asbestos, although this can only be determined by testing a sample.



Limitations

Moisture Testing

MOISTURE METERS & WEATHERTIGHTNESS

This report cannot give any waterproofing guarantee, as it is not readily possible nor required to create simulated conditions to induce moisture ingress. However, signs of moisture ingress are looked for and spot checking is carried out predominantly around windows, doors and identified risk areas with a moisture meter.

The moisture meter used during this inspection is a Protimeter Survey Master and / or a Trotec T660, which is calibrated in accordance with the manufacturer's specifications. This device is used in its non-invasive mode and while this mode is deemed non-conclusive, it can be a good indicator of the presence of moisture. However, the condition and treatment type of any internal timbers is not known.

The manufacturer stipulates that the moisture meters in their non-invasive mode should not be used to provide percentage readings. In fact, the only time percentages can be provided with any certainty is when invasive probe testing is undertaken.

Definition of terms used for indications of moisture readings:

Normal moisture content range has been understood and acceptable at 12% - 14%. The Trotec moisture meter

measures it in digits as follows: Less than 40 digits = dry, 40 – 80 digits = damp, Over 80 digits = Wet
The NZ Standard 3002 since 2005 requires that H1.2 treated framing timbers not be allowed to exceed 20%

Moisture content. At time of build, moisture content will not exceed 14% before wall linings are installed. These are guidelines only, determined by the manufacturer of the Protimeter.

"Normal" generally indicates moisture readings up to approximately 16%

"Slightly high" generally indicates moisture readings between 17% to 22%

"Higher" generally indicates moisture readings between 23% to 30%

"Very high" generally indicates moisture readings 30% and above.

Accurate moisture readings can only be obtained by intrusive means, which is not carried out during this inspection. However, where slightly high or greater moisture readings are indicated during the inspection, further investigation would be required to determine the source of the reading.

Where moisture readings exceed 20%, the risk of timber decay is high.

Moisture meters are a useful tool to assist our Surveyors in their assessment of a property, in relation to the possibility of moisture issues or ingress. It is for this reason all Insight Building Inspections surveyors are well trained in the correct use, with a good understanding of their scope and limitations. It is important to be aware that the lack of moisture indicators does not confirm that a property does not have moisture issues. Because water accumulates and travels immediately behind the external cladding, the external cladding is ideally what should be tested. However, this is not practical, nor possible with some claddings and weather conditions, therefore the meters are predominantly used from the interior of the home. As visual inspections and non-invasive testing may provide no initial evidence of leaking, knowledge of known weather tight risk details and/or signs to look for become more critical. Further investigation will be recommended where there is sufficient evidence and concern that it may reveal signs of severe moisture penetration. Moisture levels can change significantly with the seasons and can often be much lower in advanced decay. The same can occur with leaks in plumbing where plumbing has not been used for a period of time in a manner causing the moisture, thus allowing the area to dry. When using a moisture meter during this inspection, the Surveyor is looking for evidence of variation from normal levels and areas where higher than normal levels are indicated. The Surveyor will give consideration to all factors surrounding the findings and if warranted will recommend further investigation be undertaken. The purpose of further investigation will be to determine the exact cause of any moisture indications, as well as the condition of any internal timber framing or components adjacent to the area. Further investigation may involve invasive investigation of the home and can only be undertaken with the written permission

of the Home Owner. Where moisture indicators are found in relation to Weather tight risks, the investigation should only be undertaken by either an Building Surveyor or a Specialist Weather tight Surveyor to ensure they have the appropriate skills and training.

3: DINING ROOM

		IN	NI	NP	O
3.1	Dining Room	X			
3.2	Doors & Frames	X			
3.3	Walls	X			
3.4	Ceilings	X			
3.5	Windows & Reveals	X			
3.6	Lighting Fixtures	X			
3.7	Floor	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Dining Room: Photo



Ceilings: Material
Plaster Board

Doors & Frames: Material
Aluminium & glass

Walls: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Double Glazed

Lighting Fixtures: Lights & Power
Points
Lights OK

Floor: Coverings

Laminate



4: ENTRANCE WAY, HALLWAY

		IN	NI	NP	O
4.1	Main Entrance	X			
4.2	Doors & Frames	X			
4.3	Walls	X			
4.4	Ceilings	X			X
4.5	Windows & Reveals	X			
4.6	Floors	X			
4.7	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Doors & Frames: Material
Solid core, Timber

Walls: Material
Plaster Board

Ceilings: Material
Plaster Board



Windows & Reveals: Type
Aluminium, Single Glazed

Lighting Fixtures: Lights & Power Points
Lights OK

Main Entrance: Photo



Floors: Coverings

Carpet, Laminate



5: KITCHEN

		IN	NI	NP	O
5.1	Kitchen	X			
5.2	Walls	X			
5.3	Ceilings	X			
5.4	Windows & Reveals	X			
5.5	Floors	X			
5.6	Lighting Fixtures	X			
5.7	Bench Top/ Cabinetry	X			
5.8	Sink & Tapware	X			
5.9	Dishwasher	X			
5.10	Stove	X			
5.11	Hobbs	X			
5.12	Rangehood	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Kitchen: Photo



Walls: Material

Plaster Board

Ceilings: Material

Plaster Board

Windows & Reveals: Type

Aluminium, Double Glazed

Floors: Coverings

Laminate



Lighting Fixtures: Lights & Power Points

Lights OK

Dishwasher: Brand

Parmco



Stove: Brand

Electric



Hobbs: Type

Gas



Rangehood: Condition

Working



Bench Top/ Cabinetry: Material

Laminate, Melamine



Sink & Tapware: Type

Stainless steel



6: LIVING ROOM

		IN	NI	NP	O
6.1	Living Room	X			
6.2	Doors & Frames	X			
6.3	Walls	X			
6.4	Ceilings	X			
6.5	Windows & Reveals	X			
6.6	Floors	X			
6.7	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Living Room: Photo



Ceilings: Material
Plaster Board

Doors & Frames: Material
Aluminium & glass

Walls: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Double Glazed

Floors: Coverings

Carpet



Lighting Fixtures: Lights & Power Points

Lights OK

7: BEDROOM ONE

		IN	NI	NP	O
7.1	Bedroom One	X			
7.2	Doors & Frames	X			
7.3	Walls	X			
7.4	Wardrobe	X			
7.5	Ceilings	X			
7.6	Windows & Reveals	X			
7.7	Floors	X			
7.8	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Bedroom One: Photo



Doors & Frames: Material

Hollow core, Timber

Walls: Material

Plaster Board

Wardrobe: Type
Double



Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Single Glazed

Floors: Coverings
Carpet



Lighting Fixtures: Lights & Power Points
Lights OK

8: BEDROOM TWO

		IN	NI	NP	O
8.1	Bedroom Two	X			
8.2	Doors & Frames	X			
8.3	Walls	X			
8.4	Wardrobe	X			
8.5	Ceilings	X			X
8.6	Windows & Reveals	X			
8.7	Floors	X			
8.8	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Bedroom Two: Photo



Doors & Frames: Material

Hollow core, Timber

Walls: Material

Plaster Board

Wardrobe: Type
Single



Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Single Glazed

Floors: Coverings
Carpet



Lighting Fixtures: Lights & Power Points
Lights OK

9: BEDROOM THREE

		IN	NI	NP	O
9.1	Bedroom Three	X			
9.2	Doors & Frames	X			
9.3	Walls	X			
9.4	Wardrobe	X			
9.5	Ceilings	X			X
9.6	Windows & Reveals	X			
9.7	Floors	X			
9.8	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Bedroom Three: Photo



Doors & Frames: Material

Hollow core, Timber

Walls: Material

Plaster Board

Wardrobe: Type
Single



Ceilings: Material
Plaster Board

Windows & Reveals: Type
Aluminium, Single Glazed

Floors: Coverings
Carpet



Lighting Fixtures: Lights & Power Points
Lights OK

10: BATHROOM

		IN	NI	NP	O
10.1	Bathroom	X			
10.2	Doors & Frames	X			
10.3	Walls	X			
10.4	Ceilings	X			X
10.5	Windows & Reveals	X			
10.6	Floors	X			
10.7	Lighting Fixtures	X			
10.8	Ventilation	X			
10.9	Vanity Unit	X			
10.10	Sink & Tapware	X			
10.11	Bath	X			
10.12	Shower	X			
10.13	Towel rail	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Bathroom: Photo



Doors & Frames: Material

Hollow core, Timber

Walls: Material

Plaster Board

Ceilings: Material

Plaster Board

Windows & Reveals: Type

Aluminium, Single Glazed

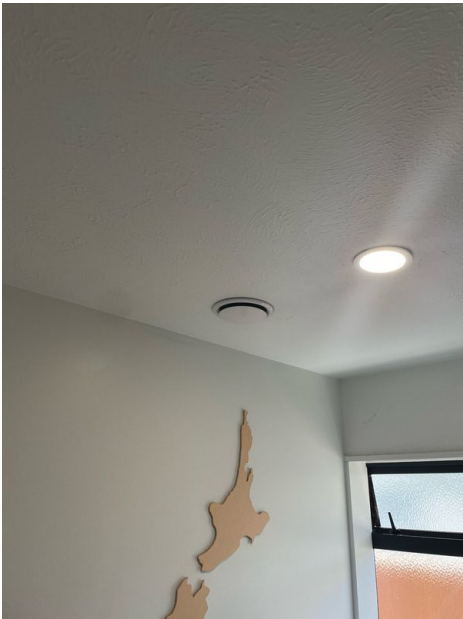
Floors: Coverings
Vinyl



Lighting Fixtures: Lights & Power Points
Lights OK

Ventilation: Extractor Fan Unit
Operational, Individual Extractor Fan System

Ventilation: Type
Mechanical



Vanity Unit: Style & Mounting
Melamine**Shower: Lining**
Plastic**Bath: Type**
Plastic, Tile surround**Shower: Material**
Glass, Aluminium frame**Shower: Shower Flow**
Average**Towel rail: Type**
Heated Towel Rail**Sink & Tapware: Type**
Stainless steel, Porcelain

Shower: Tray
Plastic



11: EN-SUITE BATHROOM

		IN	NI	NP	O
11.1	En-suite	X			
11.2	Doors & Frames	X			
11.3	Walls	X			
11.4	Ceilings	X			
11.5	Windows & Reveals	X			
11.6	Floors	X			
11.7	Lighting Fixtures	X			
11.8	Ventilation	X			
11.9	Vanity Unit	X			
11.10	Sink & Tapware	X			
11.11	Toilet	X			
11.12	Shower	X			
11.13	Towel rail	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Doors & Frames: Material

Hollow core, Timber

Walls: Material

Plaster Board

Ceilings: Material

Plaster Board

Windows & Reveals: Type

Aluminium, Single Glazed

Floors: Coverings

Vinyl

Lighting Fixtures: Lights & Power Points

Lights OK



Ventilation: Extractor Fan Unit
Operational, Individual Extractor Fan System



Ventilation: Type
Mechanical

Vanity Unit: Style & Mounting
Melamine



Shower: Material
Glass, Aluminium frame



Shower: Lining
Plastic

Shower: Shower Flow
Good

Towel rail: Type
Heated Towel Rail

En-suite: Photo



Sink & Tapware: Type
Stainless steel, Porcelain



Toilet: Style

Floor Mounted, Dual Flush

Toilet appears correctly and certainly fixed.

Half flush and full flush appear to be in **good** working order.

**Shower: Tray**

Plastic



12: SEPARATE TOILET

		IN	NI	NP	O
12.1	Separate Toilet	X			
12.2	Doors & Frames	X			
12.3	Walls	X			
12.4	Ceilings	X			
12.5	Windows & Reveals	X			
12.6	Floors	X			
12.7	Lighting Fixtures	X			
12.8	Toilet	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Separate Toilet: Photo



Doors & Frames: Material

Hollow core, Timber

Walls: Material

Plaster Board

Ceilings: Material

Plaster Board

Windows & Reveals: Type

Aluminium, Single Glazed

Floors: Coverings

Vinyl

**Lighting Fixtures: Lights & Power Points**

Lights OK

Toilet: Style

Floor Mounted, Dual Flush

Toilet appears correctly and certainly fixed.

Half flush and full flush appear to be in **good** working order.

13: LAUNDRY ROOM

		IN	NI	NP	O
13.1	Laundry	X			
13.2	Doors & Frames	X			
13.3	Walls	X			
13.4	Ceilings	X			
13.5	Windows & Reveals	X			
13.6	Floors	X			
13.7	Tub	X			
13.8	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Laundry: Photo



Doors & Frames: Material

Hollow core, Timber

Walls: Material

Plaster Board

Ceilings: Material

Plaster Board

Windows & Reveals: Type

Aluminium, Single Glazed

Floors: Coverings

Vinyl



Tub: Type

Supertub



Lighting Fixtures: Lights & Power

Points

Lights OK

14: ROOF SPACE - VENTILATION AND INSULATION

		IN	NI	NP	O
14.1	Roof Space	X			
14.2	Manhole	X			
14.3	Roof Framing	X			
14.4	Insulation	X			
14.5	Pest & Insect	X			
14.6	Roof Underlay	X			
14.7	Obvious Structural Alterations	X			
14.8	Plumbing	X			
14.9	Header Tank	X			
14.10	Evidence of Leaks	X			X
14.11	Visible Electrical Wiring	X			
14.12	Ceilng Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Manhole: Location & Accessibility Insulation: Material Type

Garage

Fibreglass

Insulation: Thickness

100mm



Insulation: Coverage

100%, Garage not insulated

Insulation: Condition

Reasonable

Insulation: Type

Blanket

Pest & Insect: Infestation

There were no signs of any pest or insect infestation found.

Roof Underlay: Condition
Ok



Obvious Structural Alterations:
Condition
None

Header Tank: Material
Plastic



Evidence of Leaks: Condition
No

Visible Electrical Wiring: Type
TPS cable

Ceilng Structure: Material
Timber

Roof Space: Photo**Roof Space: Limitation of access**

There is generally limited space in roof cavities, particularly to the lower or outer portions of the home. This does restrict access and in most instances prevents an inspection of the outer or lower areas, including any roof to wall framing connections.

Roof Framing: Type

Timber truss roof



Plumbing: Material

Copper & plastic



Observations

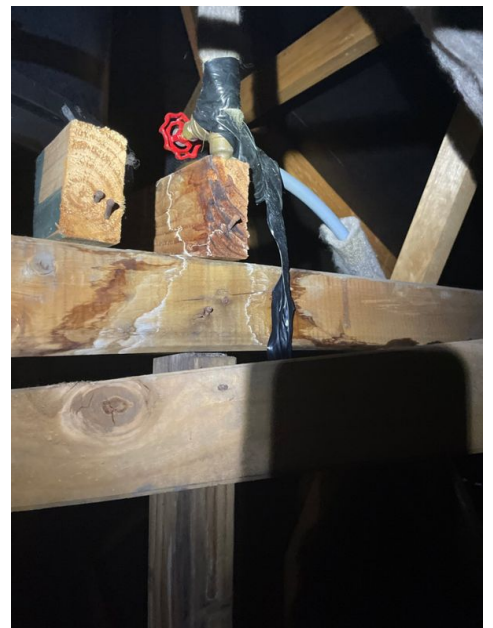
14.10.1 Evidence of Leaks

LEAKING AT HEADER TANK

UPDATE 25/03 - Ballcock and overflow to the header tank have been professionally repaired.



Recommendation



15: HOT WATER SYSTEMS

		IN	NI	NP	O
15.1	Capacity	X			
15.2	Seismic Restraint	X			
15.3	Plumbing	X			
15.4	Evidence of Leaks	X			

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

Information

Photo



Make & Type
Low Pressure, Superheat

Capacity: Size
180L

Seismic Restraint: Present
Yes

Evidence of Leaks: ---
No Leaks

Plumbing: Type

Copper & plastic



Limitations

Hot Water Systems

LIMITATIONS

The testing and commenting on the product, installation, or performance of any System within this dwelling is outside the scope of this inspection. Any inspection or comments made about any systems relates only to the visible components and is the opinion of the Inspector, who is not a qualified Plumber, Electrician, or serviceman. To fully comment on the operation, installation, and performance of any of the systems would require a specialist report from a qualified service personnel. Any system should be serviced as per the manufacturers specification, and we recommend you obtain all service records and specification from the homes' owner, if they are available.

Hot Water Systems

OLDER CYLINDER

The HWC is beyond its life expectancy and should be considered for replacement

16: HEATING SYSTEMS

		IN	NI	NP	O
16.1	Heating & Air Conditioning	X			

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

Information

Heating & Air Conditioning:
Photo



Heating & Air Conditioning:
Location
Lounge

Heating & Air Conditioning: Make
& Type
Mitsubishi, Heatpump

Heating & Air Conditioning:
External unit



17: GROUNDS

		IN	NI	NP	O
17.1	Contour	X			
17.2	Site & Vegetation	X			X
17.3	Path & Patios	X			X
17.4	Driveway	X			
17.5	Fencing	X			X
17.6	Surface Water Control	X			
17.7	Clothesline	X			
17.8	Letterbox	X			
17.9	Gully Traps	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Photo



Contour: Site Contour
Flat site

Site & Vegetation: Type
Established

Driveway: Material
Hot mix



Fencing: Height
1.8m

Fencing: Electric Gate
Electric gate installed, not inspected or tested



Surface Water Control: Working Condition
In Order



Clothesline: Type
Fixed line



Letterbox: Material
Metal



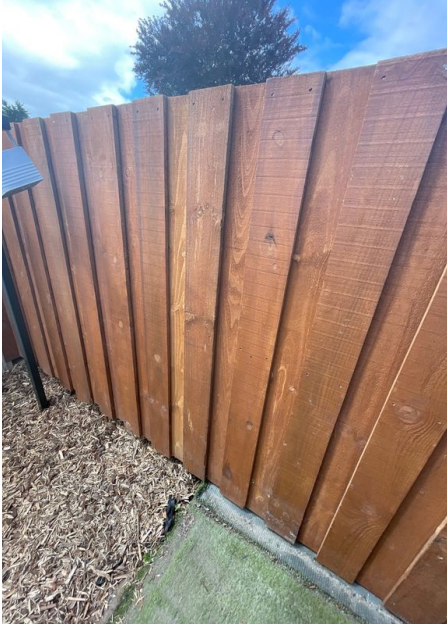
Path & Patios: Material

Paver/tile, Concrete



Fencing: Material

Timber, Brick, Plastered, Metal



Gully Traps: Location

Back of home, Front of home

**Limitations**

Exterior

LIMITATIONS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including Council water and sewer service piping or septic systems.

Observations

17.2.1 Site & Vegetation

LOWER GROUND LEVELS

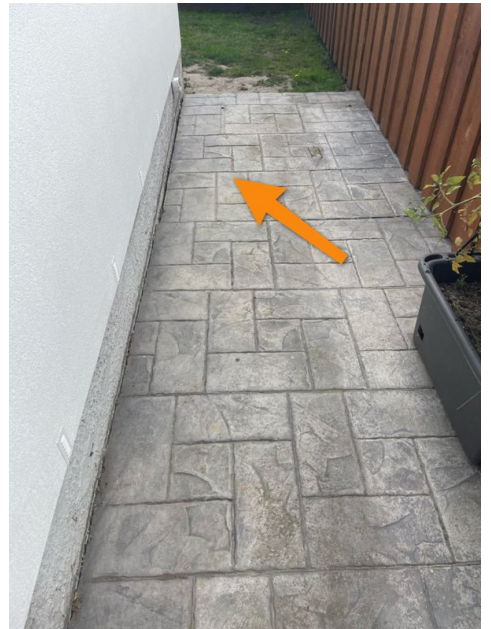
We recommend lowering the ground levels around the home as this can cause moisture damage to the cladding and possibly the internal framing. The condition of any concealed materials is unknown.



17.3.1 Path & Patios

SETTLEMENT OF PAVING

There is settlement of the paving across the exterior. This can be remediated by a landscaper if desired

**Recommendation**

17.5.1 Fencing

SUBSIDANCE TO PILLAR

The brick fence pillar to the highlighted area has subsided but does not appear to be structurally compromised. The pillar can be re-plumbed and underpinned if desired

**Recommendation**



18: GARAGE

		IN	NI	NP	O
18.1	Garage	X			
18.2	External Doors & Frames	X			
18.3	Internal Doors & Frames	X			
18.4	Garage Door	X			
18.5	Walls	X			X
18.6	Ceilings	X			X
18.7	Floors	X			
18.8	Lighting Fixtures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Garage: Photo



Ceilings: Material
Plaster Board

External Doors & Frames:
Material
Aluminium & glass

Internal Doors & Frames: Material
Hollow core, Timber

Floors: Coverings

Concrete



Lighting Fixtures: Lights & Power

Points

Lights OK

Garage Door: Material & Type

Metal, Automatic, Sectional



Walls: Material

Plaster Board, Concrete block

**Observations**

18.5.1 Walls

GENERAL WEAR TO WALL LININGS

Recommendation

The wall linings to the garage have general wear observed



18.5.2 Walls

UNFINISHED AREAS

Maintenance Item

Unfinished areas of lining are present to the garage. This can be repaired if desired



19: FOUNDATION

		IN	NI	NP	O
19.1	Location & Accessibility	X			
19.2	Foundation Type	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method Spot Floor levels Spot floor levels were taken using a precision altimeter	Location & Accessibility: Type Slab	Foundation Type: Material Concrete, Slab
---	---	--

Photo



Spot floor levels

Spot floor levels were taken. An approximate variation of 26mm was recorded. This measurement is within MBIE guidelines which state a maximum allowable variation of 50mm across the floor plate.

Floor gradients were not measured as part of this inspection. A full floor level survey is required to determine floor gradients.

Observations

19.2.1 Foundation Type

CRACK TO CONCRETE FLOOR SLAB

Recommendation

There is cracking in the floor slab in the NW corner, likely caused by the Canterbury EQ sequence. Epoxy injection repair by a concrete repair specialist is recommended.

Update 04/03 - the crack has been repaired by the vendor



Repaired



Repaired



Repaired



20: ROOF

		IN	NI	NP	O
20.1	Roof Mounted	X			
20.2	Roofing Material	X			X
20.3	Flashings & Parapets	X			
20.4	Vents	X			
20.5	Gutters & Spouting	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

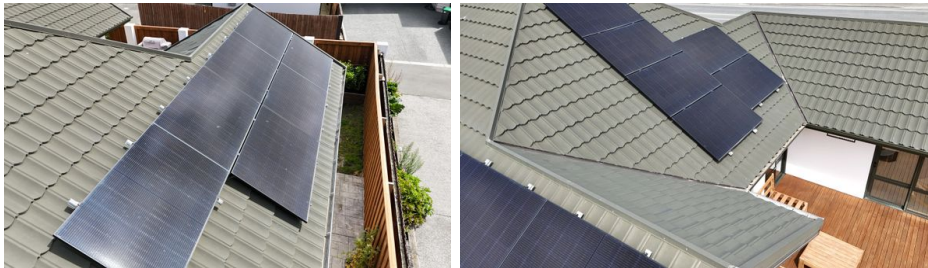
Vents: Material
PVC



Photo



Roof Mounted: Area
Solar



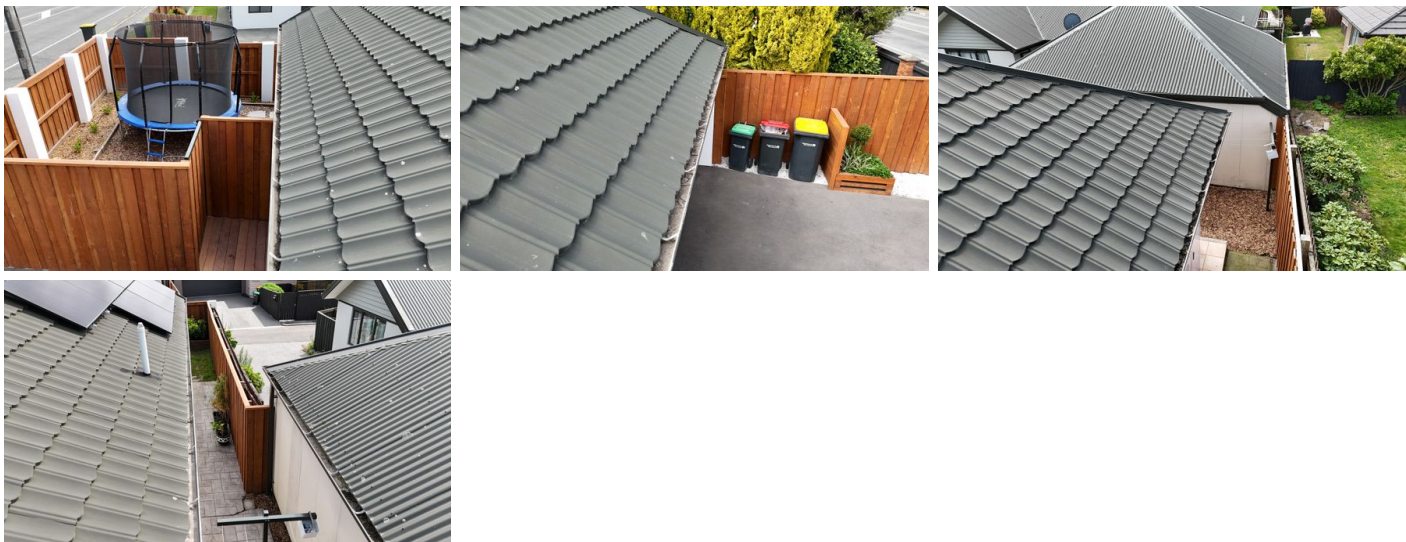
Roofing Material: Material
Pressed Metal Tiles



Flashings & Parapets: Material
Metal



Gutters & Spouting: Material
Metal



Observations

20.2.1 Roofing Material

LICHEN GROWTH

There is lichen growth, which can be chemically treated to remove it.

 Maintenance Item



21: HOME EXTERIOR

		IN	NI	NP	O
21.1	Home Exterior	X			
21.2	Construction Type	X			
21.3	Doors	X			
21.4	Joinery (Windows and Doors)	X			
21.5	Vents	X			
21.6	Roofing Material	X			
21.7	Cladding Type	X			
21.8	Fascias & Barge Boards	X			X
21.9	Soffit & Eaves	X			
21.10	Downpipes & Spouting	X			
21.11	Visible Point of Discharges	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Construction Type: Construction
Type
Timber

Doors: Door
Solid core, Timber

Roofing Material: Material
Pressed Metal Tiles



Home Exterior: Home Exterior Overview Photo



Joinery (Windows and Doors): Material

Aluminium



Vents: Material

PVC

**Cladding Type: Cladding Type**

Brick, Timber weatherboard, Modified plaster



Fascias & Barge Boards: Material

Metal



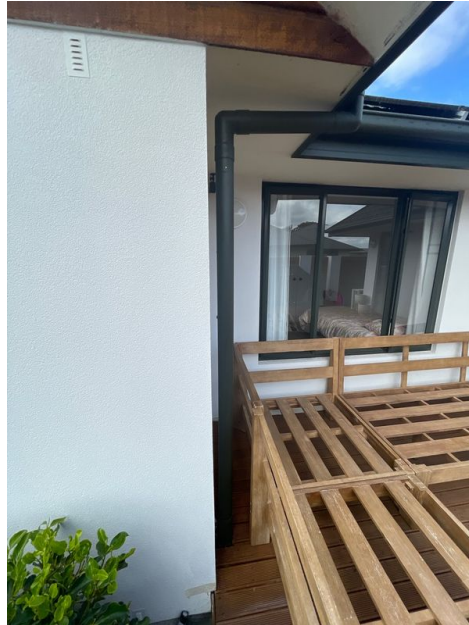
Soffit & Eaves: Material

Fibre cement



Downpipes & Spouting: Material

PVC, Metal



Visible Point of Discharges: Location

Storm Water



Observations

21.8.1 Fascias & Barge Boards

PAINT PEELING

The paint is peeling. This requires preparing and recoating to prolong the life of the material



Maintenance Item



22: ELECTRICAL

		IN	NI	NP	O
22.1	Supply	X			
22.2	Visible Wiring	X			
22.3	Earthing Rod	X			
22.4	Lighting Fixtures	X			
22.5	Solar	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Supply: Entrance
Underground

Visible Wiring: Type
TPS

Earthing Rod: Type
Below the meter box



Lighting Fixtures: Lights & Power Points
Lights OK

Solar: Solar

Not inspected or tested, appears in operation.

**Summary**

The electrical test is a basic test to ensure the power points are wired correctly. This report should not be seen as an electrical inspection or Certification that the electrics of the home comply with any standards or regulations.

Limitations

Electrical

LIMITATIONS

The testing and commenting on the product, installation, or performance of any System within this dwelling is outside the scope of this inspection. Any inspection or comments made about any systems relates only to the visible components and is the opinion of the Inspector, who is not a qualified Plumber, Electrician, or serviceman. To fully comment on the operation, installation, and performance of any of the systems would require a specialist report from a qualified service personnel. Any system should be serviced as per the manufacturers specification, and we recommend you obtain all service records and specification from the homes' owner, if they are available.

23: PLUMBING

		IN	NI	NP	O
23.1	Water Toby	X			
23.2	Water Shut Off	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Water Toby: Location

At the street frontage



Water Shut Off: Location

Water toby

Limitations

Plumbing

LIMITATIONS

The testing and commenting on the product, installation, or performance of any System within this dwelling is outside the scope of this inspection. Any inspection or comments made about any systems relates only to the visible components and is the opinion of the Inspector, who is not a qualified Plumber, Electrician, or serviceman. To fully comment on the operation, installation, and performance of any of the systems would require a specialist report from a qualified service personnel. Any system should be serviced as per the manufacturers specification, and we recommend you obtain all service records and specification from the homes' owner, if they are available.

24: DECK/ BALCONIES/ PERGOLAS

		IN	NI	NP	O
24.1	Deck/ Balcony/ Pergola	X			
24.2	Framing & Bracing		X		
24.3	Decking	X			
24.4	Steps	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

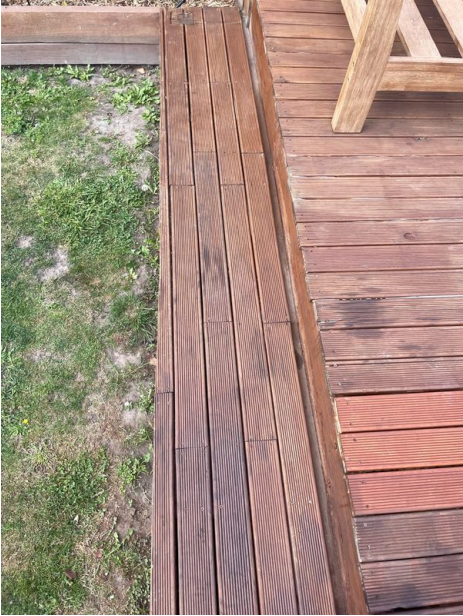
Deck/ Balcony/ Pergola: Deck
Overview Photo



Decking: Material
Timber



Steps: Material
Timber



STANDARDS OF PRACTICE

General

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

The Inspector/s is Not Required and Shall Not Move items of furniture during the Inspection. We here by make note, that any issues concealed and / or not inspected due to the restrictions of any such household items, therefore not included in the final report are advised to be reinspected at a time and cost agreed by parties involved. With our disclosure being that costing may well total the sum of a secondary report.

Roof Space - Ventilation and Insulation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Foundation

I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Roof

I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if

doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.