



INSIGHT BUILDING INSPECTIONS

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RESIDENTIAL INSPECTION

8 Thornaby Cl
Christchurch, Canterbury Region 8053

Neville Carrodus

18/03/2026

Inspector

Nick Brownlee

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MAINTENANCE ITEM



OBSERVATION

SUMMARY

-  6.5.1 Living Room - Windows & Reveals: Missing Striker Plate
-  12.6.1 En-suite Bathroom - Floors: Cracked Tile
-  15.6.1 Roof Space - Ventilation and Insulation - Roof Underlay: Deteriorating
-  17.1.1 Heating systems - Heating & Air Conditioning: Positioned
-  19.2.1 Garage - External Doors & Frames: Binding
-  21.3.1 Roof - Flashings & Parapets: Loose Ridge Cap Fixing
-  22.7.1 Home Exterior - Cladding Type: Unsealed Penetration (West)
-  22.7.2 Home Exterior - Cladding Type: Brick Overhang (West)

1: INSPECTION DETAILS

Information

Client Information: ID Number 180326	Client Information: Scope of inspection Building Condition report	Weather Conditions Dry
Site Conditions Dry	Orientation (Main Living Areas) North	Site Exposure Medium. (BRANZ Maps)
Client Present Yes	In Attendance Home Owner	House Occupied Yes
Style Single-level	Type of Building House	Occupancy Furnished
Services: Sewage Disposal Public	Services: Water Source Public	Services: Fuse Board Inside the home

General information

This report provides a general overview of the condition of the property identified above, based on a visual inspection carried out in accordance with NZS 4306:2005 – Residential Property Inspection. As with all properties, ongoing maintenance and occasional improvements will be necessary over time. The items or improvements recommended in this report are typical for a property of this age and type.

Inspector(s): Nick Brownlee
Company: Insight Building Inspections
Qualifications: Qualified Builder

Certification

I certify that I have conducted this inspection in accordance with the requirements of NZS 4306:2005 – Residential Property Inspection. I am suitably qualified and competent to undertake this inspection.

Important Note

This inspection report does not constitute a determination of compliance with any Act, regulation, or bylaw. It is not a warranty or guarantee against future defects or issues arising after the date of inspection.

Scope

The scope of this inspection is outlined in our Terms and Conditions. It is limited to a visual Pre-Purchase or Pre-Sale Inspection carried out in accordance with NZS 4306:2005 – Residential Property Inspection.

Report Content

This report is the property of Insight Building Inspections Ltd and the client, Neville Carrodus. Use or reliance on this report by any unauthorised person is strictly prohibited. Insight Building Inspections Ltd accepts no liability for any use or interpretation of this confidential report by third parties.

General Visual Summary

Good

Condition Category Descriptions:

Good – Performing as intended with no notable defects.

Reasonable – Some wear and tear consistent with age; no urgent repairs required.

Fair – Functioning but with visible deterioration or minor defects that may need future attention.

Poor – Significant defects or damage; likely requires repair or replacement.

These categories are based on a visual inspection carried out in accordance with NZS 4306:2005 and are intended to give an overall summary of condition only. Refer to the full report for specific details.

Services: Meter Board

Front of home



Property Overview

The home is of timber-framed construction with a profiled metal roof, aluminium joinery, and a brick veneer cladding. The dwelling has been well maintained and is in good condition for its age.

Limitations

General

FURNISHED

This property was furnished at the time of inspection. Furnishings, stored items, and appliances may have obstructed access to some areas, limiting the ability to inspect them fully. We strongly recommend that a final inspection be undertaken when the property is vacant, prior to settlement, to check for any defects or signs of moisture ingress in areas previously concealed.

General

EARTHQUAKE ASSESSMENT

No significant EQ damage visible at the time of the inspection

Where an EQC Scope of Works has been provided prior to or at the time of inspection, it may be reviewed and commented on within this report. Any such assessment is limited to a visual, non-invasive inspection conducted at the time of the building inspection.

The inspector cannot confirm the adequacy or reasonableness of any completed repairs, nor identify repairs that are not visually evident. This report does not verify whether all earthquake-related repairs have been completed or whether the property has any unrepaired damage not visible at the time of inspection.

The inspector relies solely on information supplied by the client and does not accept responsibility for identifying or reviewing all relevant EQC documentation. Any EQC Scopes of Work not provided, not reviewed, or not fully inspectable are excluded from this report. The client is advised to undertake their own due diligence regarding earthquake repairs and claims.

2: GENERAL

		IN	NI	NP	O
2.1	General	X			
2.2	Moisture Testing	X			

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

Information

Moisture Testing: Areas

Doors, Windows, Wet Areas

Moisture Testing: Results

Moisture readings - Normal throughout

General: How To Read This Report

How to Read This Report

Items in this report are colour-coded to help prioritise findings:

▣ Red – Attention Required: These items represent significant defects, safety concerns, or urgent maintenance requirements that should be addressed promptly.

▣ Orange – Observation Only: These are non-critical observations noted during the inspection. They do not require immediate action but may be relevant for monitoring or future consideration.

▣ Blue – General Maintenance: These are standard maintenance items that are typically expected for a property of this age and type. Addressing them will help maintain the home in good condition.

Each comment includes a summary of the issue, its location, and a recommendation for next steps.

General: Nick Brownlee Certificate of Inspection in Accordance with NZS 4306:2005

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

Inspector: Nick Brownlee

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 interior has been inspected in accordance with NZS 4306:2005 – Residential Property Inspection. This includes a visual assessment of accessible walls, ceilings, floors, doors, windows, and built-in fixtures. For detailed guidance on inspection scope and limitations, refer to the NZS 4306:2005 standard.

As a general safety measure, we recommend installing and testing new smoke alarms upon taking possession of the property. Smoke alarms should be replaced at least every five years, or as specified by the manufacturer.

Limitations

General

OBSTRUCTED VIEW

The condition of walls behind coverings, panelling, and furnishings could not be assessed. This inspection includes only the visible and accessible portions of interior surfaces and fixtures. Floor coverings and furniture may conceal damage or defects, and the condition of subfloor structures beneath coverings is not inspected.

Cosmetic wear and tear, such as minor marks, scuffs, or general aging, is considered typical and is not reported. Identifying the source of odours or similar subjective conditions falls outside the scope of this inspection.

The presence of insulated (double-glazed) glass units was noted where visible; however, determining the condition or failure of seals may not be possible due to temperature, weather, and lighting conditions at the time of inspection.

All fireplaces should be inspected and cleaned regularly by a qualified professional to ensure safety. Large or prolonged fires may overheat the firebox and flue, potentially causing internal damage that is not visible during a standard inspection.

For further clarity on specific areas or elements concealed at the time of inspection, we recommend speaking with the current property owner.

General

REPORT INTENTION

This report represents a reasonable attempt to identify significant defects observed during a visual inspection carried out in accordance with NZS 4306:2005 – Residential Property Inspection. It is not an exhaustive assessment of every aspect of the property.

Minor defects are typical in most homes and may include blemishes, corrosion, cracking, weathering, general wear and tear, unevenness, or surface damage to materials and finishes. These are generally considered part of ongoing maintenance and redecoration commonly undertaken during the early years of ownership.

While some minor defects may be noted, it is neither practical nor within the scope of this standard report to identify all minor imperfections. No invasive testing, probing, or movement of furniture or appliances was undertaken as part of this visual inspection.

This report is intended only as a general guide to help the Client make their own evaluation of the overall condition of the dwelling and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the Inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions, which by the nature of their location are concealed, camouflaged or difficult to inspect, are excluded from the report.

General

SECURITY SYSTEMS AND SMOKE DETECTORS

Security systems and smoke detectors were sighted but not tested as part of this visual inspection. Functionality and compliance should be confirmed by a qualified professional.

General

EXCLUDED FROM SCOPE

The following systems and conditions fall outside the scope of this inspection and are therefore not assessed. This includes, but is not limited to:

Environmental hazards such as asbestos, lead-based paint, formaldehyde, mould, or flammable/toxic material, Pest infestations

Playground equipment

The efficiency of insulation, heating, or cooling systems

Internal, concealed, or underground drainage or plumbing

Systems that are shut down, inoperative, or otherwise inaccessible

Water wells, including water quality or quantity

Zoning compliance or planning regulations

Intercoms, security systems, and heat or motion sensors
Cosmetic concerns or compliance with current building codes

Any general comments made about the above items are for informational purposes only and do not constitute an inspection or professional opinion.

General

COMPLIANCE

This inspection report should not be interpreted as a compliance inspection for any governmental or non-governmental codes, regulations, or standards. It is not intended to serve as a warranty or guarantee regarding the current or future performance, condition, or adequacy of the structure or its components.

This report does not provide any express or implied warranty of merchantability or fitness for purpose. It should not be relied upon as a certification of the property's condition.

Any opinions expressed about the adequacy, capacity, or remaining life of components are general estimates only, based on typical performance of similar materials or systems. Actual performance may vary significantly.

General

SYSTEMS LIMITATIONS

The inspection and reporting of the condition, installation, or performance of building systems (such as plumbing, electrical, heating, or cooling) is limited to a visual assessment only and does not include testing or operation beyond basic functions, where accessible.

Any comments provided relate solely to visible components and reflect the opinion of the inspector, who is not a qualified plumber, electrician, gasfitter, or service technician. A full evaluation of system performance, safety, or compliance would require a specialist assessment by a licensed professional.

All systems should be serviced in accordance with the manufacturer's specifications. We recommend requesting service records and maintenance documentation from the property owner where available.

Moisture Testing

MOISTURE METERS & WEATHER TIGHTNESS

Moisture Meter Use and Limitations

This report does not and cannot provide any form of waterproofing guarantee. It is not possible—nor is it required—to simulate conditions that would induce moisture ingress during a standard pre-purchase inspection.

However, the inspector actively looks for signs of moisture ingress and carries out spot checks, primarily around windows, doors, and other identified risk areas using a non-invasive moisture meter.

Moisture meters used during this inspection may include the Gann BL Compact B2 and the Trotec T660, both of which are calibrated in accordance with the respective manufacturer's specifications. These devices are used in their non-invasive mode, which is considered a useful screening tool but is not conclusive. The condition and treatment type of any internal timber framing is unknown and cannot be confirmed by this inspection.

Understanding the Meter Readings

Manufacturers of non-invasive moisture meters stipulate that percentage readings should not be relied upon, as these devices provide relative values rather than absolute moisture content. Accurate moisture percentages can only be obtained using invasive probe testing.

□ Gann BL Compact B2 Reference Guide (0–100 scale):

This meter displays relative values and is best used to compare readings between known dry and suspect areas. While not a direct measurement of moisture content, the following ranges are commonly referenced:

0 – 40 = Dry

41 – 70 = Possible Moisture

71 – 100 = Likely Elevated Moisture

□ Trotec T660 Reference Guide (digit scale):

<40 digits = Dry

40–80 digits = Damp

>80 digits = Wet

In addition, reference values (sourced from Protimeter standards) are sometimes used as general context:

Normal: up to approximately 16%

Slightly High: 17%–22%

Higher: 23%–30%

Very High: 30%+

According to NZS 3602:2003, H1.2-treated framing timber should not exceed 20% moisture content, and framing must be $\leq 14\%$ before internal linings are installed during construction.

Limitations and Recommendations

While non-invasive moisture readings are a helpful indicator, they cannot detect concealed moisture in all scenarios and do not confirm absence of moisture-related issues. Elevated readings—especially those exceeding 20% if converted from probe measurements—may suggest risk of timber decay and should be investigated further.

Moisture levels can also be seasonal, and areas with advanced timber decay may read dry due to fibre breakdown. Plumbing leaks may also not be detected if inactive at the time of inspection.

Where readings are elevated or concern exists due to construction design or visual evidence, further investigation may be recommended. This may involve invasive testing with the written consent of the property owner. Such investigation should be conducted by a suitably qualified Building Surveyor or Specialist Weathertightness Assessor.

Insight Building Inspections surveyors are trained in the correct use of moisture meters and understand their scope and limitations. Meters are typically used from the interior of the property, as external testing is often impractical depending on cladding type and weather conditions. The lack of an elevated reading does not confirm that a property is free from moisture-related issues.

3: ENTRANCE WAY, HALLWAY

		IN	NI	NP	O
3.1	Main Entrance	X			
3.2	Doors & Frames	X			
3.3	Walls	X			
3.4	Ceilings	X			
3.5	Floors	X			
3.6	Lighting Fixtures	X			

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

Information

Doors & Frames: Material

Timber & glass

Walls: Material

Plaster Board

Ceilings: Material

Plaster Board

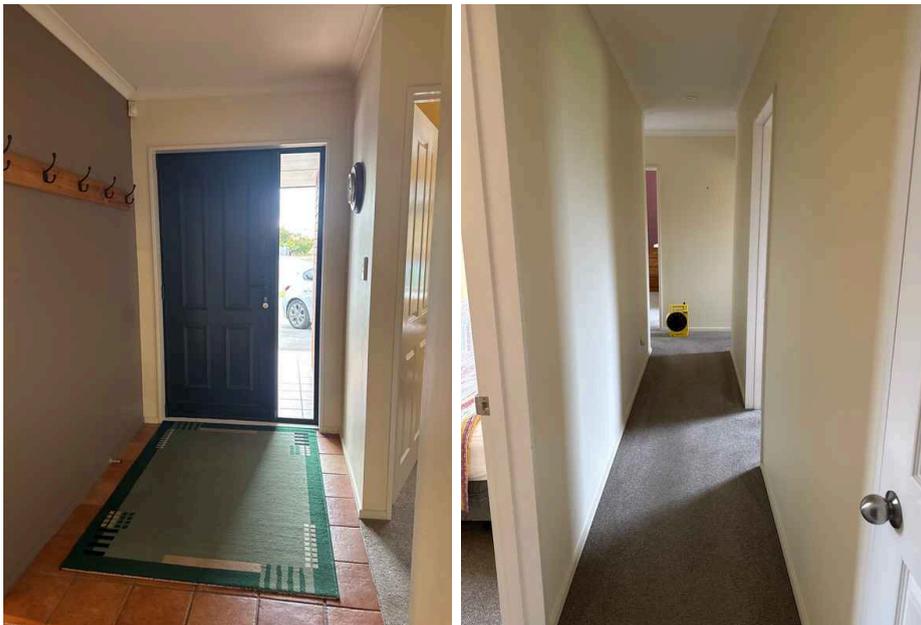
Floors: Coverings

Carpet, Tile

Lighting Fixtures: Lights & Power Points

Lights OK

Main Entrance: Photo



4: KITCHEN

		IN	NI	NP	O
4.1	Kitchen	X			
4.2	Walls	X			
4.3	Ceilings	X			
4.4	Windows & Reveals	X			
4.5	Floors	X			
4.6	Lighting Fixtures	X			
4.7	Pest & Insect	X			
4.8	Bench Top/ Cabinetry	X			
4.9	Sink & Tapware	X			
4.10	Dishwasher	X			
4.11	Stove	X			
4.12	Hobbs	X			
4.13	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

Tile

Lighting Fixtures: Lights & Power Points

Lights OK

Pest & Insect: Infestation

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

Bench Top/ Cabinetry: Material

Laminate, Melamine

Sink & Tapware: Type

Stainless steel

Dishwasher: Brand

Haier

Stove: Brand

Electric

Hobbs: Type

Electric

Rangehood: Condition

Working

5: DINING ROOM

		IN	NI	NP	O
5.1	Dining Room	X			
5.2	Walls	X			
5.3	Ceilings	X			
5.4	Windows & Reveals	X			
5.5	Lighting Fixtures	X			
5.6	Floor	X			
5.7	Smoke Detectors	X			

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

Information

Dining Room: Photo



Walls: Material

Plaster Board

Ceilings: Material

Plaster Board

Windows & Reveals: Type

Aluminium, Double Glazed

Lighting Fixtures: Lights & Power Points

Lights OK

Floor: Coverings

Carpet

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			X
6.6	Floors	X			
6.7	Lighting Fixtures	X			
6.8	Smoke Detectors	X			

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

Information

Doors & Frames: Material

Aluminium & glass

Walls: Material

Plaster Board

Ceilings: Material

Plaster Board

Windows & Reveals: Type

Aluminium, Double Glazed

Floors: Coverings

Carpet

Lighting Fixtures: Lights & Power Points

Lights OK

Living Room: Photo



Observations

6.5.1 Windows & Reveals

MISSING STRIKER PLATE

Maintenance Item

The striker plate is missing from the window latch, preventing the window from sealing correctly. We recommend the latch and striker plate be replaced.



7: LOUNGE

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

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

Information

Lounge: Photo



Doors & Frames: Material

Timber & glass

Walls: Material

Plaster Board

Ceilings: Material

Plaster Board

Windows & Reveals: Type

Aluminium, Double Glazed

Floors: Coverings

Carpet

Lighting Fixtures: Lights & Power Points

Lights OK

8: BEDROOM ONE

		IN	NI	NP	O
8.1	Bedroom One	X			
8.2	Doors & Frames	X			
8.3	Walls	X			
8.4	Wardrobe	X			
8.5	Ceilings	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 One: Photo



Doors & Frames: Material

Hollow core

Walls: Material

Plaster Board

Wardrobe: Type

Double

Ceilings: Material

Plaster Board

Windows & Reveals: Type

Aluminium, Double Glazed

Floors: Coverings

Carpet

Lighting Fixtures: Lights & Power Points

Lights OK

9: BEDROOM TWO

		IN	NI	NP	O
9.1	Bedroom Two	X			
9.2	Doors & Frames	X			
9.3	Walls	X			
9.4	Wardrobe	X			
9.5	Ceilings	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 Two: Photo



Doors & Frames: Material

Hollow core

Walls: Material

Plaster Board

Wardrobe: Type

Walk in

Ceilings: Material

Plaster Board

Windows & Reveals: Type

Aluminium, Double Glazed

Floors: Coverings

Carpet

Lighting Fixtures: Lights & Power Points

Lights OK

10: BEDROOM THREE

		IN	NI	NP	O
10.1	Bedroom Three	X			
10.2	Doors & Frames	X			
10.3	Walls	X			
10.4	Wardrobe	X			
10.5	Ceilings	X			
10.6	Windows & Reveals	X			
10.7	Floors	X			
10.8	Lighting Fixtures	X			

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

Information

Bedroom Three: Photo



Doors & Frames: Material

Hollow core

Walls: Material

Plaster Board

Wardrobe: Type

Double

Ceilings: Material

Plaster Board

Windows & Reveals: Type

Aluminium, Double Glazed

Floors: Coverings

Carpet

Lighting Fixtures: Lights & Power Points

Lights OK

11: BATHROOM ONE

		IN	NI	NP	O
11.1	Bathroom One	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	Bath	X			
11.12	Shower	X			
11.13	Towel rail	X			
11.14	Toilet	X			

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

Information

Bathroom One: Photo



Doors & Frames: Material

Hollow core

Walls: Material

Plaster Board

Ceilings: Material

Plaster Board

Windows & Reveals: Type

Aluminium, Double Glazed

Floors: Coverings

Tile

Lighting Fixtures: Lights & Power Points

Lights OK

Ventilation: Extractor Fan Unit

Present, Operational, Light/Fan Combination System

Ventilation: Type

Mechanical

Vanity Unit: Style & Mounting
Melamine



Sink & Tapware: Type
Plastic

Shower: Material
Glass



Shower: Lining
Plastic

Shower: Tray
Plastic

Shower: Shower Flow
Good



Towel rail: Type
Present

Bath: Type

Plastic

**Toilet: Style**

Floor Mounted, Dual Flush

Toilet appears correctly and certainly fixed.

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

12: EN-SUITE BATHROOM

		IN	NI	NP	O
12.1	En-suite	X			
12.2	Doors & Frames	X			
12.3	Walls	X			
12.4	Ceilings	X			
12.5	Windows & Reveals	X			
12.6	Floors	X			X
12.7	Lighting Fixtures	X			
12.8	Ventilation	X			
12.9	Vanity Unit	X			
12.10	Sink & Tapware	X			
12.11	Toilet	X			
12.12	Shower	X			
12.13	Towel rail	X			

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

Information

En-suite: Photo



Doors & Frames: Material

Hollow core

Walls: Material

Plaster Board

Ceilings: Material

Plaster Board

Windows & Reveals: Type

Aluminium, Double Glazed

Floors: Coverings

Tile

Lighting Fixtures: Lights & Power Points

Lights OK

Ventilation: Extractor Fan Unit

Present, Operational, Individual Extractor Fan System

Ventilation: Type

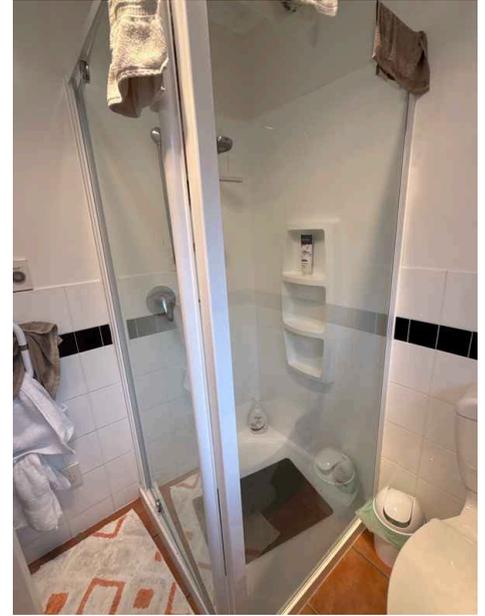
Mechanical

Vanity Unit: Style & Mounting
Melamine



Sink & Tapware: Type
Plastic

Shower: Material
Glass



Shower: Lining
Plastic

Shower: Tray
Plastic

Shower: Shower Flow
Good



Towel rail: Type
Present

Toilet: Style

Floor Mounted, Dual Flush

Toilet appears correctly and certainly fixed.

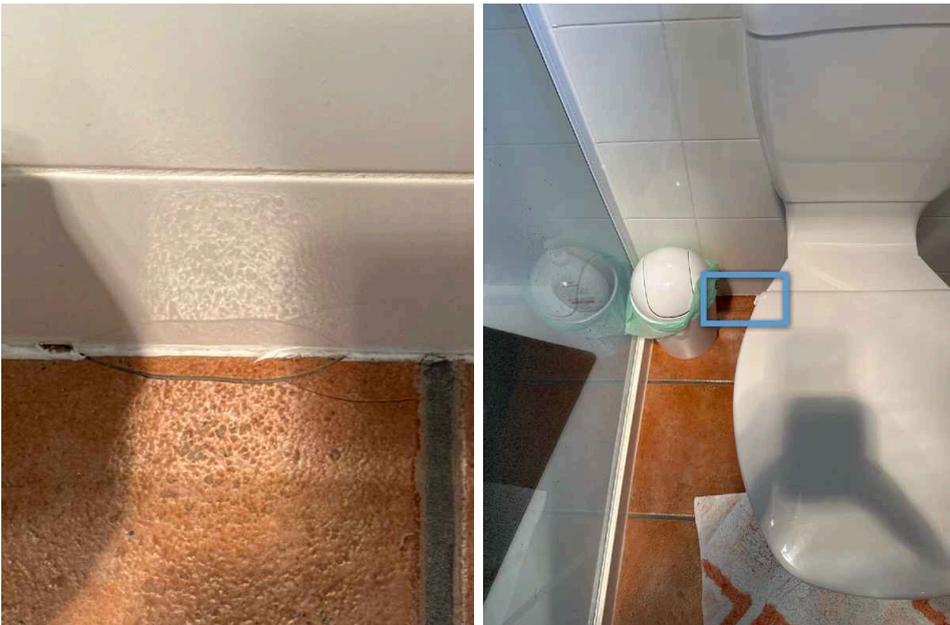
Half flush and full flush appear to be in **good** working order.

**Observations**

12.6.1 Floors

CRACKED TILE

There is a cracked floor tile to the left of the toilet. This is considered a cosmetic issue only.



13: SEPARATE TOILET

		IN	NI	NP	O
13.1	Separate Toilet	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	Lighting Fixtures	X			
13.8	Toilet	X			

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

Information

Separate Toilet: Photo



Doors & Frames: Material

Hollow core

Walls: Material

Plaster Board

Ceilings: Material

Plaster Board

Windows & Reveals: Type

Aluminium, Double Glazed

Floors: Coverings

Tile

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.

14: LAUNDRY ROOM

		IN	NI	NP	O
14.1	Laundry	X			
14.2	Doors & Frames	X			
14.3	Walls	X			
14.4	Ceilings	X			
14.5	Floors	X			
14.6	Bench Top/ Cabinetry	X			
14.7	Tub	X			
14.8	Lighting Fixtures	X			

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

Information

Laundry: Photo



Doors & Frames: Material

Aluminium & glass

Walls: Material

Plaster Board



Ceilings: Material

Plaster Board

Floors: Coverings

Concrete

Bench Top/ Cabinetry: Material

Metal

Tub: Type
Stainless Steel



Lighting Fixtures: Lights & Power
Points

Lights OK

15: ROOF SPACE - VENTILATION AND INSULATION

		IN	NI	NP	O
15.1	Roof Space	X			
15.2	Manhole	X			
15.3	Roof Framing	X			
15.4	Insulation	X			
15.5	Pest & Insect	X			
15.6	Roof Underlay	X			X
15.7	Obvious Structural Alterations	X			
15.8	Visible Electrical Wiring	X			
15.9	Ceilng Structure	X			

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

Information

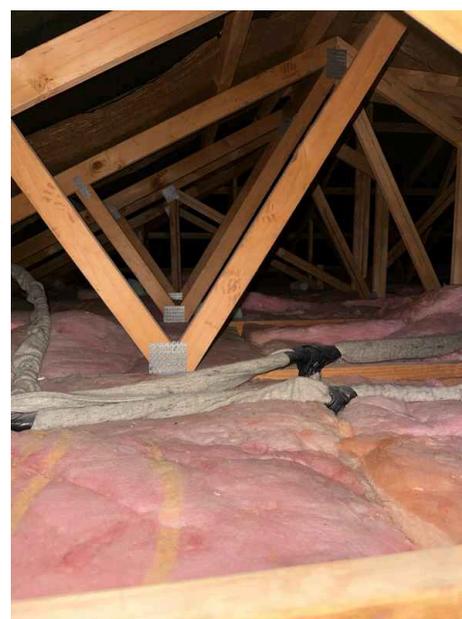
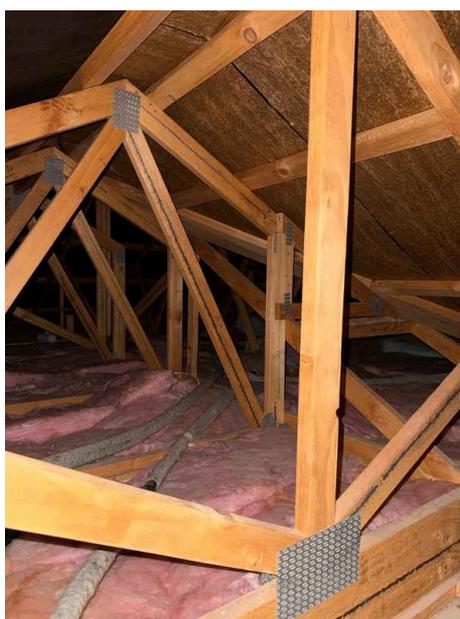
Manhole: Location & Accessibility Roof Framing: Type

Good

Timber truss roof

Insulation: Material Type

Fibreglass



Insulation: Thickness

100mm

Insulation: Coverage

75%, Garage not insulated

Insulation: Condition

Good

Insulation: Type

Segment

Pest & Insect: Infestation

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

Roof Underlay: Condition

Ok

Obvious Structural Alterations: Condition

None

Visible Electrical Wiring: Type

TPS cable

Ceilng Structure: Material

Timber

Roof Space: Photo



Observations

15.6.1 Roof Underlay

DETERIORATING



Maintenance Item

The roofing underlay is deteriorating and showing signs of age-related breakdown. No active leaks were observed at the time of inspection; however, its effectiveness is reduced.



16: HOT WATER SYSTEMS

		IN	NI	NP	O
16.1	Capacity	X			
16.2	Seismic Restraint	X			
16.3	Plumbing	X			
16.4	Evidence of Leaks	X			

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

Information

Photo



Make & Type

Cocks

Capacity: Size

270l

Seismic Restraint: Present

Yes

Plumbing: Type

Copper

Evidence of Leaks: ---

No Leaks

17: HEATING SYSTEMS

		IN	NI	NP	O
17.1	Heating & Air Conditioning	X			X

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

Information

Heating & Air Conditioning: Photo



Heating & Air Conditioning: Location

Dining room

Heating & Air Conditioning: Make & Type

Daikin

Heating & Air Conditioning: External unit



Observations

17.1.1 Heating & Air Conditioning



Maintenance Item

POSITIONED

The exterior heat pump unit is installed on an uneven/leaning base. This may affect performance and long-term operation. We recommend the unit be re-levelled and adequately supported.



18: GROUNDS

		IN	NI	NP	O
18.1	Contour	X			
18.2	Site & Vegetation	X			
18.3	Path & Patios	X			
18.4	Driveway	X			
18.5	Fencing	X			
18.6	Surface Water Control	X			
18.7	Clothesline	X			
18.8	Letterbox	X			
18.9	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: Material
Timber

Surface Water Control: Working Condition
In Order

Clothesline: Type

Pull out



Letterbox: Material

Metal



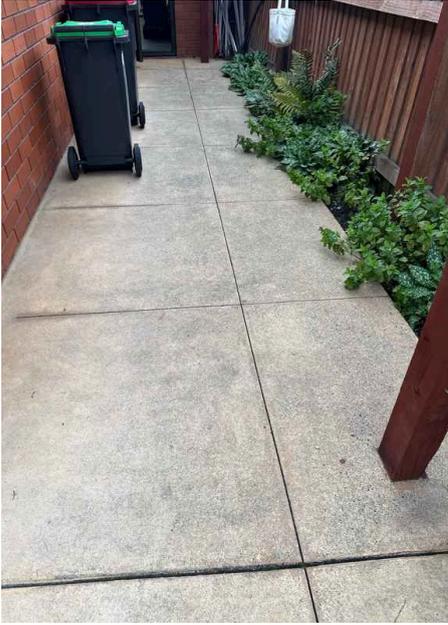
Gully Traps: Location

Back of home



Path & Patios: Material

Concrete



19: GARAGE

		IN	NI	NP	O
19.1	Garage	X			
19.2	External Doors & Frames	X			X
19.3	Internal Doors & Frames	X			
19.4	Garage Door	X			
19.5	Walls	X			
19.6	Ceilings	X			
19.7	Floors	X			
19.8	Lighting Fixtures	X			

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

Information

Garage: Photo



External Doors & Frames: Material

Aluminium & glass

Internal Doors & Frames: Material

Hollow core

Garage Door: Material & Type

Metal, Sectional, Automatic

Walls: Material

Plaster Board

Ceilings: Material

Plaster Board

Floors: Coverings

Concrete

Lighting Fixtures: Lights & Power Points

Lights OK



Observations

19.2.1 External Doors & Frames



BINDING

The garage passage door is binding slightly. This could be adjusted to free its operation.

20: FOUNDATION

		IN	NI	NP	O
20.1	Foundation Type	X			
20.2	Spot floor levels	X			

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

Information

Photo

Inspection Method

Spot Floor levels

Spot floor levels were taken using a precision altimeter.

Foundation Type: Foundation

type

Concrete slab

Spot floor levels

Spot floor levels were taken. An approximate variation of 18mm 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.

Spot floor levels: Spot floor levels

The observed floor levels are within MBIE guidelines

Floor gradients were not measured as part of this inspection.

A comprehensive floor level survey is required to accurately assess floor gradient variations and determine compliance with MBIE guidelines.

21: ROOF

		IN	NI	NP	O
21.1	Inspection Method	X			
21.2	Roofing Material	X			
21.3	Flashings & Parapets	X			X
21.4	Vents	X			
21.5	Gutters & Spouting	X			

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

Information

Inspection Method: Area

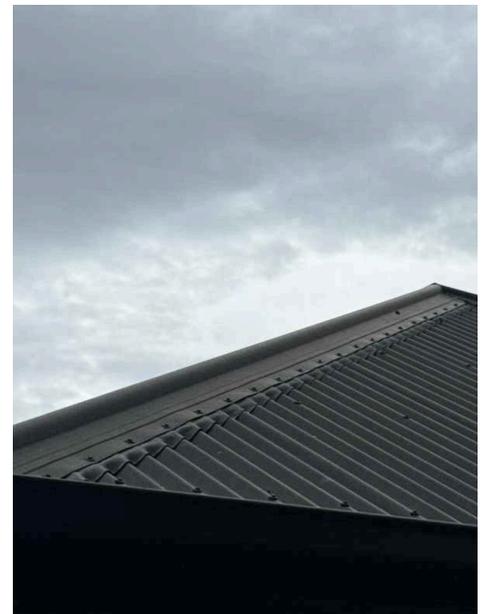
Visible from a ladder at the spouting.

Roofing Material: Material

Corrugated Iron

Flashings & Parapets: Material

Metal



Vents: Material

PVC

Gutters & Spouting: Material

Metal

Photo



Limitations

Inspection Method

DRONE INSPECTION

Drones are a valuable tool for roof inspections, offering safer access to high or fragile areas and reducing the need for inspectors to work at height. This significantly improves health and safety outcomes. However, drone use is subject to limitations, including weather conditions (e.g. wind, rain), regulatory restrictions (e.g. proximity to airports or controlled airspace), and visibility constraints. Drones may also be unable to detect minor defects such as small cracks, loose fixings, or early-stage corrosion. Where drone use is not possible, the inspection is limited to areas visible from the ground or accessible via ladder.

Observations

21.3.1 Flashings & Parapets



Maintenance Item

LOOSE RIDGE CAP FIXING

There is a loose ridge capping fixing on the west side of the roof. We recommend this be assessed and repaired by a qualified roofer.



22: HOME EXTERIOR

		IN	NI	NP	O
22.1	Home Exterior	X			
22.2	Construction Type	X			
22.3	Doors	X			
22.4	Joinery (Windows and Doors)	X			
22.5	Vents	X			
22.6	Roofing Material	X			
22.7	Cladding Type	X			X
22.8	Fascias & Barge Boards	X			
22.9	Soffit & Eaves	X			
22.10	Downpipes & Spouting	X			
22.11	Visible Point of Discharges	X			

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

Information

Construction Type: Construction Type

Timber

Joinery (Windows and Doors): Material

Glass, Aluminium

Vents: Material

PVC



Roofing Material: Material

Profiled Pre-finished paint coated steel

Fascias & Barge Boards: Material

Metal



Soffit & Eaves: Material

Fibre cement



Downpipes & Spouting: Material

Metal, PVC

Visible Point of Discharges:

Location

Storm Water



Home Exterior: Home Exterior Overview Photo



Doors: Door Aluminium & glass



Cladding Type: Cladding Type

Brick, Fibre cement sheet.

**Observations**

22.7.1 Cladding Type

UNSEALED PENETRATION (WEST)

The cladding penetration for the ensuite toilet waste is not sealed, presenting a risk of moisture ingress. We recommend this be sealed by an appropriate tradesperson.



22.7.2 Cladding Type

BRICK OVERHANG (WEST)

The brick cladding on the west elevation overhangs the foundation by approximately 35mm. This exceeds typical trade practice, where an overhang of approximately 15mm is generally expected. While no issues were observed at the time of inspection, we recommend ongoing monitoring.



23: ELECTRICAL

		IN	NI	NP	O
23.1	Supply	X			
23.2	Visible Wiring	X			
23.3	Earthing Rod	X			
23.4	Lighting Fixtures	X			

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

Information

Photo

Earthing Rod: Type

Below the meter box



Supply: Entrance

Underground

Visible Wiring: Type

TPS

Lighting Fixtures: Lights & Power Points

Lights OK

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.

24: PLUMBING

		IN	NI	NP	O
24.1	Water Toby	X			
24.2	Water Shut Off	X			

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

Information

Photo



Water Toby: Location

Left side of home

Water Shut Off: Location

Water toby

STANDARDS OF PRACTICE

Inspection Details

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.