

# GRIFFIOEN.

## BUILDING INSPECTION REPORT

Statement of Passing Over: This building inspection has been supplied by the vendor in good faith. GRIFFIOEN. (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Prospective purchasers are advised to seek their own independent advice as to the condition of the property either prior to, or as a condition of, purchasing the property.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

# **Weir Property Inspections - Building Survey Report**

This building report was solely created and prepared for

Adrian Taylor



**Prepared by:**  
**Jon Weir**  
**Building Surveyor**  
**Weir Property Inspections Ltd**

This document is the sole property of Weir Property Inspections Ltd, and the client identified herein. Any access, distribution, or use by unauthorised persons is strictly forbidden. Weir Property Inspections Ltd accepts no liability for any third-party use of this confidential report.

# Contents:

## REPORT SCOPE & LIMITATIONS CONDITION REPORT

Client Summary	
Client information	6
Kitchen	7
Internal room	8
Bedrooms	10
Bathroom	12
Toilet	14
Laundry	15
Roof cavity	16
House exterior	17
Roof exterior	18
Decks	19
Foundation	20
Garage	21
Grounds	22
System	23
Electrical System	25
Plumbing System	26
Systems	27
Pest and Insect Infestation	27

# Reporting Information and Limitations

## **Moisture meters and Weathertightness:**

This report does not provide a guarantee of waterproofing, as it is neither practical nor necessary to create artificial conditions to simulate moisture intrusion. However, signs of moisture ingress are assessed, and spot checks are conducted primarily around windows, doors, and other identified high-risk areas using a moisture meter.

The moisture meter utilised in this inspection is a Trotec T660, which is calibrated in line with the manufacturer's specifications. The device is operated in its non-invasive mode, which, while not conclusive, can serve as a useful indicator of potential moisture presence. However, the condition and treatment type of any internal timbers remain unknown.

The manufacturer specifies that moisture meters in non-invasive mode should not be used to obtain percentage readings. Accurate percentage measurements can only be assured when invasive probe testing is conducted.

## **Definition of Moisture Reading Indicators**

These guidelines are based on specifications provided by the manufacturer of the meter:

Normal – Typically indicates moisture readings of up to approximately 16%

Slightly High – Typically indicates moisture readings between 17% and 22%

Higher – Typically indicates moisture readings between 23% to 30%

Very High – Typically indicates moisture readings 30% and above.

Accurate moisture readings can only be obtained through intrusive testing, which is not conducted during this inspection. However, if moisture levels are indicated as slightly high or greater, further investigation is necessary to identify the source of the reading.

When moisture readings surpass 20%, the likelihood of timber decay significantly increases.

Moisture meters serve as valuable tools in aiding our Surveyors in assessing a property for potential moisture issues or ingress. For this reason, all our Surveyors receive thorough training in their proper usage and possess a strong understanding of their capabilities and limitations.

It is important to understand that the absence of moisture indicators does not confirm that a property is free from moisture issues. Water tends to accumulate and move just behind the external cladding, making it the ideal surface for testing. However, practical constraints, including certain cladding types and weather conditions, often make this approach unfeasible, leading to moisture meters being primarily used from inside the home. Since visual inspections and non-invasive testing may not initially reveal leaks, awareness of known weathertight risk factors and key warning signs becomes essential. Where sufficient evidence and concern suggest the possibility of significant moisture penetration, further investigation will be recommended.

Moisture levels can fluctuate significantly with seasonal changes and may be much lower in cases of advanced decay. Similarly, plumbing leaks can dry out when the affected system has not been used for a period of time, temporarily reducing detectable moisture levels.

During this inspection, the Surveyor uses a moisture meter to identify variations from normal levels and areas where elevated moisture readings are detected. All relevant factors surrounding the findings are considered, and if deemed necessary, further investigation will be recommended. The goal of additional

investigation is to determine the precise cause of any moisture indications and assess the condition of internal timber framing or adjacent components.

Further investigation may require invasive testing within the home and can only proceed with the Home owner's written consent. If moisture indicators are identified in connection with weathertight risks, the investigation should be carried out exclusively by an Accredited Building Surveyor or a Specialist Weathertight Surveyor, ensuring the necessary expertise and training.

### **Report Limitations:**

The limitations of this report are outlined in our Terms and Conditions and NZS4306:2005, which you have agreed to comply with.

*This report represents a reasonable effort to identify significant defects observed at the time of the visual inspection. It is not an exhaustive assessment of the property in every aspect. Minor defects are common in most properties and may include blemishes, corrosion, cracking, weathering, general deterioration, uneven surfaces, and physical damage to materials and finishes expected with age and typical wear and tear. Many of these minor issues are often addressed within the first few years of ownership through redecoration or routine maintenance. While some minor defects may be noted, it is impractical for the Inspector to document every minor imperfection within a standard property report. Additionally, this inspection does not involve probe or destructive testing, nor does it include the removal of furnishings or appliances.*

This report serves as a general guide to assist the Client in evaluating the overall condition of the dwelling. It does not assess the property's value or provide advice on its purchase. The report reflects the Inspector's professional opinion based solely on visual observations made at the time of the inspection. It is not a technically exhaustive assessment, nor does it imply that all components were examined or that every potential defect was identified. The inspection did not involve disassembly of equipment, opening of walls, moving of furniture, appliances, or stored items, or excavation. Any conditions that are concealed, camouflaged, or otherwise difficult to inspect are excluded from the report.

Certain systems and conditions fall outside the scope of this building inspection, including but not limited to formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation; playground equipment; insulation or heating and cooling efficiency assessments; internal or underground drainage and plumbing; shut-down or secured systems; water wells (quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics; and building code compliance. Any general comments provided on these systems or conditions are purely informational and do not constitute an inspection.

This inspection report does not serve as a compliance inspection for any governmental or non-governmental codes or regulations. It is not a warranty or guarantee of the current or future adequacy or performance of the structure, its systems, or their components. Furthermore, this report does not provide any express or implied warranty of merchantability or fitness for use concerning the property's condition and should not be relied upon as such.

Opinions on the adequacy, capacity, or expected lifespan of components are general estimates based on information from similar components. However, significant variations between these estimates and actual performance should be anticipated.

To the best of our knowledge and belief, all statements and information contained in this report are accurate and truthful.

Any disagreement or dispute arising from this inspection or report will be addressed in accordance with the Terms and Conditions.

## Report Summary:

<b>Client name:</b>	Adrian Taylor
<b>Date of inspection:</b>	7/04/2026
<b>Inspection address:</b>	9 Gore Street
<b>Scope of inspection:</b>	The inspection is conducted strictly in accordance with our Terms and Conditions and is limited to a visual Pre-Purchase or Pre-Sale assessment, following the guidelines of NZ4306:2005.
<b>Report number:</b>	2026/0001-02

*This summary is provided as a brief overview and does not replace the full inspection report. The complete report may contain additional findings or details that you could consider significant. For a comprehensive understanding, we recommend reviewing the entire report carefully.*

When assessing the overall condition of a home, we consider its age, the construction methods used, and how its design and materials measure up against similar properties built during that time period.

## Overall Condition:

Overall condition the property is in Above Average condition considering its age.

We have listed below the matters we believe to be significant defects, urgent maintenance or require further investigation. Most of these will be identified in **Red type** in the main body of the report in the area where it occurs. Examples of some of the work may also be shown in the Photo Gallery.

Items that are identified in **Green type** in the report require urgent attention, however do not appear to be significant. The majority are the result of normal wear and tear and can be addressed as redecoration or annual maintenance is undertaken.

### **Attention required**

Each of these items will likely require further evaluation and repair by suitably qualified tradespeople or specialists. Obtain competitive estimates for these items.

We recommend checking Council records to ensure that any Permits, Consents and Code of Compliance Certificates are complete and the floor layout matches the plans.

Jon Weir  
Building Surveyor  
Weir Property Inspections Ltd

## Client information

### Client & Site Information:

**File Number**

2026/0001-02.

**Record Number**

3035.

**Date of Inspection**

07/04/2026.

**Time of Inspection**

9:00 am.

**Scope of the Inspection**

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

**Client Name**

Adrian Taylor.

**Address of Property Inspected:**

9 Gore Street.

### Weather Conditions

**Weather:**

Overcast, Recent rain.

### Building Characteristics:

**Orientation of Living Space**

North.

**Site Exposure:**

High.

**Estimated Age of Building:**

1960s.

**Building Type:**

House.

**Levels:**

1

**Space Below Ground**

Foundations / Crawl space.

### Services:

**Water Source:**

Public.

**Sewage Disposal:**

Public.

**Gas Meter:**

No meter, bottles only. Right side of Home. Gas Type: LPG.

**Meter Board:**

Front of home.

**Fuse Board:**

Inside the home.

### Other Information:

**House Occupied?**

This property was furnished at the time of inspection, which may block the view of certain areas. We highly recommend that when the property is vacant, a final inspection be performed before settlement, with areas obscured by furnishings, stored goods, and appliances checked for faults or moisture ingress.

**Client Present?**

Yes.

**Other People Present.**

The home Owner.

**Inspector Information**

Jon Weir. Qualifications and Experience.

Qualified Builder since 1990.

LBP for over 20 years

Building business owner for 17 years

Accredited Building Surveyor (AMBOINZ)

## Kitchen

*It is beyond the scope of this report to operate, and comment on the performance of the appliances, however we recommend you test the appliances yourself to ensure they are operational. We also recommend the appliances are regularly serviced to ensure they are in safe, operational order.*

### Kitchen

**Room Location.**

Back. Centre.

**Ceilings:**

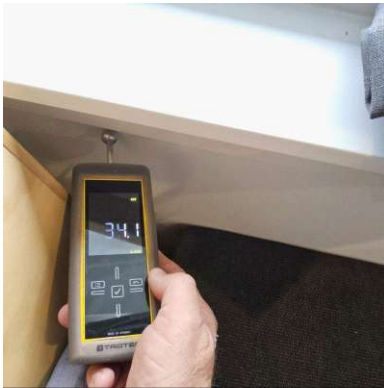
Plaster board.

**Walls:**

Plaster board.

*Please note: Moisture readings are taken around the external walls, external joinery, and the wet rooms in the house. The photos taken are examples of moisture readings in that room.*

*The moisture reader used in this inspection is a non-invasive Trotec T660 and gives a scale reading for the inspector to evaluate. Not a percentage reading. The note at the bottom of the photo i.e. 'Normal moisture' is to be used with the notes on page 3 of this report to give you an estimated moisture percentage reading. For further explanation, feel free to ring the inspector who did this report.*



**Normal moisture**



**Normal moisture**

**Floors:**

Vinyl.

**Windows:**

Timber. Reveals, material type. Painted. Material type unknown.

**Glass Type:**

Standard.

**Window Dressing:**

Curtains.

**Cabinetry:**

Melamine.

**Bench Top:**

Formica.

**Sink:**

Stainless steel.

**Waste Disposal:**

Working at the time of inspection.

**Dishwasher:**

Westinghouse, not tested.

**Stove:**

Electric, not tested.

**Hobbs:**

Gas, not tested.

**Rangehood:**

The rangehood was working at the time of this inspection.

The rangehood discharges back into the room. We recommend it is vented to the exterior.

## Internal room

### Lounge.

**Room Location.**

Front. Centre.

**Ceilings:**

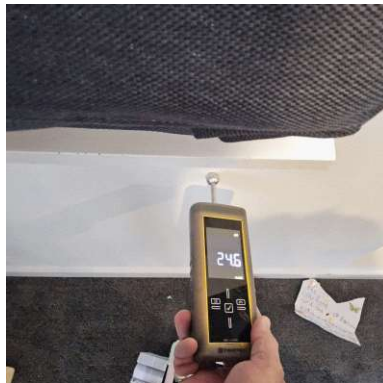
Plaster board.

**Walls:**

Plaster board.



**Normal moisture**



**Normal moisture**

**Floors:**

Carpet.

**Windows:**

Timber. Reveals, material type. Painted. Material type unknown.

**Glass Type:**

Standard.

**Window Dressing:**

Blinds.

**Doors (Internal):**

Hollow core. Frames, material type. Painted. Material type unknown.

The striker plate needs adjustment to hold the door closed.

**Doors (External):**

Aluminium and glass. Reveals, Material type, Painted. Material type unknown.

**Glass Type:**

Double glazed.

**Door Dressing:**

Curtains. Nets.

**Security for Doors:**

There are security fixtures on the doors.

**Cupboards:**

Single.

**Warning Devices:**

The smoke detector was not tested.

Office

---

**Room Location.**

Back. Left.

**Ceilings:**

Plaster board.

**Walls:**

Plaster board.



**Normal moisture**



**Normal moisture**



**Normal moisture**

**Floors:**

Carpet.

**Windows:**

Timber. Reveals, material type. Painted. Material type unknown.

**Glass Type:**

Standard.

**Window Dressing:**

Curtains.

**Doors (External):**

Aluminium and glass. Reveals, Material type, Painted. Material type unknown.

**Glass Type:**

Double glazed.

**Door Dressing:**

Curtains.

**Security for Doors:**

There are security fixtures on the doors.

**Warning Devices:**

The smoke detector was not tested.

## Hallway

---

**Room Location.**

Centre.

**Ceilings:**

Plaster board.

**Walls:**

Plaster board.



**Normal moisture**

**Floors:**

Carpet.

**Windows:**

Timber. Reveals, material type. Painted. Material type unknown.

**Glass Type:**

Standard.

**Window Dressing:**

Blinds.

**Warning Devices:**

The smoke detector was not tested.

## Bedrooms

---

### Bedroom 1

---

**Room Location.**

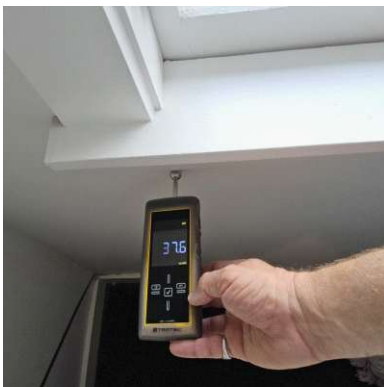
Back. Right.

**Ceilings:**

Plaster board.

**Walls:**

Plaster board.



**Normal moisture**

**Floors:**

Carpet.

**Windows:**

Timber. Reveals, material type. Painted. Material type unknown.

**Glass Type:**

Standard.

**Window Dressing:**

Curtains.

**Doors (Internal):**

Hollow core. Frames, material type. Painted. Material type unknown.

**Warning Devices:**

The smoke detector was not tested.

## Bedroom 2

---

**Room Location.**

Centre. Right.

**Ceilings:**

Plaster board.

**Walls:**

Plaster board.



**Floors:**

Carpet.

**Windows:**

Timber. Reveals, material type. Painted. Material type unknown.

**Glass Type:**

Standard.

**Window Dressing:**

Curtains.

**Doors (Internal):**

Hollow core. Frames, material type. Painted. Material type unknown.

**Warning Devices:**

The smoke detector was not tested.

## Bedroom 3

---

**Room Location.**

Front. Right.

**Ceilings:**

Plaster board.

**Walls:**

Plaster board.



**Normal moisture**



**Normal moisture**



**Normal moisture**

**Floors:**

Carpet.

**Windows:**

Timber. Reveals, material type. Painted. Material type unknown.  
Some of the window hardware is missing and can be replaced.



**Missing hardware**

**Glass Type:**

Standard.

**Window Dressing:**

Curtains.

**Doors (Internal):**

Hollow core. Frames, material type. Painted. Material type unknown.

**Cupboards:**

Double.

**Warning Devices:**

The smoke detector was not tested.

## Bathroom

### Bathroom

**Room Location.**

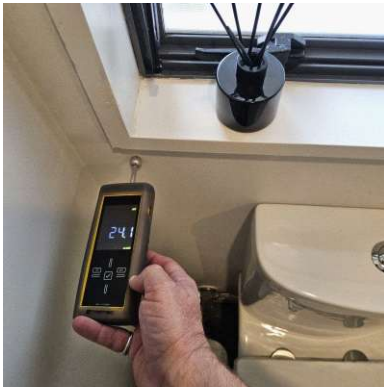
Back. Right.

**Ceilings:**

Plaster board.

**Walls:**

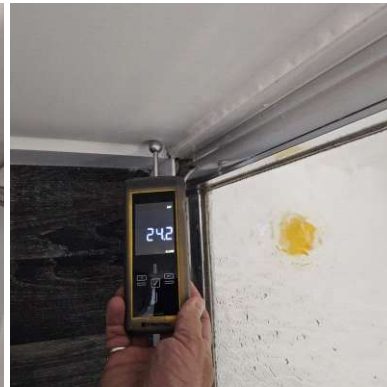
Plaster board. Tiles.



**Normal moisture**



**Normal moisture**



**Normal moisture**



**Normal moisture**

**Floors:**

Vinyl.

**Windows:**

Aluminium. Reveals, material type. Painted. Material type unknown.

**Glass Type:**

Standard. While it may not have been a requirement at the time of installation, we recommend safety glass is installed for safety reasons.

**Security for Windows:**

There are security fixtures on some windows.

**Doors (Internal):**

Hollow core. Frames, material type. Painted. Material type unknown.

**Vanity:**

Melamine.

**Basin:**

The vanity is sitting on the floor. The vanity top is sealed to the wall.

**Toilet:**

Toilet type: Floor mounted. Capacity: Capacity 4.5 litres, Flush type: Dual flush. Condition: The toilet flush buttons were operating correctly.

**Shower flow:**

Good flow rate.

**Shower Taps/Mixer and Rose**

There are no current leaks.

**Shower Linings:**

Plastic.

**Shower Tray:**

Fibre glass.

**Shower Screen/Doors:**

Safety glass. Aluminium frame.

The junction between the shower door and panel and base hasn't been sealed. We recommend sealing this junction to prevent moisture, escaping the shower cubicle.



**Ventilation:**

Mechanical. Condition: Working. Point of discharge. The extractor fan discharges to the exterior.

**Heated Towel Rail:**

Not tested. however it was operating at the time of this inspection.

**Heater:**

There is a heater. It was working at the time of this inspection.

## Toilet

### Toilet

**Room Location.**

Centre. Right.

**Ceilings:**

Plaster board.

**Walls:**

Plaster board.



**Floors:**

Vinyl.

**Windows:**

Aluminium. Reveals, material type. Painted. Material type unknown.

**Glass Type:**

Standard.

**Doors (Internal):**

Hollow core. Frames, material type. Painted. Material type unknown.

**Toilet:**

Toilet type: Floor mounted. Capacity: Capacity 4.5 litres, Flush type: Dual flush. Condition: The toilet flush buttons were operating correctly.

## Laundry

**Laundry:**

**Room Location.**

Back. Centre.

**Ceilings:**

Plaster board.

**Walls:**

Plaster board.



**Floors:**

Vinyl.

**Doors (External):**

Timber and glass. Reveals, Material type, Painted. Material type unknown.

Paint is peeling on the doors. To protect the timber from moisture they can be sanded back and re-painted.

There is cracked glazing that needs to be replaced at some stage.



**Glass Type:**

Standard.

**Security for Doors:**

There are security fixtures on the doors.

**Cabinetry:**

Metal.

**Tub:**

Stainless steel.

**Tub tap/faucet only:**

Working. No signs of any leaking at the time of this inspection.

**Washing machine stand pipe:**

Yes, not tested.

**Ventilation:**

A mechanical extractor fan should be installed to remove moist air from the Laundry.

## Roof cavity

*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.*

**Roofing:**

**Location of Manhole Access:**

Hall.

**Manhole Accessibility:**

Good.

The insulation was covering the ceiling framing so we could only inspect the roof space from the manhole by torch.



**Roof Framing:**

Timber pitched roof.

**Insulation:**

Fibreglass. Segment. Thickness: The insulation is approximately 150mm in thickness. Coverage: 100%.

**Roof Underlay:**

There is timber sarking. The underlay wasn't visible to inspect. If any.

**Obvious Structural Alterations:**

There are no signs of any alterations.

**Visible discharges into this space:**

The vents have been ducted to direct the moist air to the exterior. This is now a requirement by the building code.

**Plumbing:**

Plastic. Copper.

**Evidence of Leaks:**

There were no signs of leaks at the time of this inspection.

**Ceiling Structure:**

Timber.

## House exterior

### House Exterior

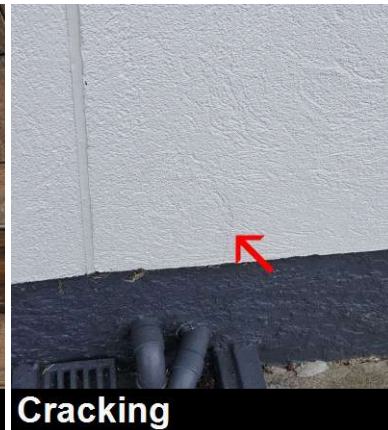
**Construction Type:**

Timber framed.

**Cladding Type:**

Concrete Block Veneer. Plastered.

There are some cracks in the plaster. These can be repaired by a Licensed Plasterer.



**Joinery (Windows and Doors):**

Timber and glass. Aluminium and glass. Flashing Materials. To Soffits. Head boards.

**Fascias and Barge Boards:**

Timber.

**Soffit / Eaves:**

Fibre cement. Approximate width, 600 mm.

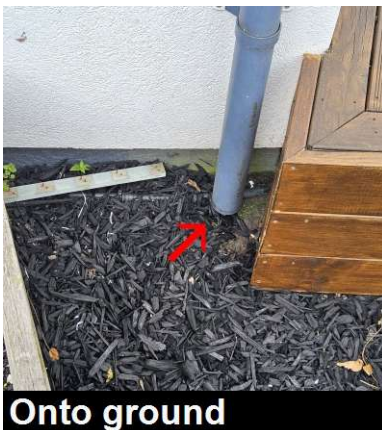
**Downpipes and Spouting:**

PVC.

**Visible Point of Discharge:**

Some downpipes are able to discharge rain water into the storm water system.

Some downpipes are discharging rain water onto the ground. We recommend all downpipes are discharging rain water into the storm water system, to prevent flooding around the house and foundations.



## Roof exterior

### Roof Exterior

#### Roof Mounted:

Due to the height of the guttering around the roof. It wasn't mounted for safety reasons and was inspected from a ladder from the guttering.

#### Roofing Material:

Galvanised Steel. Pitch of roof: 15 degrees.

Some of the roof fixings are loose or damaged and require removing and replacing.

The roof has surface rust and damage, that requires repair or replacement. Some of the roofing requires fixing back in place where the laps are lifting.

Some of the roofing has dents that require repair or replacement.

Lichen and moss growth was found. It can be treated to remove it as it can cause damage to the roof surface.



**Dents**



**Loose fixings**



**Lichen**



**Rust damage**



**Lifting laps**

#### Flashings:

Lead.

Some of the flashings requires fixing back in place where the laps are lifting.



**Lifting**

**Vents:**

Metal.

The vent pipe cap is missing and should have one fitted. These prevent birds or vermin getting in.



**Cap missing**

## Decks

### Decks

**Location:**

Front left.

**Framing:**

Timber.

**Decking**

Timber. The deck has been painted, this makes detecting defects in the boards difficult.

**Steps:**

Timber.

**Fixings:**

The deck fixings appear to be all right for the age of this deck.

**Threshold Step:**

The threshold step is sufficient for the age of this deck.

**Cladding Clearance:**

The is sufficient clearance between the cladding and decking.

**Council Permit Needed:**

Not required for this height deck.

## Foundation

### Foundation

**Location of Access:**

Bedroom 3. Through wardrobe.

**Accessibility:**

Good.

**Foundation Type:**

Concrete ring. Concrete pile.

**Pile to Bearer Fixings:**

Wired.



**Visible Flooring Material:**

Tongue and groove. The insulation prevented a thorough investigation of the flooring.

**Insulation:**

The polyester insulation prevented a thorough examination of the flooring. The insulation has a thickness of about 70 mm. Coverage: 100%, more or less.



**Ventilation:**

Sufficient ventilation.

**Framing and Bracing:**

It appears to be sufficient for the period of construction.

**Ground Vapour Barrier:**

There is a barrier in place.

**Obvious Structural Alterations;:**

There are no obvious alterations.

**Ground Clearance from Framing:**

This was probably sufficient at the time of construction and is typical for a home of this age.

**Debris:**

None.

## Garage

**Garage:**

**Room Location.**

Stand alone. Back. Right.

**Ceilings:**

Unlined.

**Walls:**

Unlined.

Due to furnishings, fittings placement and stored items, a detailed inspection of some lower parts of the walls was not able to be carried out.

**Floors:**

Concrete.

**Windows:**

Timber.

**Glass Type:**

Standard.

**Doors (External):**

Metal and glass. Reveals, Material type, Timber. Colour steel.

**Security for Doors:**

There are security fixtures on the doors.

**Vehicle doors:**

Tilta.

**Garage Exterior**

**Construction Type:**

Timber framed.

**Profile Metal:**

Colour steel.

The cladding has surface rust, that needs to be sanded back, primed and painted to prevent any further damage. If any holes are found, the cladding should be replaced.



**Joinery (Windows and Doors):**

Timber and glass. Flashing Materials. Colour steel.

**Downpipes and Spouting:**

Colour steel.

**Visible Point of Discharge:**

The downpipes are able to discharge rain water into the storm water system.

**Roofing Material:**

Colour steel. Pitch of roof: 15 degrees.

Paint is peeling in some areas, which can be prepared and re-painted.

Lichen and moss growth was found. It can be treated to remove it as it can cause damage to the roof surface.



## Grounds

*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.*

**General Site Features:**

**Contour:**

Flat site.

**Site and Vegetation:**

Established.

**Paths and Patios:**

Concrete. Paver/tile. Gravel.

The concrete paths have cracks, which is common and is usually caused by shrinkage or movement of the material.

**Exterior Steps and Hand Rails:**

Timber.

**Driving:**

Tarseal.

The driveway is a shared access way, and any liability for repairs should be confirmed.

**Fencing:**

Timber. Fence height: 1.8m.

**Surface Water Control:**

There is no evidence of site drainage issues.

**Clothesline:**

Rotary.

**Letterbox:**

Metal.

**Gully Traps:**

Back of home. Right side of home.

The only way to determine the status of the drains, which look to be old earthenware pipes, is with a CCTV camera.

**Taps:**  
Two.

## System

*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.*

### Electrical

**Supply Entrance:**  
Over head.

**Lights, Switches and Power Outlets:**

The lighting is working, all through the house. The available power points tested Ok, all through the house.

**Visible Wiring Type:**  
TPS cable.

**Earthing Rod:**  
Rear of home.

**Aerials/Antennae:**  
Roof.

**Summary:**

This electrical test is a basic check to ensure that the power points are properly wired. This report should not be interpreted as an Electrical inspection or Certification that the homes electrics meet any standards or regulations.

### Plumbing

**Water Toby:**  
At the street frontage.

**Water Shut off Valve:**  
Foundations.



**Shut off valve**

**Summary:**

All observed plumbing components appeared to be functioning correctly at the time of inspection, with no visible defects or leaks.

### Hot Water System

**Location:**  
Exterior.

**Make and Type:**  
Rheem. Type: Mains pressure.

**Capacity:**

296 Litres.

**Year of Manufacture:**

2014.

**Seismic restraints:**

Yes.

**Plumbing:**

Copper.

**Evidence of Leaks:**

At the time of the inspection, there was no indication of any leaks.

**Summary:**

At the time of this inspection, the hot water cylinder was working.

**Air-conditioning / Heating System**

---

**Make:**

Gree.

**Type:**

Heat pump.

**Location of Unit:**

Lounge.

**Summary:**

Not tested. We recommend that the system be tested before settlement to ensure that it is in good working order.

**Air-conditioning / Heating System**

---

**Make:**

Daikin.

**Type:**

Heat pump.

**Location of Unit:**

Bedroom, 1.

**Summary:**

Not tested, but it was operational during the inspection.

**Air-conditioning / Heating System**

---

**Make:**

Daikin.

**Type:**

Heat pump.

**Location of Unit:**

Bedroom, 2.

**Summary:**

Not tested. We recommend that the system be tested before settlement to ensure that it is in good working order.

**Air-conditioning / Heating System**

---

**Make:**

Daikin.

**Type:**

Heat pump.

**Location of Unit:**

Bedroom, 3.

**Summary:**

Not tested, but it was operational during the inspection.

## Fire Warning System

---

**Type:**

Smoke alarms are a requirement under New Zealand Building Code clause F7 Warning systems. This applies to new homes and all existing homes undergoing building work.

Acceptable Solution F7/AS1 requires Type 1 smoke alarms, which must have:

a hush button to silence the alarm for at least 60 seconds a test button a sound level that complies with NZS 4514:2009 Interconnected smoke alarms for houses not less than 75 dBA at the sleeping position and not more than 100 dBA at 1.8 m height. (The standard can be downloaded for free.)

On floors with bedrooms the smoke alarms must be located either in every sleeping space or within 3.0 m of every sleeping space door. In this case, the smoke alarms must be audible to sleeping occupants on the other side of the closed doors. In multi-storey homes there must be at least one smoke alarm on each level, however having an alarm in each sleeping space is considered preferable. Although there are several types of alarms that can be used to comply with Building Code requirements, Fire and Emergency New Zealand recommends hard-wired alarms or photoelectric alarms with batteries that last up to 10 years.

Visit: <http://www.level.org.nz/health-and-safety/fire-safety/smoke-alarms/>

**Summary:**

Not tested, we recommend that the system is operated prior to settlement, to ensure it is in working order.

## Electrical System

### Lights and Power Points:

---

**Kitchen**

All the lights are working at the time of this inspection. The power points that were accessible tested OK.

**Lounge.**

All the lights are working at the time of this inspection. The power points that were accessible tested OK.

**Office**

All the lights are working at the time of this inspection. The power points that were accessible tested OK.

**Hallway**

All the lights are working at the time of this inspection. The power points that were accessible tested OK.

**Bedroom 1**

All the lights are working at the time of this inspection. The power points that were accessible tested OK.

**Bedroom 2**

All the lights are working at the time of this inspection. The power points that were accessible tested OK.

**Bedroom 3**

All the lights are working at the time of this inspection. The power points that were accessible tested OK.

**Bathroom**

All the lights are working at the time of this inspection. The power points that were accessible tested OK.

**Toilet**

All the lights are working at the time of this inspection.

**Laundry:**

All the lights are working at the time of this inspection. The power points that were accessible tested OK.



## Fuse board

### House Exterior

All the lights are working at the time of this inspection.

### Garage:

All the lights are working at the time of this inspection. The power points that were accessible tested OK.

## Visible Electrical Wiring Type

---

### Roofing:

TPS cable.

## Plumbing System

---

### Sink Tap/Faucet

---

#### Kitchen

No signs of any current leaks at the time of the inspection.

### Plumbing and Wastes:

---

#### Kitchen

Braided Wire. PVC Wastes.

#### Bathroom

Braided Wire. The plumbing and wastes are not visible.

#### Toilet

Braided Wire. The wastes are not visible.

#### Laundry:

Braided Wire. PVC Wastes.

### Basin Tap/Faucet

---

#### Bathroom

There are no current leaks.

### Basin Plumbing and Wastes

---

#### Bathroom

Braided wire. PVC wastes.

### Plumbing and Drainage

---

#### Foundation

Plastic. Copper. PVC. Lead is used in some of the waste pipes located in the foundations space. Since these waste pipes are quite old, replacement options might be taken into account.

### Evidence of Leaks

---

#### Foundation

At the time of the inspection, there was no obvious evidence of current leaks.

## Systems

### Heating:

**Lounge.**

Heat pump, not tested.

**Bedroom 1**

Heat pump, not tested.

**Bedroom 2**

Heat pump, not tested.

**Bedroom 3**

Electric heating, not tested. Heat pump, not tested.

## Pest and Insect Infestation

### Pest and Infestation:

**Roofing:**

We found no signs of any rodents, birds, or insect infestation.

**Foundation**

We found no signs of any rodents, birds, or insect infestation.