

Property Inspection Report



- Habit Hawkes Bay Limited -

***20 Aintree Rd
Havelock North***

***This report is for the sole benefit of:
Brittain Family Trust***

Property Inspection Report

Terms and Conditions

Payment Terms and Conditions

Upon booking an inspection report, the Customer acknowledges that they are liable for the full cost of the inspection and agree to make payment to Habit Hawkes Bay Limited in full, prior to the release of the report.

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

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

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

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

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

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

Mission Statement

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

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

Property Inspection Report

Disclaimer

Habit Hawkes Bay Limited provides a residential property inspection and reporting service. This service is a non-invasive visual inspection of residential buildings.

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

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

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

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

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

Table 1 - Reasonable access table

Area	Access Manhole (mm)	Crawl space (mm)	Height
Roof space	450 × 400	600 × 600	Accessible from a 3.6 m ladder*
Subfloor	500 × 400	Vertical clearance Timber floor: 400** Concrete floor: 500	
Roof exterior			Accessible from a 3.6 m ladder*

*Or such other means of access that meet OSH requirements.
As per working from heights New Zealand, roofs over 25 degrees will not be accessed but the inspector will view the roof where possible off as safe working platform.
**From underside of bearer.

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

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

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

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

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

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

100% NZ Owned and Operated.

Property Inspection Report

Property Inspection Report

A Property Report should not be seen as an all-encompassing report dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection. Nor is a Property Report a warranty against problems developing with the building after the date of the report. It is outside the scope of this report to investigate, or comment on if the dwelling complies with any Building Code legislations or Local Body bylaws.

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

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

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

Commenting on the structural integrity of any retaining walls or ground stability is also outside the scope of this report as they are a specialist field.

Heating

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

Electrical

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

Plumbing

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

Property Inspection Report

Level of Reporting

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

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

Definitions

Excellent Condition

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

Good Condition

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

Reasonable Condition

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

Remedial Work/Attention Required

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

Property Inspection Report

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Property Inspection Report

Inspection Details - Property Inspection Report

Inspection Details:

<i>Date:</i>	This dwelling was inspected on 14/05/2026. This report refers to findings on that day only.
<i>Time of Appointment:</i>	8:00 am.
<i>Inspection For:</i>	This report is for the sole benefit of Brittain Family Trust 20 Aintree Rd Havelock North.
<i>Inspector on this property:</i>	Nic Wakelin Habit Hawkes Bay Limited.
<i>People on Site:</i>	Nic Goodman 02198-0545 Mint Real Estate. Painting contractors.
<i>Weather:</i>	Cloudy & Overcast.
<i>General Description:</i>	This is an architecturally designed four bedroom, four bathroom house built on an elevated site in Havelock North. It is constructed of a Colour-Steel long run iron roof with mixed cladding systems including plaster over concrete block, small areas of direct fixed monolithic cladding, and a tile over concrete block, double and single glazed aluminium joinery has been installed, the house is sitting on a concrete slab foundation.
<i>Areas not inspected:</i>	Power points not tested on the day of inspection. Not all areas of the ceiling space could be accessed. Not all areas of the site were inspected. Pool area and pump area not inspected as this is outside of our scope.
<i>Risk analysis Guide:</i>	Wind zone. High risk. High wind zone described by BRANZ. Number of stories. Medium risk. Two stories in parts. Roof/wall intersection design. High risk. Roof-to-wall intersection fully exposed Eaves width. Very high risk. 0 - 100mm at first floor, 100 - 450mm at second floor level. Envelope complexity. High risk. Complex, angular or curved shapes (e.g. Y or arrowhead) multiple cladding types. Deck design. Medium risk. Fully covered in plan by roof deck attached at the second floor level.
<i>NOTE -</i>	(1) Eaves width measured from the external face of wall cladding to outer edge of overhang, including gutters and fascias.

Property Inspection Report

Summary: The summary is an overall view of the areas listed in the property inspection report. **Structural Defects that require immediate attention:** No visible structural defects that are of concern to the purchaser, or that would compromise the structural integrity and safety of the dwelling were visible on the day of inspection.

Moisture ingress, or moisture damage found, these areas are: Yes. **The area and the potential cause of the moisture problems is:**

The back corner of the garage has signs of moisture ingress with efflorescence present to the internal block work and elevated moisture readings to the timber joinery. A retrofitted "sill tape" flashing was observed to some areas of the garage where moisture could not be seen internally, however where the moisture staining is visible internally the flashing appears to stop at the slab for the gas bottles and does not extend behind this area. Confirmation of the product used on the side with visible moisture staining could not be determined on our non invasive inspection.

Methodology used for moisture testing, Survey master moisture meter:

External area of the dwelling comments: The exterior of the dwelling is in a reasonable condition. General aging evident. Some areas of general maintenance to be addressed which will be noted in their respective areas through out the report. If these areas are not addressed they will continue to deteriorate and cause further damage in the future.

The coating to the barge flashings through out the property is peeling and cracking and the bare metal can be seen in some areas, I suggest the barge flashings are painted to prolong the materials life and prevent future corrosion. The silicone to a small junction above the upper ground level patio area behind the garage has deteriorated, I suggest this is re-sealed to prevent any future moisture ingress.

A small piece of fascia has broken off to the pergola above the ground floor patio above the pool area, I suggest this is repaired or replaced.

The rubber window seals have shrunken back from the corners of the windows to many windows, I suggest these rubbers are replaced to prevent future moisture ingress, I was advised by the contractor on site at the time of inspection that this will be addressed.

Small areas of this dwelling including some bay window areas and some gable end areas are a direct fixed Monolithic cladding system. No cavity system is installed to this dwelling, this type of construction would have complied with the standards and regulations in the day of which it was built. You need to keep this product well maintained, sealed and painted at all times in order to prevent any moisture ingress. Hairline fractures will appear in time with age and movement, there are products which can be applied to these areas which is a sealant and paint all in one which comes with a warranty on the product if applied by a recognised applicator. If there is cracking to the main joins or any areas of the cladding there is the possibility that moisture has entered the building envelope. We strongly recommend that a cladding specialist or weather tightness expert further investigate. They will be able to give you advice on the down falls of this cladding system, past, present and future issues that may arise and where to go from here if there are any underlying problems. Through our visual inspection it is impossible to detect any damage caused within the wall cavity and possible timber rot. A invasive inspection will be able to give you these answers.

No sewer, storm water or waste water pipes are checked as this cannot be viewed without specialist camera equipment. We suggest all drains are checked with a camera and cleared if need be. On our visual inspection we cannot determine the condition of this pipe work. Blocked drains can occur at any time so it does pay to check.

Property Inspection Report

Foundation Area comments: The Concrete floor pad appears to be in a good sound condition. Externally there are no visible fractures evident. Internally there does not appear to be any major unevenness or damage felt under the internal linings.

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

The roofing paper above the bathroom in the middle wing of the house is damaged and sagging in areas, I suggest this is re-fixed or replaced in the future. Not all areas could be viewed due to access and insulation. An exposed wire was seen in the same ceiling space just south of the access pannel at the junction of the gable end wall and ceiling, a registered electrician can confirm the safety of this wire.

All wet areas were tested, good pressure found, no leaks or blockages found, internally or externally.

The dwelling is insulated in the internal ceiling space as shown in the internal ceiling space area. We do not determine the R rating as per our terms and conditions.

We recommend that if there are no smoke alarms fitted in the dwelling that this be addressed.

Alterations & Additions Comments: No obvious alterations or additions to the inspector visually have been carried out. We suggest that council records are checked to view the original plans of the dwelling to be sure this is the case. Heat pumps: Heat pumps are installed in this dwelling, we suggest the filters are cleaned regularly and serviced as per manufactures instructions. Heat pumps are not tested or inspected.

Not all significant defects are noted in the main summary. The whole report is required to be read in full in order for you to have a comprehensive understanding of our findings.

Property Inspection Report

Mains Power:

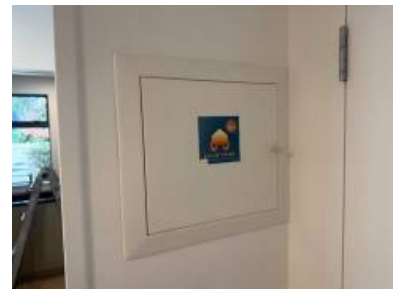
Mains power fuse board is found at the front of the dwelling. All modern fuses are installed here.



Data panel installed here.



Solar floor heating not tested or inspected as this is outside of our scope.



Wiring:

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

Mains Water Supply:

The mains water supply toby was not found on the day of inspection.

Plumbing In Dwelling:

Modern PVC Plumbing is installed in this property. Copper plumbing is installed in this property.

Property Inspection Report

Site - Property Inspection Report

Site:

Section details:

Split level.



Not all areas of the site were inspected due to the size.



Driveway:

Asphalt, Good fall for drainage, Good condition.



Property Inspection Report

Drainage installed. Good condition.



Gates over driveway:

Gates were not tested on inspection. Material in Good condition.



Fencing General:

Concrete Block, Plaster Finish, Fencing material in: Good Condition.



Gates Installed

Timber Good condition.



Retaining Walls:

Stone, Good Condition.



Property Inspection Report

Timber, Reasonably secured, aging, and minor deterioration evident. Not of a structural concern.



Timber, Secured in a professional manner, Good Condition.



Exterior Stairs:

Concrete, Good Condition, Suggest a handrail is installed to stair areas.



Timber. Good Condition.



Property Inspection Report

Paths:

Asphalt, Good Condition.



Good fall and Drainage installed.



Small corner to path below pool area is subsiding.



Paving installed, Reasonable Condition.



Damage evident to paver here.



Property Inspection Report

Clothesline:

Fold Away clothesline is installed here. Good Condition. Not tested.



Water Pooling:

Water pooling not likely on this site.

Ancillary Buildings and service areas:

Pump area not inspected as this is outside of our scope.



Other facilities:

Pool area not inspected as this is outside of our scope.



Summary and comments from the inspector on this area: This site is in a well established and well presented condition.

Property Inspection Report

Garage - Property Inspection Report

Garage:

General: Double, Attached with Internal Access.

Roof cladding: Flat roof membrane installed visually in good condition. This roofing material is a specialist trade. If further information is required I suggest a flat roof membrane expert inspects this area.



Roof Pitch The minimum roof pitch for this type of roof cladding which meets today's current regulations is one degree. The pitch of this roof is two degrees. This roof pitch meets today's code.



Garage roof flashings & ridge capping: Good flashings, well secured, Material in, Good condition.



Guttering: Internal gutters installed in this area. Internal gutters are a high risk area where water has the potential to enter the building envelope. Be sure keep cleaned and clear from debris at all times in order to prevent any moisture ingress issues in the future. This needs to be an ongoing maintenance task.

External Wall Cladding: Concrete block, Plaster finish, Material in, Good Condition.



Property Inspection Report

Driveway has been cut back and a retro-fit flashing has been installed here.



Pictured here is the corner where the moisture was found inside the garage and the retro-fitted flashing product can be seen butting up to the concrete slab that the gas cylinders are sitting on, this suggests the membrane may not have been installed behind this slab, this cannot be confirmed on our non invasive inspection.



Ground Clearances

Good fall away from door.



Pictured here is on the opposite corner of the garage to the moisture staining internally, showing the product used here is a flexible sill tape, this product is generally used for sealing window penetrations rather than a dedicated below-ground tanking membrane. Confirmation of the product used on the side with visible moisture staining could not be determined on our non invasive inspection.



Property Inspection Report



Fascia:

Plaster finish fascia in good condition.



Window sash and function:

Single glazed, Aluminium frame, Awning, Fixed pane, Functions. Good.

Window Reveals & Sills

Base materials are in, Good Condition.

Window Sills & Scribes

Concrete block, Plaster finish, Recessed design, Good Condition.



Flashings over windows and door areas:

No flashings over the door and windows, not required.



Main Door:

Automatic Sectional, Good working Condition.

Side Doors:

Functions as designed, Good Condition Hinged door.

Door panels & reveal areas

Material in, Good condition.

Property Inspection Report

Internal linings:

Concrete block installed in this area. Material in, Reasonable Condition.



Moisture ingress visible to this corner.



Lighting and power points:

Lighting installed, Power points installed.

Tested:

Lighting tested, Working.

Property Inspection Report

Tub & Plumbing

Super tub installed, draining well without leaks or blockages.



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



Flooring

Concrete floor slab (unpainted), Good Condition.



Areas of moisture

Relative moisture readings of concern were found to the timber in this area and efflorescence is present to the concrete blocks.



General summary and comments from the inspector on this area. Reasonable condition. Shows signs of deterioration, decay or cosmetic damage due to lack of maintenance, age or misuse. This area may continue to deteriorate if not maintained.

Property Inspection Report

Exterior - Property Inspection Report

Building Exterior:

General: Double Story.

Roof cladding main: Color steel long run iron.



Property Inspection Report

Sky light installed here, skylights are not inspected as this is a specialised field. To learn more about this area further investigation will need to be carried out by a skylight installer or roofer.



Roof Pitch

The minimum roof pitch for this type of roof cladding which meets today's current regulations is eight degrees, The pitch of this roof is Forty-one degrees. This roof pitch meets today's code.



Main roof flashings & ridge capping:

Good flashings, well secured, Material in, Reasonable condition.



Painting is suggested to the barge flashings to prolong the materials life as the coating can be seen peeling.



Property Inspection Report



I suggest this roof to wall junction is resealed to prevent future moisture ingress. This is pictured outside the hallway adjacent to the middle wing bathroom where the membrane roof area meets the colour-steel roofing area.



Side roof cladding:

Flat roof membrane installed visually in good condition. This roofing material is a specialist trade. If further information is required I suggest a flat roof membrane expert inspects this area.



Sky light installed here, skylights are not inspected as this is a specialised field. To learn more about this area further investigation will need to be carried out by a skylight installer or roofer.



Property Inspection Report

Roof Pitch

The standard roof pitch for this type of roof cladding which meets today's current regulations is one degree. The pitch of this roof is two degrees. This roof pitch meets today's code.



Side roof flashings & ridge capping:

Good flashings, well secured, Material in, Good condition.



Chimney:

Plaster Finish, Material in, Good Condition, Only viewed from the ground.



Aerials:

Multi, Installed Secured Well.



Property Inspection Report

Outlet Pipes:

PVC, Material in, Good Condition. The flashing should be on a diagonal to the roofing iron to ensure water does not pool and cause deterioration to the roofing iron.



Fascia:

Timber Fascia (includes barge boards if fitted), Material in, Good Condition.



Damage to fascia here above pool area. Repair or replacement is suggested.



Eaves:

Painted timber, Material in, Good Condition.



Property Inspection Report



Gable:

The following gable ends are a direct fixed Monolithic cladding system. Refer to main summary (please read all comments)

Direct fixed Compressed fibre cement with a Plaster finish.

Material in, Good Condition.



Concrete block, Plaster finish, Material in, Good Condition.



Property Inspection Report

Exposed truss in good condition.



External Wall Cladding:

Concrete block, Plaster finish, Material in, Good Condition.



Property Inspection Report



Painters were on site at time of inspection were not 100% finished.



The following areas of this dwelling are a direct fixed Monolithic cladding system. Refer to main summary (please read all comments)
Plaster finish over compressed fiber cement board, direct fixed cladding, no cavity system installed,



Property Inspection Report



Drainage installed to these areas.



Tiles over Concrete block Material in, Good Condition.



Cladding Penetrations:

The penetrations through the cladding have been well sealed here.



Ground Clearances

Good ground clearance from the finished ground level outside to the finished floor level inside.



Property Inspection Report

Gas external connections:

Gas installed. Areas that the gas is used internally, will be logged individually in the respective areas.



Heat Pump Unit:

The heat pump units are found on the flat roof area here. The refrigeration drainage pipe drains into the guttering.



The heat pump unit is found at the back of the house. The refrigeration drainage pipe drains onto the ground, it is good trade practice to have this draining to a gully trap but legally is not required.



External Joinery

Aluminium, Material in, Reasonable Condition.



Property Inspection Report

Aluminium joinery is in the process of having a clear coat installed to prolong the materials life.



Deteriorated windows seals evident, recommended replacement.

I was advised by the contractor on site that this is on the to-do list and will be completed.



Window Sills & Scribes

Plaster finish, Recessed design, Good Condition.



Flashings over windows and door areas: Well fitted flashings, Good Condition.



Guttering:

Copper, Secured, material in, Good Condition.



Property Inspection Report

Leaf brush installed inside of guttering could not be viewed.



Internal gutters installed in this area. Internal gutters are a high risk area where water has the potential to enter the building envelope. Be sure keep cleaned and clear from debris at all times in order to prevent any moisture ingress issues in the future. This needs to be an ongoing maintenance task.



Downpipes:

Copper, Material in, Good Condition.



Copper rainwater heads installed
Material in good condition.



Overflow for flat roof area also seen installed here.



Storm water:

Unknown what storm water system is used on this property, I suggest council records are viewed for correct information on this area.

Exterior Taps:

Tested, working.

Property Inspection Report

Gully Trap

P.V.C, Good Condition.



Paint:

Good Condition.

Ground Floor Patio:

Paver's installed, Good fall away from joinery and drainage installed.



Tiles with good fall away from joinery. Good Condition.



Post and overhead coverage. Good Condition.



Property Inspection Report

Louver roof system not tested.



First Floor Patio:

Tiled, Good Condition.



Good fall away from joinery.



Drainage installed here.



Handrail fitted and is packed off the cladding as required.



Summary and comments from the inspector on this area. Good Condition. May have minor signs of aging or slight marking with general wear and tear, but still works in a functional manor.

Property Inspection Report

Family Room / Front Entry - Property Inspection Report

Family Room / Front Entry:

General:

Open plan.



Property Inspection Report

Internal ceiling and wall linings:

Base linings intact, Skylight installed. Skylights are not inspected as this is a specialised field. To learn more about this area further investigation will need to be carried out by a skylight installer or roofer. We checked for moisture around the skylight on the day of inspection. No elevated moisture readings or water staining of concern were found. Good Condition.



Cracking evident to the plaster joins at the corners of openings this is a common place where you will get movement.



Window sash and function: Double glazed, Aluminium frame, Fixed pane.

Window Reveals & Sills Base materials are in, Good Condition.

Door types and function standards for this room: Bifold door, Functioning, Good.

Door panels and door reveals: Base materials are in, Good Condition.

Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Multiple.

Floor Covering: Carpet fitted, Good Condition.



Heating: Built in gas fire/heater. Not tested or inspected, this is outside of our scope.



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Heat pump Installed. Not tested or inspected, this is outside of our scope.



Storage:

Shelving installed here.



Areas of moisture

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



General Summary, and comments Good tidy area, well presented, functions well.
from the inspector on this area:

Property Inspection Report

Kitchen / Dining Room - Property Inspection Report

Kitchen / Dining Room:

General:

Open plan.



Property Inspection Report



Internal ceiling and wall linings: Base linings intact, Good Condition.

Window sash and function: Double glazed, Aluminium frame, Fixed pane, Louver, Functions. Good.

Window Reveals & Sills Base materials are in, Good Condition.

Door types and function standards for this room: Sliding door, Bifold door, Functioning, Reasonably.

Door panels and door reveals: Base materials are in, Reasonable Condition.

Lighting: Installed.

Tested: Tested, working, Dimmer switch installed, Dimmer working.

Power Points & Sockets: Multiple.

Floor Covering: Tiles fitted, Good Condition.



Minor grout repair suggested this is pictured beside the corner sliding door.



Heating: Heat pump Installed. Not tested or inspected, this is outside of our scope.



Property Inspection Report

Smoke Alarms:

Hard wired smoke detector fitted in this room.
Securely Installed.



Bench top:

Manufactured stone. Good condition.



Splash back fitted, Good condition.



Joinery Units:

Good condition, good working order.



Property Inspection Report



Pantry Area: Double size.



Pantry doors, handles & catches: Good condition, functions well.

Refrigerator Area: An area has been built within the joinery units.



Sink Area: Double, Stainless steel, Good condition.



Plumbing: Flexi hose installed here. No plumbing running in the wall cavity was viewed, the plumbing product is unknown unless viewed in the ceiling space and this will be noted on in their respective areas of the report. The waste pipe in this area is modern PVC.



Tap Area: Single mixer, Good pressure.

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Oven:

Wall mounted design, Tested, working. **Be aware thermostats are not checked. This is a specialized inspection which we do not carry out. We simply check if the oven heats up or not.** Good condition.



Oven cook top:

Electric hot plates, Induction stove top. This system requires a pot to be placed on unit to activate. It is not practical for us to do so, this unit was not tested.



Additional appliances:

Wastemaster installed, Tested, working, Good condition.



Range hood installed, Tested, working, Good condition.



Areas of moisture

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



Property Inspection Report



General Summary, and comments Good tidy area, well presented.
from the inspector on this area:

Property Inspection Report

Kitchenette:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Window sash and function:

Double glazed, Aluminium frame, Side Hung (casement), Functions. Good.

Window Reveals & Sills

Base materials are in, Good Condition.

Door types and function standards for this room:

Cavity Slider, Functioning, Good.

Door panels and door reveals:

Base materials are in, Good Condition.

Lighting:

Installed.

Tested:

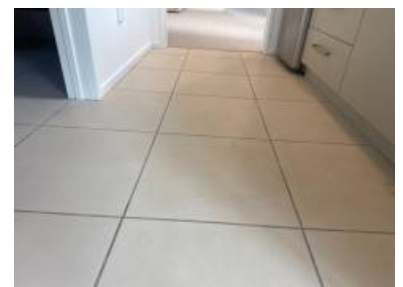
Tested, working.

Power Points & Sockets:

Multiple.

Floor Covering:

Tiles fitted, Good Condition.



Property Inspection Report

Bench top: Manufactured stone, Good condition.



Joinery Units: Good condition, good working order.



Refrigerator Area: An area has been built within the joinery units.



Sink Area: P.V.C, Good condition.



Plumbing: Flexi hose installed here. No plumbing running in the wall cavity was viewed, the plumbing product is unknown unless viewed in the ceiling space and this will be noted on in their respective areas of the report. The waste pipe in this area is modern PVC.



Tap Area: Single mixer, Good pressure.

Property Inspection Report

Areas of moisture

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



General Summary, and comments Good tidy area, well presented.
from the inspector on this area:

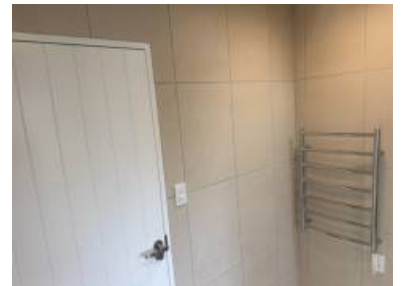
Property Inspection Report

Ensuite/Bathroom - Property Inspection Report

Ensuite:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Skylight installed. Skylights are not inspected as this is a specialised field. To learn more about this area further investigation will need to be carried out by a skylight installer or roofer. We checked for moisture around the skylight on the day of inspection. No elevated moisture readings or water staining of concern were found. Good Condition.



Property Inspection Report

Window sash and function: Double glazed, Aluminium frame, Awning, Functions. Good.

Window Reveals & Sills Base materials are in, Good Condition.

Door types and function standards for this room: Multiple, Hinged door, Functioning Good.

Door panels and door reveals: Base materials are in, Good Condition.

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Multiple.

Floor Covering: Tiles fitted, Good Condition.



Shower: Walk in design, Tile surround, [These tiles should have a water proofing membrane installed behind them, this is done before tiling by the tiler. A producer statement and waterproofing warranty documentation for both the application and product should have been supplied by the installer. Make sure to view and obtain a copy for your future warranties.](#) Glass surround, Good Condition.



Shower Water Control: Hand held shower rose, Single mixer, Good water pressure.

Shower Base: Tiled, Good Condition.



Property Inspection Report

Toilet Cistern: Double flush porcelain cistern, Good Condition.



Toilet Seat: Plastic seat, Soft closing mechanism installed, Good Condition.

Toilet Pan: Fixed firmly to floor.

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



Vanity Unit General: 2 units, Good Condition. Draining well without leaks or blockages.



Plumbing: Flexi hose installed here. No plumbing running in the wall cavity was viewed, the plumbing product is unknown unless viewed in the ceiling space and this will be noted on in their respective areas of the report. The waste pipes in this area is modern PVC.



Vanity Unit Top: Manufactured stone in good condition.

Vanity Unit Other: Drawers, Good Condition.

Property Inspection Report

Vanity Unit Taps: Single water mixer, Good water pressure.

Extraction Unit: No Extraction installed.

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



General Summary, and comments Good tidy area, well presented. Well sealed area. Good functioning area.
from the inspector on this area:

Property Inspection Report

Bathroom #1:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Window sash and function:

Double glazed, Aluminium frame, Fixed pane, Louver, Functions. Good.

Window Reveals & Sills

Base materials are in, Good Condition.

Door types and function standards for this room:

Hinged door, Functioning Good.

Door panels and door reveals:

Base materials are in, Good Condition.

Door Hardware:

Door stop fitted.

Property Inspection Report

Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Single Switch Socket.

Floor Covering: Tiles fitted, Reasonable Condition.

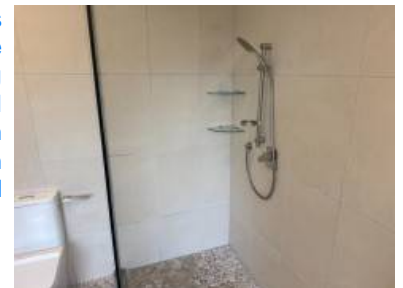


Bath: Built in Bath, Good bath surface and surround.



Taps: 1 water mixer into faucet over bath, Good water pressure.

Shower: Walk in design, Tile surround, [These tiles should have a water proofing membrane installed behind them, this is done before tiling by the tiler. A producer statement and waterproofing warranty documentation for both the application and product should have been supplied by the installer. Make sure to view and obtain a copy for your future warranties.](#) Good Condition.



Shower Water Control: Hand held shower rose, Good water pressure.

Shower Base: Tiled, Good Condition.



Property Inspection Report

Suggest re-silicone to the floor to wall junction.



Shower Door:

Glass door, Good Condition.



Toilet Cistern:

Double flush porcelain cistern, Good Condition.



Toilet Seat:

Plastic seat, Soft closing mechanism installed, Good Condition.

Toilet Pan:

Fixed firmly to floor.

Towel Rail:

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



Vanity Unit General:

1 unit, Draining well without blockages, Good Condition. Draining well without leaks or blockages.



Property Inspection Report

Plumbing:

Flexi hose installed here. No plumbing running in the wall cavity was viewed, the plumbing product is unknown unless viewed in the ceiling space and this will be noted on in their respective areas of the report.
The waste pipe in this area is modern PVC. Air conditioner drain installed here.



Vanity Unit Top:

Manufactured stone in good condition.

Vanity Unit Other:

Drawers, Good Condition.

Vanity Unit Taps:

Single water mixer, Good water pressure.

Extraction Unit:

Extraction fan, Tested, Good working condition.



Property Inspection Report

Areas of moisture

No moisture readings of concern were found in this room on the day of inspection. Pictured here is in the hallway behind the shower.



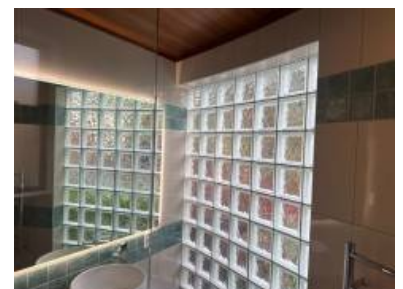
General Summary, and comments Good tidy area, well presented. Well sealed area. Good functioning area.
from the inspector on this area:

Property Inspection Report

Bathroom #2:

General:

Separate room.



Internal ceiling and wall linings: Base linings intact. Good Condition.

Window sash and function: Aluminium frame, Awning, Fixed pane, Functions. Good. Glass bricks in good condition.

Window Reveals & Sills Base materials are in, Good Condition.

Door types and function standards for this room: Hinged door, Functioning Good.

Door panels and door reveals: Base materials are in, Good Condition.

Property Inspection Report

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Double Switch Socket.

Floor Covering: Tiles fitted, Good Condition.



Shower: Walk in design, Tile surround, These tiles should have a water proofing membrane installed behind them, this is done before tiling by the tiler. A producer statement and waterproofing warranty documentation for both the application and product should have been supplied by the installer. Make sure to view and obtain a copy for your future warranties. Glass surround, Good Condition.



Shower Water Control: Hand held shower rose, Single mixer, Good water pressure.

Shower Base: Tiled, Easy Waste Fitted, Good Condition.



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



Property Inspection Report

Vanity Unit General:

1 unit, Good Condition. Draining well without leaks or blockages.



Plumbing:

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



Vanity Unit Top:

Manufactured stone in good condition.

Vanity Unit Other:

Drawers, Good Condition.

Vanity Unit Taps:

Single water mixer, Good water pressure.

Extraction Unit:

No Extraction installed.

Property Inspection Report

Areas of moisture

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



General Summary, and comments Good tidy area, well presented. Well sealed area. Good functioning area.
from the inspector on this area:

Property Inspection Report

Bathroom #3:

General:

Separate room.



Internal ceiling and wall linings: Base linings intact, Good Condition.

Window sash and function: Double glazed, Aluminium frame, Awning, Fixed pane, Functions. Good.

Window Reveals & Sills Base materials are in, Good Condition.

Door types and function standards for this room: Hinged door, Functioning Good.

Door panels and door reveals: Base materials are in, Good Condition.

Property Inspection Report

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Multiple.

Floor Covering: Tiles fitted, Reasonable Condition.



Re-grouting to tile joins is suggested.



Minor damage to the tiles here.



Shower: Walk in design, Tile surround, These tiles should have a water proofing membrane installed behind them, this is done before tiling by the tiler. A producer statement and waterproofing warranty documentation for both the application and product should have been supplied by the installer. Make sure to view and obtain a copy for your future warranties. Glass surround, Good Condition.



Shower Water Control: Hand held shower rose, Good water pressure.

Property Inspection Report

Shower Base: Tiled, Easy Waste Fitted, Good Condition.



Shower Door: Glass door, Good Condition.

Toilet Cistern: Double flush porcelain cistern, Good Condition.



Toilet Seat: Plastic seat, Soft closing mechanism installed, Good Condition.

Toilet Pan: Fixed firmly to floor.

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



Vanity Unit General: 1 unit, Draining well without blockages, Good Condition. Draining well without leaks or blockages.



Plumbing: Flexi hose installed here. No plumbing running in the wall cavity was viewed, the plumbing product is unknown unless viewed in the ceiling space and this will be noted on in their respective areas of the report. The waste pipe in this area is modern PVC.



Vanity Unit Top: Manufactured stone in good condition.

Property Inspection Report

Vanity Unit Other: Drawers, Good Condition.

Vanity Unit Taps: Single water mixer, Good water pressure.

Extraction Unit: Extraction fan, Tested, Good working condition.



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



General Summary, and comments from the inspector on this area: Good tidy area, well presented. Well sealed area. Good functioning area.

Property Inspection Report

Spa room:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Skylight installed. Skylights are not inspected as this is a specialised field. To learn more about this area further investigation will need to be carried out by a skylight installer or roofer. We checked for moisture around the skylight on the day of inspection. No high moisture readings or water staining of concern were found. Good Condition.



Window sash and function:

Glass blocks good condition.

Window Reveals & Sills

Base materials are in, Good Condition.

Door types and function standards for this room: Hinged door, Functioning Good.

Door panels and door reveals:

Base materials are in, Good Condition.

Property Inspection Report

Door Hardware:

Suggest door or floor stop be fitted to prevent damage if possible.



Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

Double Switch Socket.

Floor Covering:

Tiles fitted, Good Condition, Drainage installed.



Timber stairs in good condition.



Areas of moisture

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



General Summary, and comments from the inspector on this area: Good tidy area, well presented. Well sealed area. Good functioning area. Spa not tested or inspected as this is outside of our scope.

Property Inspection Report

Toilet - Property Inspection Report

Toilet:

General: Separate room.



Internal ceiling and wall linings: Base linings intact, Good Condition.

Window sash and function: Single glazed, Aluminium frame, Awning, Fixed pane, Functions. Good.

Window Reveals & Sills Base materials are in, Good Condition.

Door types and function standards for this room: Hinged door, Functioning, Good.

Door panels and door reveals: Base materials are in, Good Condition.

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working.

Floor Covering: Tiles fitted, Good Condition.



Property Inspection Report

Towel Rail: Towel rail, Well secured & in good condition.



Vanity Unit General: 1 unit, Good Condition. Draining well without leaks or blockages.



Plumbing: Flexi hose installed here. No plumbing running in the wall cavity was viewed, the plumbing product is unknown unless viewed in the ceiling space and this will be noted on in their respective areas of the report. The waste pipe in this area is modern PVC.



Vanity Unit Taps: Single water mixer, Good water pressure.

Vanity Unit Other: Draws, Good Condition.

Extraction Unit: No Extraction installed.

Toilet Cistern: Double flush porcelain cistern, Good Condition.



Toilet Seat: Plastic seat, Soft closing mechanism fitted. Good Condition.

Toilet Pan: Fixed firmly to floor.

Property Inspection Report

Areas of moisture

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



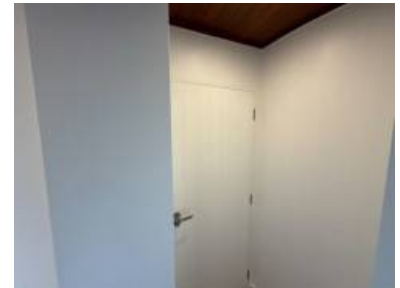
General Summary, and comments Good tidy area, well presented.
from the inspector on this area:

Property Inspection Report

Toilet #2:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Window sash and function:

Single glazed, Aluminium frame, Fixed pane.

Window Reveals & Sills

Base materials are in, Good Condition.

Door types and function standards for this room:

Hinged door, Functioning, Good.

Door panels and door reveals:

Base materials are in, Good Condition.

Door Hardware:

Door stop fitted.

Lighting:

Installed.

Tested:

Tested, working.

Floor Covering:

Tiles fitted, Good Condition.



Property Inspection Report

Toilet Cistern: Double flush porcelain cistern, Good Condition.



Toilet Seat: Plastic seat, Soft closing mechanism fitted. Good Condition.

Toilet Pan: Fixed firmly to floor.

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



General Summary, and comments Good tidy area, well presented.
from the inspector on this area:

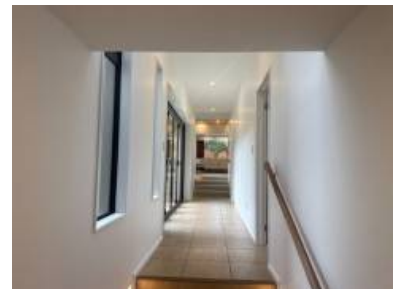
Property Inspection Report

Hallway - Property Inspection Report

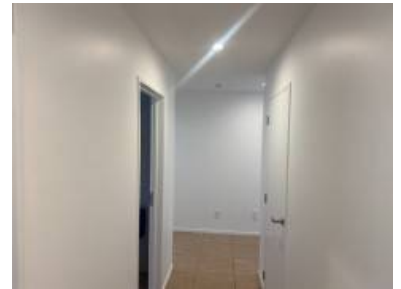
Hallway:

General:

Open plan.



Property Inspection Report



Internal ceiling and wall linings:

Base linings intact, Skylight installed. Skylights are not inspected as this is a specialised field. To learn more about this area further investigation will need to be carried out by a skylight installer or roofer. We checked for moisture around the skylight on the day of inspection. No high moisture readings or water staining of concern were found. Good Condition.



Window sash and function:

Double glazed, Aluminium frame, Fixed pane, Louver, Functions. Good.

Window Reveals & Sills

Base materials are in, Good Condition.

Door types and function standards for this room:

Bifold door, French doors, Functioning, Good.

Door panels and door reveals:

Base materials are in, Good Condition.

Door Hardware:

Door stop fitted.

Lighting:

Installed.

Tested:

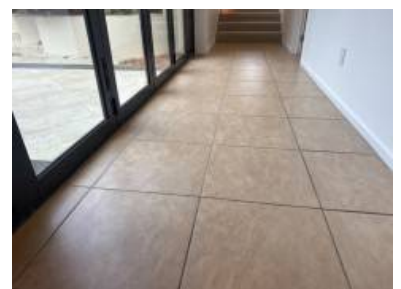
Tested, working, Dimmer switch installed, Dimmer working.

Power Points & Sockets:

Multiple.

Floor Covering:

Tiles fitted, Reasonable Condition.



Property Inspection Report

Minor crack in the tile here to the entry of the bathroom.



And here In the entry of the under-stairs storage.



Carpet fitted, Good Condition.



Heating:

Heat pump Installed. Not tested or inspected, this is outside of our scope.



Smoke Alarms:

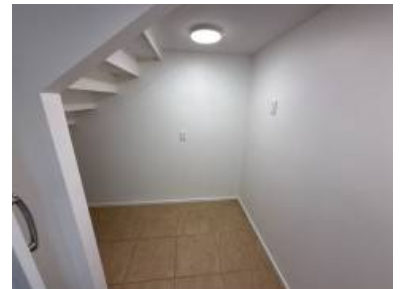
Hard wired smoke detector fitted in this room. Securely Installed.



Property Inspection Report

Storage:

Shelving installed here, Storage cupboards here.



Storage area doors:

Hinged door, Function as designed, Good Condition.

Door Hardware:

No real requirement for door stop here.

Handrails:

Timber, Firmly secured. Good Condition.

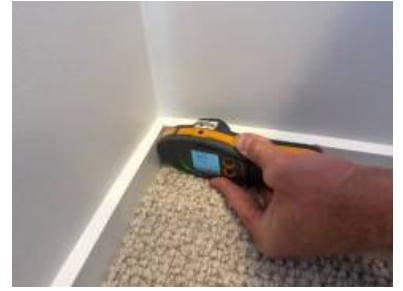


Areas of moisture

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



Property Inspection Report



General Summary, and comments Good tidy area, well presented, functions well.
from the inspector on this area:

Property Inspection Report

Stairwell - Property Inspection Report

Stairwell:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Window sash and function:

Double glazed, Aluminium frame, Awning, Fixed pane, Functions. Good.

Window Reveals & Sills

Base materials are in, Good Condition.

Lighting:

Installed.

Tested:

Tested, working.

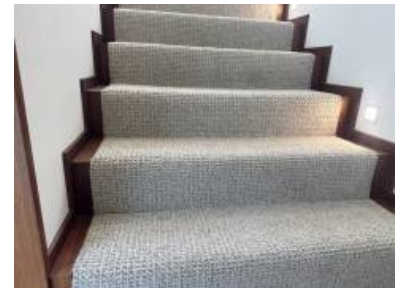
Property Inspection Report

Power Points & Sockets: Multiple.

Handrails: Timber, Firmly secured. Good Condition.



Floor Covering: Carpet fitted, Good Condition.



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



General Summary, and comments Good tidy area, well presented, functions well. from the inspector on this area:

Property Inspection Report

Bedrooms - Property Inspection Report

Bedroom #1:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Window sash and function:

Double glazed, Aluminium frame, Fixed pane, Louver, Functions. Good.

Window Reveals & Sills

Base materials are in, Good Condition.

Door types and function standards for this room: Multiple, Hinged door, Functioning, Good.

Property Inspection Report

Door panels and door reveals: Base materials are in, Good Condition.

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Multiple.

Floor Covering: Carpet fitted, Good Condition.



Heating: Heat pump Installed. **Not tested or inspected, this is outside of our scope.**



Wardrobe: Walk in design, Lighting installed, Power points installed.



Wardrobe Doors: Sliding design, Functions as designed, Good Condition.

Property Inspection Report

Areas of moisture

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



General Summary, and comments from the inspector on this area: Good tidy area, well presented, functions well.

Property Inspection Report

Bedroom #2:

General:

Open plan.



Internal ceiling and wall linings: Base linings intact, Good Condition.

Window sash and function: Double glazed, Aluminium frame, Fixed pane, Louver, Functions. Good.

Window Reveals & Sills Base materials are in, Good Condition.

Door types and function standards for this room: Hinged door, Bifold door, Functioning, Good.

Door panels and door reveals: Base materials are in, Good Condition.

Property Inspection Report

Door Hardware:

Suggest door stop be fitted to prevent damage if possible.



Lighting:

Installed.

Tested:

Tested, working, Dimmer switch installed, Dimmer working.

Power Points & Sockets:

Multiple.

Floor Covering:

Carpet fitted, Good Condition.



Heating:

Heat pump Installed. Not tested or inspected, this is outside of our scope.



Wardrobe:

No wardrobe installed.

Property Inspection Report

Areas of moisture

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



General Summary, and comments Good tidy area, well presented, functions well.
from the inspector on this area:

Property Inspection Report

Bedroom #3:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Window sash and function:

Double glazed, Aluminium frame, Fixed pane, Louver Not tested on day of inspection as it was tapped shut by the contractor for painting.



Property Inspection Report

Window Reveals & Sills Base materials are in, Good Condition.

Door types and function standards for this room: Hinged door, French doors, Functioning, Good.

Door panels and door reveals: Base materials are in, Good Condition.

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working, Dimmer switch installed, Dimmer working.

Power Points & Sockets: Multiple.

Tested: Tested, working.

Floor Covering: Carpet fitted, Good Condition.

Heating: Heat pump Installed. [Not tested or inspected, this is outside of our scope.](#)



Wardrobe: Treble sized.



Wardrobe Doors: Hinged design, Sliding design, Functions as designed, Good Condition.

Property Inspection Report

Areas of moisture

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



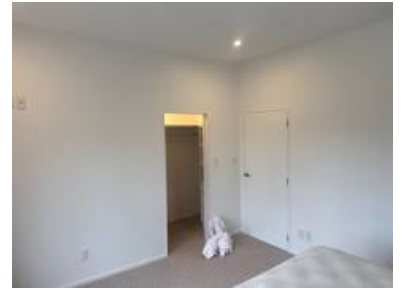
General Summary, and comments Good tidy area, well presented, functions well.
from the inspector on this area:

Property Inspection Report

Bedroom #4:

General:

Separate room.



Internal ceiling and wall linings: Base linings intact, Good Condition.

Door types and function standards for this room: Hinged door, Bifold door, Functioning, Good.

Door panels and door reveals: Base materials are in, Good Condition.

Property Inspection Report

Door Hardware:

Suggest door stop be fitted to prevent damage if possible.



Lighting:

Installed.

Tested:

Tested, working, Dimmer switch installed, Dimmer working.

Power Points & Sockets:

Multiple.

Floor Covering:

Carpet fitted, Tiles fitted, Good Condition.



Heating:

Heat pump Installed. Not tested or inspected, this is outside of our scope.



Wardrobe:

Walk in design, Lighting installed.



Wardrobe Doors:

Sliding design, Functions as designed, Good Condition.

Property Inspection Report

Areas of moisture

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



General Summary, and comments Good tidy area, well presented, functions well.
from the inspector on this area:

Property Inspection Report

Office - Property Inspection Report

Office:

General: Separate room.



Internal ceiling and wall linings: Base linings intact, Good Condition.

Window sash and function: Double glazed, Aluminium frame, Awning, Fixed pane, Functions. Good.

Window Reveals & Sills Base materials are in, Good Condition.

Door types and function standards for this room: Hinged door, Functioning, Good.

Door panels and door reveals: Base materials are in, Good Condition.

Door Hardware: Door stop fitted.

Lighting: Installed.

Tested: Tested, working.

Power Points & Sockets: Multiple.

Floor Covering: Carpet fitted, Good Condition.



Property Inspection Report

Areas of moisture

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



General Summary, and comments Good tidy area, well presented, functions well.
from the inspector on this area:

Property Inspection Report

Laundry - Property Inspection Report

Laundry area:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Window sash and function:

Double glazed, Aluminium frame, Awning, Fixed pane, Functions. Good.

Window Reveals & Sills

Base materials are in, Good Condition.

Door types and function standards for this room:

Cavity Slider, Functioning, Good.

Door panels and door reveals:

Base materials are in, Good Condition.

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

Multiple.

Property Inspection Report

Floor Covering:

Tiles fitted, Good Condition.



Ventilation installed:

Drying vent fitted, Manual type.



Storage:

Shelving installed here, Storage cupboards here.



Storage area doors:

Multiple, Hinged door, Function as designed, Good Condition.

Tub:

PVC tub on timber cabinet, Draining well without blockages. Good Condition.



Plumbing:

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



Taps:

Single mixer, Good water pressure.

Property Inspection Report

Areas of moisture

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



General Summary, and comments Good tidy area, well presented, functions well.
from the inspector on this area:

Property Inspection Report

Internal Ceiling Space - Property Inspection Report

Internal Ceiling Space:

Access Point: Kitchenette area.

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

Insulation Fiberglass or wool batts. Good insulation here. Good thickness, may show signs of some movement. Installed around light fittings to current regulations and safety standards. We do not determine the R rating as per our terms and conditions Habits reports are not a compliance report.. A architect or insulation installation company may be able to help you determine the R rating and what is required.



Roof lining Not viewed due to insulation.



Roofing type Timber pitched roof installed here, The timber pitched roof here is in a good sound secure condition, signs of age, no areas of movement or timber damage evident. Not all viewed due to insulation.



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



Property Inspection Report

Header Tank

The header tank and drip tray installed here, are reasonably well secured, shows signs of aging, but there is no evidence of any moisture leaks.



Wiring

Wiring installed here, The wiring installed here is modern plastic coated. Not well stowed generally, but in reasonable condition.



Ceiling construct

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



Pest & debris:

Rodent droppings were found in the ceiling space. We suggest this issue is attended to by either using poison or traps. It is hard to determine where the rodents may be entering the ceiling space so these two options will be your best to help eradicate this issue.



Signs Of Water Damage:

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

Summary for this area

Good, tidy, sound condition. No remedial tasks required, no issues of any kind in this area.

Property Inspection Report

Internal Ceiling Space #2:

Access Point:

Bathroom middle wing.

Access into

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

Insulation

Fiberglass or wool batts. Good insulation here. Good thickness, may show signs of some movement. Installed around light fittings to current regulations and safety standards. [We do not determine the R rating as per our terms and conditions Habits reports are not a compliance report.. A architect or insulation installation company may be able to help you determine the R rating and what is required.](#)



Roof lining

Lining paper, **Remedial attention suggested to the roof lining installed. Damaged and requires re-fixing, repairing, or re-placing.**



Property Inspection Report

Roofing type

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

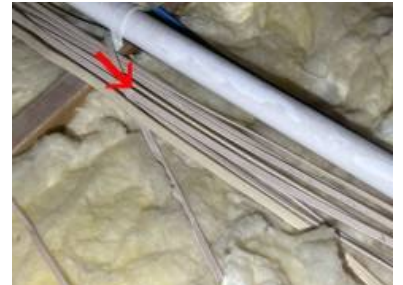


Not every screw for the ridge flashing installed here appear to be fixed to the purlin. I suggest this is re fixed to prevent any future damages.



Wiring

Wiring installed here, The wiring installed here is modern plastic coated. In reasonable condition.



Exposed wiring seen here just south of the access panel at the junction of the gable end wall and ceiling, a registered electrician can confirm the safety of this wire.



Property Inspection Report

<i>Ceiling construct</i>	Not all viewed due to insulation.
<i>Pest & debris:</i>	No pest or debris evident in the internal ceiling space.
<i>Signs Of Water Damage:</i>	No signs of water damage or water staining on the day of inspection. The ceiling space was dry and in good condition.
<i>Summary for this area</i>	Reasonably tidy area. This internal ceiling space has signs of aging, minor deterioration which is natural due to the age of the property. Remedial items as listed above.

Property Inspection Report

Internal Ceiling Space #3:

Access Point: Hallway area, Beside the garage.

Access into Movement into and in the internal ceiling space is generally poor and difficult, care is required when moving in this area.



Insulation No insulation installed in this ceiling space as this under the top floor.

Plumbing Combination, Copper, P.V.C, Lagged or insulated, The plumbing installed here, is reasonably well secured, shows signs of aging, but there is no evidence of any moisture leaks.



Wiring Wiring installed here, The wiring installed here is modern plastic coated. Not well stowed generally, but in reasonable condition.



Ceiling construct Ceiling joist construction in this dwelling, The ceiling joist construction appears to be in a good sound condition. No major movement or major deterioration here.



Pest & debris: No pest or debris evident in the internal ceiling space.

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

Summary for this area Good, tidy, sound condition. No remedial tasks required, no issues of any kind in this area.

Property Inspection Report

Internal Ceiling Space #4:

Access Point:

Bedroom area, Upstairs.

Access into

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

Insulation

Fiberglass or wool batts. Good insulation here. Good thickness, may show signs of some movement. Installed around light fittings to current regulations and safety standards. [We do not determine the R rating as per our terms and conditions Habits reports are not a compliance report.. A architect or insulation installation company may be able to help you determine the R rating and what is required.](#)



Roof lining

Not viewed due to insulation.

Roofing type

Timber pitched roof installed here, The timber pitched roof here is in a good sound secure condition, signs of age, no areas of movement or timber damage evident.



Support Timber

Support timbers, under purlins, jack stays, ceiling joist support hangers, The support timbers here, are secure and in good condition. Adequate support in place. Slight movement overtime.



Plumbing

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



Property Inspection Report

Wiring

Wiring installed here, The wiring here is a modern plastic coated design in reasonable condition.



Ceiling construct

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



Pest & debris:

Rodent droppings and carcass were found in the ceiling space. We suggest this suggest this issue is attended to by either using poison or traps. It is hard to determine where the rodents may be entering the ceiling space so these two options will be your best to help eradicate this issue.



Signs Of Water Damage:

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

Summary for this area

Good, tidy, sound condition.

Property Inspection Report

Water Cylinder - Property Inspection Report

Water Cylinder:

Location: Internal ceiling space.



Method of heating: Electric.



Size: 250 litre.



Pressure: Mains Pressure.

Plumbing Copper, Water staining evident, but no moisture was evident on the day of inspection.



Seismic Strap: Seismic strap fitted.

General comments on the cylinder and connections: The cylinder carcass and the connections here are in a good sound condition. No sign of any damage evident on the day of inspection.

Property Inspection Report

Hot Water Heating System - Property Inspection Report

Hot Water Heating System #1:

Location: Garage.



Method of heating: Gas.

Pressure: Mains Pressure.

General comments on the connections: The connections here are in a good sound condition. No sign of any damage or moisture leaks evident on the day of inspection.

Property Inspection Report

Hot Water Heating System #2:

Location: The system is found outside.



Method of heating: Gas.

Pressure: Mains Pressure.

General comments on the connections: The connections here are in a good sound condition. No sign of any damage or moisture leaks evident on the day of inspection.

Property Inspection Report

Hot Water Heating System #3:

Location: The system is found outside.



Method of heating: Gas.

Pressure: Mains Pressure.

General comments on the connections: The connections here are in a good sound condition. No sign of any damage or moisture leaks evident on the day of inspection. Infinity door was slightly open and A birds nest was present in here. I removed this on the day of inspection as this presents fire hazard. I suggest this area is thoroughly cleaned regularly and the door remains closed.

Property Inspection Report

Certificate of Inspection

Certificate of Inspection:

Client: Brittain Family Trust
20 Aintree Rd
Havelock North.

Site Address: 20 Aintree Rd Havelock North.

Inspector: Nic Wakelin Habit Hawkes Bay Limited.

Company: Habit Hawkes Bay Limited.

Qualifications: Qualified builder for 7 Years.
Licensed Building practitioner.
LBP Number: BP177783
Expiry: 30/09/2026.

Date of Inspection: 14/05/2026.

Time of Appointment: 8:00 am.

The Following areas of the property have been inspected:

Site: Yes not all areas.

Exterior: Yes.

Roof Exterior: Yes, some areas of roofing only viewed from the ground.

Roof Space: Yes not all areas could be accessed.

Interior: Yes.

Services: Yes.

Accessory units, ancillary spaces and buildings: No.

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

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

Signature: Nic Wakelin. 14/05/2026.