

Inspection Report

provided by:



Builders Report Ltd

ABN: Liming Du

0800 533 646

info@buildersreport.co.nz

www.buildersreport.co.nz

Property Address:

100 Good Street, Best Suberb
Auckland



Report Information

Introduction Letter

Dear Client

Thank you so much for the opportunity to serve you and your family by performing a home inspection on the above referenced property. We appreciate the confidence you placed in us by allowing us to serve you in this way.

We realise that purchasing or maintaining a home can be very stressful. I hope the inspection we performed helped relieve some of that stress.

Here is our website: <http://www.buildersreport.co.nz/> and our blog: <http://houseinspection.blogspot.co.nz/> where various information can be found, which may be referred during property purchase or maintenance process. We are trying to update information on our web and blog on regular basis, so fresh information can be found if visit regularly.

If you have any questions about this inspection please do not hesitate to give us a call: 0800 533 646 or email us: info@buildersreport.co.nz

Account details for online payment:
Account number: Westpac 03 0155 0658958 00
Company name: Buildersreport Ltd

Address for posting check:
22 Edgerton road, Te Atatu Peninsula, Auckland, New Zealand, 0610 Attn: Liming Du

For other payment options please talk to the inspector.

Thank you again for the confidence you have placed in Buildersreport Ltd.

Sincerely,

Liming Du
Buildersreport Ltd

Please note that this report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection, not an all-encompassing report dealing with the property from every aspect. Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes that could be expected with age, and general wear and tear. While some minor defects may be noted, it is unrealistic for the Inspector to comment on all minor defects and imperfections in this standard property report

Certificate

Any limitations to the coverage of the inspection are detailed in the Report.

Certification of Inspection

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

Inspector: Liming Du
Licensed Building Practitioner (BP 101370)
Buildersreport Ltd.

Signature_____

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

Note: This report and any other attached report should not be relied upon if the contract for sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential.

Surveyor's Qualification and Experiences

Qualification:

National Diploma in Construction Management
National Diploma in Architectural Technology (in progress)

Training courses attended:

Weathertightness training modules:

- Properties of Moisture
- Forensic Techniques
- Building Act Regime
- Recording and Reporting
- Decay, Fungi and Mould
- Cladding Systems
- Compliance Reporting
- Asset Management

Relevant membership and licenses

Licensed Building Practitioner
-Carpentry
-Site - Category 2
New Zealand Institute of Building Surveyors (transitional member)
New Zealand Institute of Building Inspector

Experience

10 years' experience as a builder, project manager, site lead, property developer;
5 years' experience as a building inspector focusing on pre-purchase, pre-sale, building condition and maintenance inspections, building construction consulting, expert witness in dispute tribunals, with more than 2500 houses inspected.

Client Information

Client Name	Liming Du
Client Phone	0276938777
Client Email	info@buildersreport.co.nz

Property Information

Wall Cladding Type	Detached house
Construction Type	External Insulation Finishing System - direct fixed to wall framing without cavity.
Roof Cladding	The roof is clad with CONCRETE TILES.
Roof Design	Roof pitched from all elevations without gable ends.
Foundation Type	Conventional Concrete Foundation or Rib Rafter foundation with Slab On Ground
Storeys	The home is a TWO STOREY DWELLING.
Property Occupied	The property is tenanted during inspection
Property Furnished	The home was FULLY FURNISHED. Note: Furnished properties restrict the visual inspection and may conceal defects.
People Present	The Building Inspector/s were present. The Estate Agent & The TENNANT/S were present.

Inspection Information

Report Number	04151401
Inspection Date	15/04/2014
Inspection Time	04.15 p.m.
Weather Conditions	There appeared to have been RAINFALL IN THE PRECEDING 24 HOURS.
Recent Weather Conditions	Last rain within 24 hours

APPLICABLE AREAS TO BE INSPECTED AND RESTRICTIONS

The Building and the site including fencing that is up to 30 meters from the building and within the boundaries of the site. Where present and accessible, the Inspection shall include. The Site, Building Interior, Building Exterior, Roof Exterior, Roof Void, Sub-floor.

Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a

danger to them or that they might damage the attic insulation or framing. There is a limited review of the attic area viewed from the hatch only in these circumstances.

The roof covering will not be walked upon if in the opinion of the inspector it is not safe to do so. Generally issues that prevent roof access include, access height over 3 meters, steep pitch, wet/slippery surfaces, deteriorated covering. Not being able to walk a roof significantly limits our inspection which can result in hidden defects going undetected.

Only areas where safe and reasonable access is available were inspected. Access will not be gained where there are safety concerns, obstructions or where the space to inspect is less than the following: Roof Void access door must be at least 500 mm x 400 mm, reachable by a 3.6 m ladder and within the roof void there is at least 600 mm x 600 mm crawl space. Safe access to the roof void, the sub floor area and the roof cladding is at the inspector's discretion.

1) THE ACTUAL AREAS INSPECTED WERE The Site, Building Interior, Roof Exterior, Building exterior
Garage, Roof Void, Services Sub-Floor,

AREAS WHERE FULL INSPECTION RESTRICTED

PLEASE NOTE

PLEASE REFER TO EACH INDIVIDUAL AREA RE SECTIONS THAT WERE INCAPABLE OF BEING INSPECTED.

PLEASE NOTE - Since a complete inspection of SOME AREAS listed through the report may not have been physically possible (due to but not limited to - storage, furniture, beds, personal belongings in cupboards and/or wardrobes, low clearance in sub floor or roof void areas, ducts restricting access in sub floors or roof voids, plumbing restricting access in sub floor area, no access doors or access doors too small to sub floor or roof void and the like; then it follows that defects, timber pest activity and/or damage may exist in these areas and arrangements should be attempted to have these areas inspected.

In some circumstances this will not be possible, for example a low sub floor or heating ducts restricting access. To properly inspect these restricted areas, ducts and floor boards may need to be removed, furniture moved, cupboards and wardrobes emptied which will be difficult to carry out.

Therefore, there will be an element of risk that defects/damage/termites/termite damage and the like may exist in any physically or visually obstructed areas and only become apparent when access is made available.
WE DO NOT GUARANTEE IN ANY WAY that there ARE OR ARE NOT any defects, termite damage or live termites in any areas NOT ABLE to be inspected.

2) Restricted Areas Were Sub-Floor, Roof Void, Roof Exterior,

Apparent Concealment of possible defects

3) Were apparent Concealments seen. No

Utility Status

Water There was no town water supplied to the subject building at the time of inspection

Electricity Power was supplied only to limited services within the subject building during inspection

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REPORT SUMMARY PAGE

This is only a summary of the inspection and should not be relied on.

We strongly recommend you read the Inspection Report in its entirety.

Section	Condition#	Comment
SITE	5	COMMON CRACKS AND SETTLEMENT WERE OBSERVED ON THE DRIVEWAY. This does not have any effect on the actual structural integrity of the dwelling itself - Maintenance is recommended. Note: Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a concreter for further advice.
SITE	6	Uneven settlements occurred along random cracks or shrinkage cracks, which may cause tripping accident. Recommend smooth out uneven surfaces by grinding concrete or re-lay pavers.
SITE	7	Silt traps are due for cleaning.
SITE	8	Most fence sections are aged. Gates are binding and damaged. Subject to general repair and replacement works by fencing contractors.
SITE	13	Aged and sagging timber treads to be repaired or replaced.
ROOFING	16	CRACKED TILES visible - <i>Recommendations:</i> A Qualified roof tiling contractor should be engaged for advice and recommendations. TREES OVERHANGING ON ROOF - <i>Recommendations:</i> Cut back to prevent damage and blocked guttering and associated problems. Growing lichens and moss on roof surface to be chemically treated and removed.
ROOFING	17	The indicated flashing appears severely deteriorated and due to be replaced or repaired by a suitably qualified roof maintenance specialist.
GENERAL PLUMBING	18	LEAKING OBSERVED from hot water unit observed at time of inspection. <i>Recommendations:</i> Engage a licensed plumber to assess and rectify.
GENERAL PLUMBING	21	Cracked gutter section to be replaced by a plumber or roof maintenance specialist.
GENERAL PLUMBING	22	The downpipe, which is discharging rainwater into sewer gully trap, must be properly connected and discharged into stormwater system.
EXTERIOR	23	External Insulation Finishing System direct fixed on wall framing without cavity
EXTERIOR	25	No vertical control joints required for EIFS cladding when no longer than 20m. No horizontal control joints required for house no higher than two levels plus a gable end

EXTERIOR	26	Small gaps along eave/wall junctions to be sealed with silicon sealant to prevent leaks due to wind driven force. Roof to wall junctions are well formed and sealed. Secret gutters are intact with no sign of membrane failure observed.
EXTERIOR	28	Wall cladding to indicated area has been brought down to ground level without clearance for ventilation and drainage purpose. Lack of ground clearance may result with moisture ingress into framing structure by wicking and capillary action. Cladding based to balcony floor clearance appears insufficient. Mould growth on bottom edge of wall cladding may indicate potential moisture ingress, which to be further investigated.
EXTERIOR	29	Mould and lichen are growing on beveled sill surface. Persistent growing of lichen on cladding surface may degradate the coating and cause premature coating failure. Ensure regular washing and cleaning to wall cladding with well teste Mould and lichen are growing on beveled sill surface. Persistent growing of lichen on cladding surface may degradate the coating and cause premature coating failure. Ensure regular washing and cleaning to wall cladding with well tested and proofed cleaning product.
EXTERIOR	33	No head flashing installed for all windows and doors penetrating wall cladding.
EXTERIOR	34	No sill flashings are installed for all windows and doors penetrating wall cladding. PVC strips installed around window penetrations were called "window flashings" at the time, but do not function as flashings, because they do not provide means for moisture to escape from behind.
EXTERIOR	39	EAVE LINING STAINS detected. Normally this occurs due to overflow in blocked gutters. <i>Recommendations:</i> Gutters should be kept clear of debris and eave linings can then be painted or repaired as required.
GARAGE - CARPORT	41	The carport appears aged and well exceeding its serviceable life. Full replacement is up to the client's choice.
GARAGE - CARPORT	42	MOSS HAS BUILT UP on the cladding over time. It is preferable to have removed / cleaned to prevent deterioration. <i>Recommendations:</i> A Qualified roof restoration contractor should be engaged for advice and recommendations.
GARAGE - CARPORT	49	Diagonal bracing to be provide for steel framing to limit lateral movements.
STAIRS - PERGOLA - BALCONIES	50	Of areas visible, POTENTIAL SAFETY HAZARDS WERE EVIDENT Uneven concrete pad on bottom of exterior stair may cause trapping accident. Care to be taken when stepping on.
STAIRS - PERGOLA - BALCONIES	58	Of areas visible, MAJOR DEFECTS WERE EVIDENT that will REQUIRE FURTHER ASSESSING AND/OR REPAIR by licensed and qualified trades persons, e.g. Structural engineer, plumber, carpenter, electrician, plasterer. Please read below for details.

STAIRS - PERGOLA - BALCONIES	62	WATER PONDING evident - Balconies should be constructed with adequate fall to a drain and ponding water may expedite deterioration and leaking.
STAIRS - PERGOLA - BALCONIES	63	Door sill to balcony floor clearance insufficient. Lack of sufficient sill clearance may result with leaks by splashing and wicking.
INTERIOR	70	THE ENTRY DOOR LOCK WAS DAMAGED/DETERIORATED - <i>Recommendations:</i> A locksmith should be engaged for advice and recommendations.
INTERIOR	73	Some punched holes are noticed to some interior door panels. Repair works normally can not recover the original condition. For better result, replacement of affected panels may be the more economical solution.
INTERIOR	74	Some ceiling tiles in bedrooms and hallway appear sagging. No current elevated moisture recorded, but to be monitored during wet season.
INTERIOR	110	Door bottom edge showing delamination of laminated surface ply. Repair by professional or replace to client wish.
INTERIOR	112	Patching repair works poorly carried out. Indicated area to be replastered by a professional.
INTERIOR	117	CEILING STAINS - No moisture readings obtained from same. <i>Recommendations:</i> These may have been repaired, however, you will need to monitor after a prolonged period of rainfall - if leaking persists, a qualified plumber should be engaged for advice and recommendations. Essentially, it is preferable to have all water damaged plaster replaced by a qualified plasterer due to potential detachment or collapse.
BATHROOM(S)	140	DOOR / FRAME DETERIORATION - General age/damage has occurred to door frame, face or components. <i>Recommendations:</i> Recoating for door panel is recommended.
KITCHEN	182	Some swelling MDF boards and panels appear caused due to long term splash. Adequate to the age. Can be replaced or repaired by professional.
KITCHEN	186	Lack of general cleaning resulted with heavy grease residue on cooktop surface. Chemical cleaning is recommended.
LAUNDRY	201	GENERAL DETERIORATION and wear to sink, cupboards and benches. <i>Recommendations:</i> General maintenance works required. Swelling MDF panels due to long term water splash observed.
ROOF VOID	206	RUST SECTIONS IN ROOF CLADDING. <i>Recommendations:</i> A Qualified roof plumber should be engaged for advice and recommendations.
ROOF VOID	207	No roof underlay installed as a second defence for leaks. When retro-fitting roof underlay is not planned yet, ensure well applied ceiling insulation may reduce chances of damaging ceiling lining by roof leaks.
SERVICES	219	Broken or missing cover to be replaced to avoid leaks into framing cavity

1 SITE

DRIVEWAY

5) DRIVEWAY CONDITION

COMMON CRACKS AND SETTLEMENT WERE OBSERVED ON THE DRIVEWAY. This does not have any effect on the actual structural integrity of the dwelling itself - Maintenance is recommended. Note: Whilst these cracks appeared to be minor at the time of inspection, we strongly recommend you monitor these cracks and if worsening occurs contact a concreter for further advice.



PATHS

6) PATHWAYS CONDITION

Uneven settlements occurred along random cracks or shrinkage cracks, which may cause trapping accident. Recommend smooth out uneven surfaces by grinding concrete or re-lay pavers.



SURFACE DRAINAGE

7) DRAINAGE FINDINGS

Silt traps are due for cleaning.



FENCES AND GATES

8) FENCE CONDITION

Most fence sections are aged. Gates are binding and damaged. Subject to general repair and replacement works by fencing contractors.



ENTRY PORCH

13) STEPS CONDITION

Aged and sagging timber treads to be repaired or replaced.



2 ROOFING

Roof Covering

Roof Covering Type. The Roof is of concrete tiles

15) OVERALL CONDITION Of the visible areas, the general condition of the Roof is Acceptable condition For the age

16) ROOF CLAD CONDITION **CRACKED TILES** visible - *Recommendations:* A Qualified roof tiling contractor should be engaged for advice and recommendations.
TREES OVERHANGING ON ROOF - *Recommendations:* Cut back to prevent damage and blocked guttering and associated problems.
 Growing lichens and moss on roof surface to be chemically treated and removed.



17) FLASHING CONDITIONS The indicated flashing appears severely deteriorated and due to be replaced or repaired by a suitably qualified roof maintenance specialist.



The above is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. We offer no guarantee that the roof cladding or roof components e.g. flashing, at this dwelling will not leak in the future.

3 GENERAL PLUMBING

HOT WATER UNIT

18) Hot Water Unit Findings

LEAKING OBSERVED from hot water unit observed at time of inspection.

Recommendations: Engage a licensed plumber to assess and rectify.



System Location	Subfloor space
System Type	The hot water unit is an ELECTRIC STORAGE system.
System Make	Unknown
System Capacity	135 litre
System Year of Manufacture	1980

GAS FITTING

19) Gas Water Heating	Gas Infinity
20) Gas Supply	Twin LPG Bottles

GUTTERING

General Disclaimer

Leaks in guttering and down pipes can at times only be visible during periods of prolonged rainfall. Many times, this situation is not present during the inspection. Thus, the gutters should be regularly inspected by you during a period of rainfall to assess for any leaking. Leaks should

be rectified as they have the potential to cause further deterioration of the dwelling. Blocked gutters should be cleaned regularly as this can cause blocking of down pipes, overflowing into eaves or the home and will also expedite rust in gutters and down pipes.

21) GUTTER FINDINGS

Cracked gutter section to be replaced by a plumber or roof maintenance specialist.



DOWN PIPES

22) DOWN PIPE FINDINGS

The downpipe, which is discharging rainwater into sewer gully trap, must be properly connected and discharged into stormwater system.



4 EXTERIOR

Limitations.

Limitations of the Exterior Inspection.

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

A representative sample of exterior components was inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

PLEASE NOTE - If any wall cracking/cracks/openings are found at this dwelling, WE CANNOT OFFER ANY GUARANTEE that any visible wall cracks WILL NOT widen or lengthen over time or in the future as this is impossible to predict. , we strongly recommend you contact a Structural Engineer for further advice.

WALLS

- | | |
|-----------------------------------|--|
| 23) EXTERIOR WALL MATERIAL | External Insulation Finishing System direct fixed on wall framing without cavity |
| 24) CONDITION | Non-cavity based monolithic type wall cladding has got limited ability in terms of providing ventilation and drainage to the underlying timber framing, which is vulnerable to get decay damages when untreated or under-treated in the event of prolonged dampness. Therefore ensuring absolute weathertight condition is extremely important for houses clad with direct fixed monolithic cladding. On visual inspection, the general condition of the Exterior Walls is Acceptable for the age. |
| 25) CONTROL JOINT FINDINGS | No vertical control joints required for EIFS cladding when no longer than 20m.
No horizontal control joints required for house no higher than two levels plus a gable end |
| 26) JUNCTIONS FINDINGS | Small gaps along eave/wall junctions to be sealed with silicon sealant to prevent leaks due to wind driven force.
Roof to wall junctions are well formed and sealed. Secret gutters are intact with no sign of membrane failure observed. |
| 27) PENETRATIONS FINDINGS | All plumbing penetrations are well sealed with paintable silicon sealant. |
| 28) CLEARANCE FINDINGS | Wall cladding to indicated area has been brought down to ground level without clearnace for ventilation and drainage purpose. Lack of ground clearance may result with moisture ingress into framing |

structure by wicking and capillary action. Cladding based to balcony floor clearance appears insufficient. Mould growth on bottom edge of wall cladding may indicate potential moisture ingress, which to be further investigated.



29) COATING FINDINGS

Mould and lichen are growing on beveled sill surface. Persistent growing of lichen on cladding surface may degradate the coating and cause premature coating failure. Ensure regular washing and cleaning to wall cladding with well teste
 Mould and lichen are growing on beveled sill surface. Persistent growing of lichen on cladding surface may degradate the coating and cause premature coating failure. Ensure regular washing and cleaning to wall cladding with well tested and proofed cleaning product.



30) FIXINGS FINDINGS

All pvc beads and moulds along base and external corners of wall cladding appear intact with no sign of de-bonding noticed.

31) SURFACE DAMAGES

On visual inspection, the general condition of this area is Acceptable for the age.

32) Accessories

Debonding of PVC corner moulds observed. This type of defects is typical incidence of poor application workmanship. When defects area is limited, target repair including sanding, re-meshing, re-plastering and re-coating may be an effective option. For wide-spread occurrence of this type defects, total re-plastering or even recladding could be the ultimate option.

EXTERIOR WINDOWS

Window Information

NOTE: Timber framed windows can bind or stick. This can be seasonal due to the fluctuation in moisture content in timber. If binding or sticking continues minor adjustments may be required by a carpenter. Binding windows is not normally a major defect, however in some circumstances binding windows and doors can be directly related to some differential footings settlement. If any timber fungal decay on frames or deteriorated putty seals is noted, the Consultant will not attempt to operate windows due to potential damage. Windows that are sticking, binding or paint stuck will also not be forced open.

33) HEAD DETAILS

No head flashing installed for all windows and doors penetrating wall cladding.

34) SILL DETAILS

No sill flashings are installed for all windows and doors penetrating wall cladding. PVC strips installed around window penetrations were called "window flashings" at the time, but do not function as flashings, because they do not provide means for moisture to escape from behind.



35) JAMB DETAILS

On visual inspection, the general condition of this area is Acceptable for the age.

36) COATING and GLAZING

On visual inspection, the general condition of this area is Acceptable for the age.

37) HARDWARE

On visual inspection, the general condition of this area is Acceptable for the age.

EAVES

39) EAVE CONDITION

EAVE LINING STAINS detected. Normally this occurs due to overflow in blocked gutters. *Recommendations:* Gutters should be kept clear of debris and eave linings can then be painted or repaired as required.



FASCIA AND BARGE BOARDS

40) CONDITION

On visual inspection, the general condition of this area is Acceptable for the age.

5 GARAGE - CARPORT

GARAGING

TYPE Detached Garage

AREAS RESTRICTED **STORAGE ITEMS** restricted a full and thorough inspection of this area. Defects may exist in the inaccessible areas. It is strongly recommended that full access be granted to enable a thorough inspection to take place as it could be harbouring timber pest activity, damage or defects. **NOTE:** Where vehicles and storage has restricted a full inspection I advise that this area be cleared so a full inspection can be carried out.

41) OVERALL CONDITION The carport appears aged and well exceeding its serviceable life. Full replacement is up to the client's choice.

42) ROOF AND GUTTER **MOSS HAS BUILT UP** on the cladding over time. It is preferable to have removed / cleaned to prevent deterioration. Recommendations: A Qualified roof restoration contractor should be engaged for advice and recommendations.



49) STRUCTURE FINDING Diagonal bracing to be provide for steel framing to limit lateral movements.



6 STAIRS - PERGOLA - BALCONIES

STAIRS - STEPS

50) OVERALL CONDITION

Of areas visible, **POTENTIAL SAFETY HAZARDS WERE EVIDENT**
 Uneven concrete pad on bottom of exterior stair may cause trapping accident.
 Care to be taken when stepping on.



BALCONY FINDINGS

58) OVERALL CONDITION

Of areas visible, **MAJOR DEFECTS WERE EVIDENT** that will **REQUIRE FURTHER ASSESSING AND/OR REPAIR** by licensed and qualified trades persons, e.g. Structural engineer, plumber, carpenter, electrician, plasterer. Please read below for details.

60) DRAINS

On visual inspection, the general condition of this area is Acceptable for the age. The balcony is open drained.

61) BALUSTRADE CONDITION

On visual inspection, the general condition of this area is Acceptable for the age. No sign of corrosion observed.

62) FLOORING

WATER PONDING evident - Balconies should be constructed with adequate fall to a drain and ponding water may expedite deterioration and leaking.



63) FLOOR TO SILL JUNCTION

Door sill to balcony floor clearance insufficient. Lack of sufficient sill clearance may result with leaks by splashing and wicking.



64) VISIBLE FLOOR BASE LEAKING

NO VISIBLE LEAKING HAS OCCURRED THROUGH FLOORING.

Recommendations: Close monitoring of flooring, grout, tiles etc is recommended. Leaking is one of the largest complaints received by the Building Commission.

7 INTERIOR

DOORS

70) Front Entry Doors

THE ENTRY DOOR LOCK WAS DAMAGED/DETERIORATED -
Recommendations: A locksmith should be engaged for advice and recommendations.



Limitations

NOTE: Any Reported Cracking to the interior walls in this report should be referred to a Structural Engineer for further evaluation.

The condition of walls behind wall coverings, paneling and furnishings cannot be inspected or reported on. Only the general condition of visible portions of floors is included in this inspection. Water leaks at windows and other areas and penetration are difficult to detect when it is not raining, consult with the vendor as to any existing leaks that may be present. Check with owners for further information.

Where fitted. Wood burning and other forms of fireboxes are outside the scope of this inspection. We recommend you have these tested prior to purchase for peace of mind.

HALL

72) Overall Condition

On inspection, DEFECTS WERE PRESENT that will REQUIRE FURTHER ASSESSING and recommendations by licensed and qualified trades persons, Please read below for details.

73) Door

Some punched holes are noticed to some interior door panels. Repair works normally can not recover the original condition. For better result, replacement of affected panels may be the more economical solution.



74) Ceiling

Some ceiling tiles in bedrooms and hallway appear sagging. No current elevated moisture recorded, but to be monitored during wet season.



77) Flooring

GENERAL AGE, WEAR AND TEAR of floor linings - Recommendations:
General repair and maintenance advised.

LOUNGE ROOM

84) Overall Condition

The Lounge Room is in acceptable condition with no notable structural defects

DINING

90) Overall Condition

Of areas visible, there was **NO VISIBLE EVIDENCE** of any **MAJOR STRUCTURAL DEFECTS, SAFETY HAZARDS or MAJOR DEFECTS** likely to cause further deterioration of the dwelling.

LIVING

96) Overall Condition

Of areas visible, **MINOR DEFECTS AND/OR MAINTENANCE ISSUES WERE VISIBLE. These will REQUIRE ASSESSMENT AND SUBSEQUENT REPAIRS** by a licensed tradesperson. Please read below for details. **Please note** that the inspector believes these to be of a minor nature relative to the age of the dwelling and or lack of proper and continual maintenance. Others, including other inspectors may differ in their opinions.

BEDROOM 1

109) Overall Condition

On inspection, **DEFECTS WERE PRESENT** that will **REQUIRE FURTHER ASSESSING** and recommendations by licensed and qualified trades persons, Please read below for details.

110) Door

Door bottom edge showing delamination of laminated surface ply. Repair by professional or repalce to client wish.



112) Walls

Patching repair works poorly carried out. Indicated area to be replastered by a professional.



BEDROOM 2

115) Overall Condition

Overview photo of subject area. For information only
On visual inspection, the general condition of this area is Acceptable for the age.



117) Ceiling

CEILING STAINS - No moisture readings obtained from same.
Recommendations: These may have been repaired, however, you will need to monitor after a prolonged period of rainfall - if leaking persists, a qualified plumber should be engaged for advice and recommendations. Essentially, it is preferable to have all water damaged plaster replaced by a qualified plasterer due to potential detachment or collapse.

BEDROOM 5

133) Overall Condition

Overview photo of subject area. For information only

8 BATHROOM(S)

Limitations

NOTE: Shower areas are visually checked for leakage, but leaks often do not show except when the shower is in actual long term use. Determining whether shower areas, bath/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain adequate sealing in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

POWDER ROOM

139) Overall Condition

Overview photo of subject area. For information only

140) Door

DOOR / FRAME DETERIORATION - General age/damage has occurred to door frame, face or components. Recommendations: Recoating for door panel is recommended.



9 KITCHEN**Findings**

NOTE: Inspection of all appliances is outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, range hoods, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Cupboards with stored items restrict the visual inspection and as such no comment can be made on these areas. It follows that we cannot guarantee that there are or are not any defects in areas unable to be visually inspected.

**182) Cupboards And Bench
Tops**

Some swelling MDF boards and panels appear caused due to long term splash. Adequate to the age. Can be replaced or repaired by professional.

**185) Oven**

Heavy grease inside the oven to be chemically cleaned. The oven appears in working order at the time of inspection.



186) Cooktop

Lack of general cleaning resulted with heave grease residue on cooktop surface. Chemical cleaning is recommended.



187) Extractor

Extractor is not installed for the kitchen

188) Dishwasher

Dishwasher is not installed for the kitchen

189) Waste Disposer

Waste Disposer is not installed for the kitchen.

DINNING

190) Overall Condition

On visual inspection, the general condition of this area is Acceptable for the age.

10 LAUNDRY

Findings

Note -

NOTE: Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated.

196) Door

THE LAUNDRY DOOR LOCK IS DAMAGED - Recommendations: A locksmith should be engaged for advice and recommendations.



201) Taps and Tub

GENERAL DETERIORATION and wear to sink, cupboards and benches.
Recommendations: General maintenance works required.
Swelling MDF panels due to long term water splash observed.



11 ROOF VOID

ROOF VOID FINDINGS

Access Limitations

Entering attics or roof voids that are heavily insulated can cause damage to the insulation and attic framing. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl the attic area when they believe it is a danger to them or that they might damage the attic insulation or framing. There is a limited view of the attic area viewed from the hatch only in these circumstances. Only areas where safe and reasonable access is available were inspected. Access will not be gained where there are safety concerns, obstructions or where the space to inspect is less than the following: Roof Void access door must be at least 500 mm x 400 mm, reachable by a 3.6 m ladder and within the roof void there is at least 600 mm x 600 mm crawl space. Safe access to the roof void, the sub floor area and the roof cladding is at the inspector's discretion.

RESTRICTED AREAS

FLAT ROOF DESIGN - no crawl space. This is preventing a full inspection from being undertaken. It is strongly recommended that full access be gained as it could be harbouring timber pest activity, damage or defects.

ROOF FRAME TYPE

The roof frame is a TRUSS timber frame.

205) ROOF CONDITION

Aged , but adequate to the age, functional at the time of inspection

206) ROOF CLADDING

RUST SECTIONS IN ROOF CLADDING. *Recommendations:* A Qualified roof plumber should be engaged for advice and recommendations.

207) ROOF UNDERLAY

No roof underlay installed as a second defence for leaks. When retro-fitting roof underlay is not planned yet, ensure well applied ceiling insulation may reduce chances of damaging ceiling lining by roof leaks.



INSULATION

208) TYPE

The roof space is insulated with **LOOSE FILL INSULATION**.

209) CONDITION

Aged , but adequate to the age, functional at the time of inspection
We strongly recommend retro-fit additional insulation on top of existing ceiling insulation or remove and re-install new insulation to bring the insulation performance close to the current building standard.

12 SUBFLOOR

Access and Restrictions.

RESTRICTED AREAS

Crawl space height within most of subfloor space is limited for inspection

Sub-Floor Observation.

211) GENERAL CONDITION

Of areas visible, there was **NO VISIBLE EVIDENCE** of any **MAJOR STRUCTURAL DEFECTS, SAFETY HAZARDS or MAJOR DEFECTS** likely to cause further deterioration of the dwelling.

212) FLOOR TIMBERS

On visual inspection, the general condition of this area is Acceptable for the age.

213) BEARERS

On visual inspection, the general condition of this area is Acceptable for the age.

214) JOISTS

On visual inspection, the general condition of this area is Acceptable for the age.

215) PIERS AND FOUNDATION WALLS

On visual inspection, the general condition of this area is Acceptable for the age.

216) DAMPNESS

DAMPNESS IN SUB FLOOR SOIL - (not ponding). Damp sub floor soil should be avoided as it can cause fungal decay, mould and possibly footings problems Recommendations: A Qualified drainage engineer or plumber should be engaged for advice and recommendations.



217) VENTILATION

Subfloor ventilation appeared to be limited to area indicated. This may be conducive to Timber decay. Improvement to the ventilation is recommended. Contact a Licensed Builder for advise and rectification.



218) SUBFLOOR CLEANLINESS

Excessive amount of dirt and waste to be removed from subfloor space to enhance ventilation and for ease of repair and maintenance.



13 SERVICES**Electrical & TV Services**

219) Main Panel	Broken or missing cover to be replaced to avoid leaks into framing cavity
220) Distribution Panel	The distribution panel is located in the laundry
221) Lights	Broken switch to be repaired or replaced
225) Power Supply	Overhead

14 MOISTURE TESTING

About Moisture Testing

Moisture Testing

Moisture Meters and Moisture readings in the context of non-invasive inspection

Limitations

Please note that unless a full specific moisture inspection was ordered, only a random moisture presence in readily accessible areas of possible concern or to confirm inspector's suspicions would've been checked with a non-invasive moisture meter on the interior lining surface and/or occasionally on the exterior cladding surface depending on the type of wall cladding installed.

Non-invasive moisture readings on their own without consideration to other building factors virtually means nothing in terms of timber condition, presence and types of treatment to framing timber and presence of fungi & decay. Interpretations of isolated non-invasive meter readings by any other parties other than the Inspector may result to misleading or even deceptive statements.

Moisture Meters and Readings

Unless specifically agreed by the client and approved by property owners in writing, only non-invasive capacitance type meters are used during inspection. Regardless of brands and versions, this type of moisture meters will never produce any moisture percentage readings of timber framing.

Interpretations of readings obtained using non-invasive moisture meters must be interpreted by the Inspector himself based on his/her industry experiences and expertise taking into account other related factors such as building age, property location, building envelope complicity, design complicity, construction workmanship, building product characteristics, building repair & maintenance, weather condition, reading location, reference readings and etc. There isn't any straight forward linear relationship between non-invasive meter readings and true moisture contents within timber frame.

In fact, although most capacitance moisture meters are designed to indicate moisture presence within timber frame, in the context of pre-purchase visual inspections, non-invasive meters are hardly measuring purely timber frame. In most scenarios, readings are reflecting possible moisture presence within a composite substrate, such as combination of tiles, waterproofing membrane, plasterboard, glue and timber.

Scanning using Infrared camera

Infrared camera is used during our inspection from time to time and is proofed to be a useful tool in assisting the Inspector during certain situations. Nevertheless, thermal images produced by infrared camera are Thermal, i.e. reflecting surface temperature differentials. Occasionally rather than often, temperature differentials are resulted due to moisture variations and this variations are captured by an infrared camera, but findings must be interpreted by the Inspector when other thermal differential causes such as light reflection, condensation formation, airflow, heating and cooking, insulation etc, are excluded and further proofed by using other moisture meters.

Our policy

Our policy is to rely on moisture meter readings as an indicator of relative moisture values between different test spots, not as an absolute value of water content in the substrate. It is difficult to determine if the structural timber of the building has been damaged in areas of high readings without 'probing' and/or removing a part of the cladding to allow for visual inspection. Should we feel that further investigation is needed this will be indicated in the report.

Readings given in the report are for recording keeping purpose only and not intended to be read and interpreted by other parties in isolation. Always refer to the Inspector's comments and summary parts for sensible understanding.

Comments on some common misunderstandings:

High meter reading does not necessarily indicate high moisture content

Surface wetness within wet area can result high readings even when underlying framing structure is dry.

Non-invasive moisture meters can be interrupted by underlying wiring, pipes, metal, foil and produce **False Positive Readings**.

Low meter reading does not necessarily indicate low moisture content

Meter reading depth (normally be 20-40mm) is very limited comparing with wall thickness (can be 120mm or more). External moisture ingress often limited within outer part of timber frame, which is well beyond reading depth of most non-invasive moisture meters;

High moisture content may not indicate any issues

It is not uncommon to see some inspectors pointing moisture meters to tiled floor surface around shower waste and concluding shower leaks. But as long as showers are regularly being used, there must be some water sitting between underside of tiles and waterproof membrane. That is absolutely normal and that is why we need waterproofing membrane for. In that case high moisture readings may not indicate any issue at

all.

Low moisture content does not directly indicate soundness of timber frame

As long as dry, rotten timber will not result any high moisture readings. In reality due to weather conditions, repair works in the past, loss of clamping points due to timber dimension change as result of decay, rotten framing can be very dry and therefore may give some **False Negative Readings**.

Locations For Random Testing

248) Ceiling

Not all areas reachable. Random testing only



249) Living Dining

Not all areas reachable. Random testing only

Notes

Notes

NOTES: If a scan reveals elevated or high readings then further investigation might be needed to assess the framing condition. Consult with your Inspector. Obtain relevant information from the Vendor about past and present leaks if possible. Same applies to Marks - obtain relevant information from Vendor. Only water related marks will be reported in this section. As Mold could only be identified by a Lab, Mold is used to describe possible Mold presence in black stains. Should not assume that "no elevated or high readings recorded" means: the timber frame behind the tested area has "no damages or mold growth".

GENERAL NOTES: should clients always monitor any sign of moisture ingress eg. water marks, paint popping or peeling without an obvious damage, mold rapid development or even feeling of dampness or touch wet and etc. Should clients always maintain the property following common sense, the published maintenance instructions or product specifications accordingly. Always find relevant contractors, eg. plumbers/builders/roofers and etc. when find leaking problems. For an accidental leak, eg. tap burst damage, roof leak, disaster damages, contact your insurance company for claim information.

** Always read through the inspectors comments for related building defects/damages/other issues.
Other moisture meters that used to accompany the Trotec T650 are not specifically explained -
reading the inspectors comments.

15 CONCLUSION

CONCLUSION

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection. The inspection and reporting is limited to a visual assessment of the Building Members in accord with NZS4306-2005.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The incidence of Major Defects and Minor and overall condition in this Residential Building as compared with similar Buildings is listed below.

The Overall Condition Of This Dwelling

The overall condition of this Residential Dwelling in the context of its age, type and general expectations of similar properties is AVERAGE.

There are visual signs indicating potential weathertightness issues, which to be further investigated by invasive and destructive means to determine if external moisture penetrations and resulting structure damages are present.

16 DISCLAIMERS

Estimating Disclaimer

Any estimates provided in this report are merely opinions of possible costs that could be encountered, based on the knowledge and experience of the inspector, and are not estimates in the sense of being a calculation of the likely costs to be incurred. The estimates are NOT a guarantee or quotation for work to be carried out. The actual cost is ultimately dependent upon the materials used, standard of work carried out, and what a contractor is prepared to do the work for. It is recommended in ALL instances that multiple independent quotes are sourced prior to any work being carried out. The inspector accepts no liability for any estimates provided throughout this report.

Verbal Consultation Disclaimer

To be legally binding, the Inspection Report must be in writing (both on paper and electronically). While verbal consultation may assist the Client in better understanding the formal report, especially to clients with foreign background or to clients with limited understanding about building terminology, it can often be misunderstood, misinterpreted, partially omitted or exaggerated. Any verbal consultation given to the Client by the Inspector during the course of onsite inspection and/or on the phone is not regarded as any part of the Inspection Report.

Disclaimer of Liability

No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

Asbestos Disclaimer

No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. If during the course of the Inspection asbestos or materials containing asbestos happened to be noticed then this may be noted in the Additional Comments section of the report. Buildings built prior to 1982 may have wall and/or ceiling sheeting and other products including roof sheeting that contains Asbestos. Even buildings built after this date up until the early 90s may contain some Asbestos. Sheeting should be fully sealed. If concerned or if the building was built prior to 1990 or if asbestos is noted as present within the property then you should seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost of sealing or removal. Drilling, cutting or removing sheeting or products containing Asbestos is a high risk to peoples' health. You should seek advice from a qualified asbestos removal expert."

17 TERMS & CONDITIONS

Terms & Conditions

THIS DOCUMENT INITIATES OUR INSURANCE POLICY & OUTLINES OUR LEVELS AND CONDITIONS OF SERVICE

The inspection of the property identified above is subject to the following Terms and Conditions:

- a) The inspection by Buildersreport Ltd will be performed in accordance with NZS 4306 unless otherwise agreed.
- b) Unless otherwise agreed a written report will be provided at the conclusion of the inspection. This Report will be based on a limited visual inspection of the readily accessible aspects of the building. The Report is representative of the Inspector's opinion of the observable conditions on the day and at the time of inspection.
- c) This inspection does not constitute an engineering evaluation and is not provided as either an engineering or architectural service.
- d) The Inspection Report reflects the present condition of the subject property at the time of inspection.
- e) This Report does not imply or constitute a guarantee, warranty, or an insurance policy with regards to this property.

This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law. Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, Client must do so at Client's expense.

SCOPE OF INSPECTION

1. VISUAL INSPECTION:

This inspection is a visual inspection only of readily accessible aspects of the property. A home inspection does not include identifying defects that are hidden behind walls, floors, or ceilings. This includes structure, wiring, plumbing, ducting, and insulation that are hidden or inaccessible. The inspector will not conduct any invasive or destructive testing of the property. Safety, accessibility, or other considerations may present the inspector with restrictions in examining specific home elements or components.

2. LIMITED ASSESSMENT

The home inspection will provide you with a basic overview of the condition of the property. This inspection is not technically exhaustive or all encompassing, as your inspector has only a limited amount of time, as well as constraints in methodology, to complete the inspection. The inspector is a generalist, not a specialist in all disciplines, and may refer the home owner to specialists for further investigation of certain items.

3. CONTEXT OF INSPECTION

This inspection should also be considered in the context of a "snapshot in time", reflecting the conditions of the home at the date of inspection. Future performance of components and elements of the home is outside the context of this inspection. For example, your inspector may not discover leaks that occur only under certain weather conditions. Some conditions noted, such as cracks in foundations, may be either cosmetic in nature or indicators of settlement; however predicting whether an individual condition will present future problems is beyond the scope of the inspection.

4. NOT BUILDING CODE OR BY-LAW COMPLIANCE INSPECTION

Jurisdiction for Building Code, Electrical Code, Gas Code, Fire Code, Plumbing Code, or other statutory or by-law compliance inspections resides with the appropriate mandated authorities. The services provided by your home inspector are not conducted in the context of Code or by-law compliance inspections. The client acknowledges that it may be necessary to confer directly with the appropriate authorities to determine whether specific conditions comply with Code or by-law requirements.

5. ENVIRONMENTAL AND AIR QUALITY CONCERNS

This inspection will not assess for environmental or air quality concerns. The scope on inspection does not include examination for hazardous materials that may be on the property, in or behind surfaces, or are constituent to building materials. The inspection does not include determination for irritants, pollutants, toxic materials, or contaminants; presence of mold, spores, or fungus; asbestos, radon gas, or carcinogens; etc. As well, the inspection does not include the determination of presence of insect, bird, rodent, or other infestations.

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify defend and hold Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions. Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall

conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

Important Information:

You need to be aware that it is possible for problems in a house to be disguised to prevent detection. If you notice anything that was not visible at the time of your visit and our inspection on the day you move into the property then you should immediately contact us to discuss.

Vendor Inspections:

The vendor is required to notify the inspector of any existing conditions that you are aware of that have been an issue or may become a problem at the time of the inspection.

Cancellation: If the inspection is cancelled up to 24 hours before the inspection is due to be undertaken, a fee of \$100 will be charged. If the inspection is cancelled within a 24 hour period of the due date of the inspection, the full cost of the inspection will be charged. We reserve the right to apply this policy at our discretion.

Payment: Payment is due on delivery of the inspection report unless otherwise arranged.

All costs associated with debt collection will be added to the value of the invoice. Interest will be added at 2% per month for overdue accounts.

Insurers Disclaimer

(a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. 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 weather tightness requirements, or structural aspects. On request, specialist inspections can be arranged of weather tightness or structure or of 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), 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."

End of Building Report