



Inspector Homes Limited

Building Inspection Report on...

19 Bramley Drive, Omokoroa



Type of inspection requested:	Standard Residential Building Inspection
Inspection date:	29 th September 2021
Weather conditions:	Variable
Time of inspection:	12:00pm
Name of Inspector:	Kevin O'Connor
Persons present during the inspection:	Inspector and agent



Inspector Homes Ltd
Auckland & Bay of Plenty
Ph 021-510-341
0800-40-40-22

29th September 2021

James Preddy
48 Pownall St
Masterton

Dear Sir/Madam,

Thank you for requesting that our company inspect this property on your behalf at...

19 Bramley Drive, Omokoroa

For your investment in our services we endeavour to give a thorough and helpful report on the property. Our report is as comprehensive as possible as at the inspection date.

We are an independent company working for you and as such we hold ourselves available to answer any questions or concerns you may have in relation to this inspection.

The terms and explanations used in this report follow our standard format so that you can ascertain the extent and degree of maintenance and issues involved in this property.

Please note that this inspection has been a visual inspection only as stated in our Statement of Policy. Whilst I have taken every care to comment on all aspects of the property, I may have had to make some assumptions for areas that could not be sighted. This will be stated in the report.

Best regards,

Kevin O'Connor



Inspector Homes Limited



Inspector Homes Ltd

Ref: 2207

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005 Standard Residential Property Inspection

Client: James Preddy
Site address: 19 Bramley Drive, Omokoroa
Inspector Name: Kevin O'Connor
Entity: Kevin O'Connor – House Inspection Specialist since 2002
Qualifications: Over 35 Years in the Building Industry – Past Registered
Master Builder – Licensed Insulclad Installer – EQC Assessor
Inspection date: 29th September 2021

The following areas of the property have been inspected:

	YES	NO
(A) Site	☒	☐
(B) Sub floor No access available	☐	☐
(C) Exterior	☒	☐
(D) Roof exterior	☒	☐
(E) Roof space Not applicable	☐	☐
(F) Interior	☒	☐
(G) Services (limited inspection)	☒	☐
(H) Access units, ancillary and buildings	☒	☐

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

Certification:

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

Signature:

Date: 29th September 2021

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

Appendix A.

Inspectors qualifications and trade experience.

Appendix B.

Definitions of weathertightness risk assessment in accordance with NZS 4306:2005.

NB. No search of Council Records was requested or carried out for this property.

We do advise that you always seek Legal Advice when purchasing or selling a property and always request of your Lawyer to carry out a Search of the Title



Terms and Conditions (Statement of Policy)

Scope Standard Residential Property Inspection: The Scope of this inspection and report is a limited visual inspection of the general systems and components of the home to identify significant defects visible at the time of inspection. These Terms & Conditions will also apply to each and every inspection carried out on behalf of the client. The report should be seen as a reasonable attempt to identify any Significant Fault or Defect visible at the time of the visual Inspection rather than an all-encompassing report dealing with the home from every aspect. The reporting of any fault or defect is on an exceptional basis, rather than reporting on items, which are considered to be in acceptable condition for their age. Only areas and elements listed in the report were inspected.

The report will be prepared on the basis of a visual inspection of the premises using normal readily available access and without testing of components for the assessment of the overall structural condition of the dwelling and associated items, and without recourse to the construction drawings. It is confirmed that no detailed geotechnical investigation be included in this brief. An investigation of the condition and location of underground drainage and services and of hidden electrical, gas and plumbing is not included in the brief. No invasive or destructive inspection methods will be used in this assessment and concealed work will not be inspected, therefore no opinion or warranty can be offered in respect of the said concealed work.

This **Standard Residential Property Inspection** shall be conducted in accordance with NZS 4306:2005.

The report shall include grounds, retaining walls, house exterior, structure, foundations and sub floor area, roofs, ceiling space, security, plumbing summary, electrical summary, heating summary, interior summary of rooms, checking for operation of all doors windows and hardware, insulation, garage and carport buildings. Random Non-invasive moisture testing to high risk areas, e.g. around windows & doors is also included. The report shall reflect conditions as found on the day of the inspection only.

The inspector shall refer qualified trade professionals that may be required to best advise on structure, plumbing, electrical, gas fitting, home heating, etc should the client request specific detail.

These terms and conditions shall apply to any subsequent inspection and report requested by the client or agent acting for or on behalf of the client.

Limitations: Any areas that are concealed, contained, inaccessible, or cannot be sighted, due to walls, wall linings, ceilings linings, floors, paths, soils, gardens, debris, insulation, vegetation, furniture, stored items, systems, vehicles, personal items, or any other object will not be inspected or included in the report. The client shall assume all risk, for any condition or problems that may be concealed at the time of the inspection. No item shall be dismantled, moved, or dislodged during the inspection, and there will be no destructive or invasive testing undertaken. The Inspection and report is intended only as a general guide to help you make your own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of sale or purchase. The report expresses the opinions of the Inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. Because any non-invasive moisture reading is only a 'snapshot' at a particular point in time, all inspections and reports are valid for the day of inspection only, due to various conditions outside of our control after the day of inspection.

Items and conditions not included in the Standard Residential Property Inspection:

Freestanding and inbuilt type wood burners are recommended to be checked by an authorised qualified installer prior to property purchase. Invasive and/or destructive moisture testing for possible moisture leaking issues.

Special feature appliances and items may be commented as being present but shall not be tested, this includes and is not limited to central heating systems, air conditioning units and associated controls, built-in vacuum systems, specialised electronic controls of any kind, pools, spa pools and baths, low voltage systems, irrigation systems, solar heating systems, private water or sewage systems, any item that is subject to a special purpose property inspection report as per NZS 4306:2005. Commenting on or assessing the presence of radon, formaldehyde, lead paint, products that possibly contain asbestos, asbestos, stachybotrus, other moulds or fungi, concealed or covered dry rot, pipe and electrical work. Any general comments about these types of systems and items are informal and do not represent an inspection. No prediction of life expectancy of any item, system, or outcome of possible events shall be made. The Inspector shall not discuss property values or estimates of repairs. Testing for the presence of methamphetamines or utensils and chemicals used in its manufacture and use. The written report is not a compliance inspection or certification for past or present codes or regulations of any kind. This inspection and report is not a warranty, guarantee or insurance policy, and shall not be used as a substitute for a final walk through and inspection by the client.

Reasonable and safe access: – It is the clients responsibility to ensure that Reasonable Access can be gained to the property including but not limited to the roof cavity and foundations spaces and that any such spaces if they exist are cleared for an inspection to be carried out. Reasonable access means access that is safe, unobstructed and which has the minimum clearance specified in table below (or if the minimum clearance is not available, the area is within the Inspector's unobstructed line of vision).

Area	Access manhole mm	Crawl space mm	Height
Roof interior	450 x 400	600 x 600	Access from a 3.6 m ladder
Sub floor	500 x 400	Timber floor - 400 Concrete floor - 500	
Roof exterior			Access from a 3.6 m ladder NOTE: Roof, pitch height and weather conditions may limit access.



Inspector Homes Ltd

Disputes and Limitation on Liability: The client agrees to notify the inspector of any dispute in written form, within seven working days of discovery. The client further agrees that with the exception of emergency conditions, client, or clients agents, employees or independent contractors will make no alteration, modification, 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.

Subject to any statutory provisions, if we become liable to you, for any reason, for any loss, damage, harm or injury in any way connected with the completion of the Inspection and/or report, our liability shall be limited to a sum not exceeding the cost of the Inspection and report. We will not be liable to you for any consequential loss of whatever nature suffered by you or any other person injured and indemnify us in respect of any claims concerning any such loss.

If the customer intends to use the report in whole or in part for business purposes, the guarantees under the Consumer Guarantees Act 1993 do not apply.

Directors, shareholders and employees of Inspector Homes Limited shall not be held liable to the client and /or any third party who may rely on the report wholly or in part.

Inspector Homes Limited will not be liable to the client for any consequential or special loss of whatever nature suffered by the client or any other person injured and the client indemnifies Inspector Homes Limited in respect of any claims concerning any such loss.

Subject to any statutory provisions, if we become liable to you, for any reason, for any loss, damage, harm or injury in any way connected with the completion of the inspection and/or report, our liability shall be limited to a sum not exceeding the cost of the inspection and report. We will not be liable to you for any consequential loss of whatever nature suffered by you or any other person injured and indemnify us in respect of any claims concerning any such loss.

The client agrees to indemnify and keep indemnified the house inspector and /or the inspection company from any and all claims by any third party arising from the client's release of all or part of the report and/or report summary. Further, the client shall pay all legal costs incurred by the inspector and/or the inspection company arising from such claims.

As the client you accept that the Inspector will not detect some faults because:

- The fault only occurs intermittently.
- Part of the home has not been used for a while and the fault usually occurs after regular use (or detection of the fault would only occur after regular use).
- The type of weather that would normally reveal the fault is not prevailing at, or around, the time of the inspection.
- The fault has been deliberately concealed.
- Furnishings are obscuring the fault.
- We have been given incorrect information either by you, the vendor (if any), the real estate consultant, or any other person.
- The fault is/was not apparent on a visual Inspection.

This report has been exclusively prepared for the above named client and only the person or persons named shall rely upon this report and then only for the purpose stated. Inspector Homes Ltd does not contemplate anyone else relying on this report or that it will be used for any other purpose. Anyone who does understands and accepts that it is entirely at their own risk. We disclaim all responsibility and accept no liability to any other party.

References to recommended contractors, their products and services are provided without warranty, either expressed or implied. Inspector Homes Limited and its Directors, Shareholders or Employees cannot be held responsible for any incidental, indirect or consequential damage of any kind resulting from the information provided by any of these companies and any business conducted as a result of such information.

Payment must be made immediately upon receipt of your report.

Our preferred method of payment is by Online Internet Banking ASB Account 12-3136-0292915-00

Accounts not paid by the due date shall incur a late payment interest charge of 10% of the total amount owing for each calendar month the account is overdue, together with all debt collection costs.

Your inspector is Kevin O'Connor should you wish to contact him. **Phone 021-510-341**
The Inspection report will be emailed to you and you will need Adobe Acrobat to open and read the .pdf file format.



Main Dwelling's general description

Dwelling type:	Split level concrete blockwork construction
Exterior cladding type:	Concrete block and fibre cement sheet
Roofing type:	Concrete roofing tiles
Foundation type:	Concrete blockwork
Sub floor foundations:	Concrete blockwork
Exterior joinery: windows and doors	Predominantly timber with some aluminium
Floors	Timber boarding and particleboard
Interior wall linings	Plasterboard
Ceiling linings	Plasterboard
Garage:	Painted Concrete Block Construction
Dwelling appeared to be:	Occupied at the time of inspection

Dwelling consists of:

NOTE * o/p refers to open plan

4 Bedrooms		
1 Open plan kitchen and dining	2 Bathrooms	1 Laundry in basement
	1 Separate toilet	

Dwelling security:

Window hardware:	Standard window hardware
Window stays:	Fitted to some windows only
Window bolts:	None sighted
Exterior door hardware:	Standard type locking hardware fitted
Security screens:	Not applicable
Security lighting:	Yes, but not tested
Smoke alarms:	Yes, not tested
Alarm security:	Yes, not tested

Home heating and ventilation:

Heating type:	Heatpumps and a wood burner - get cleaned and checked before use
Room ventilation:	Passive only

Limitations to visual inspection

Area	Limited	Reason
Roof	No	
Ceiling cavity	Not applicable	Due to dwelling design (no ceiling cavity)
Sub floor	Yes	Unable to access due to stored items
Plumbing and drainage	Yes	Most plumbing hidden
Electrical	Yes	Most wiring hidden

Recommendations:

- ***It is recommended that the full property file is viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.***
- ***Also recommend checking for GeoTech Reports in relation to the land slips on adjacent properties and seeking expert advice on same.***
- ***Recommend chemical roof clean, re-pointing of roof ridge and hip tiles, replacement of damaged/cracked tiles and then a full recoat to the concrete roof tiles within the next five years.***



General Summary of Report on Main Dwelling

This report has been prepared on the basis of a visual inspection of the premises using normal readily available access and without testing of components for the assessment of the overall structural condition of the dwelling and associated items, and without recourse to the construction drawings. It is confirmed that no detailed geotechnical investigation has been included in this brief. An investigation of the condition and location of underground drainage and services and of hidden electrical, gas and plumbing is not included in the brief. No invasive or destructive inspection methods were used in this assessment and concealed work has not been inspected, therefore no opinion or warranty can be offered in respect of the said concealed work.

This circa 1970 dwelling appears to have been originally constructed to a generally good standard and in reasonable accordance with the requirements of the Building Code in force at the time. The home appears to be in good sound and functional condition, but there are some maintenance items coming due and these are detailed in the following report.

The grounds and outdoor living areas are in generally good condition with some areas showing wear including the decking and some low level timber retaining walls. Concrete block retaining walls and steps appear sound and no serious cracking or movement was noted.

We do note some historical (but serious) landslips on adjacent properties and strongly recommend investigating the history, existing Geotech Reports and any proposed predictions and/or remedies associated with the slips.

No slumping, movement or cracking (including 'step-cracking') was identified to any area of the foundations or concrete block structure to this dwelling. This would indicate that the above-mentioned land slippage has not affected this property to date. Access to under the sub-floor was not possible as the only access found was in the basement laundry and blocked by stored furniture items.

The exterior of this dwelling is mostly painted concrete block with the top floor (which is most likely an extension) clad with plastered and painted fibre cement sheet. The blockwork is in good order, and no cracking was noted to the walls or foundations around the dwelling. Some minor 'step-cracking' was sighted to the blockwork adjacent to the entrance foyer steps at the base of the arch supports – this would indicate some minor historical movement has occurred and we would consider this as normal.

The Concrete tile roof is in generally functional condition but is due for some maintenance; several cracked and chipped tiles were sighted and these should be replaced. A moss clean is also due – moss build-up can block the channels in the tile overlaps and cause leaks. Most of the mortar pointing to ridge and hip tiles is cracked and due for repointing. The original oxide coating is mostly weathered away and we would recommend re-coating within the next 5 years. No visible signs of leaks were identified and no moisture detected in relation to the roofing.

The plumbing and drainage appears to be in good functional condition; no existing leaks or other defects were noted.

Electrical items throughout appear to be in good functional condition – actual testing of electrical components and hotpoints was not carried out. Some re-wiring may have been carried out as the circuit board is relatively new; we recommend checking for an Electrical Compliance Certificate.

The interior of this home is in generally good habitable and well maintained condition, just showing normal wear and tear consistent for the age of the property. Window latches are showing wear and upgrading would improve security.

Using the Trotec T660 Moisture Meter, non-invasive moisture testing to the interior of the dwelling to representative areas of walls, windows and door joinery detected normal moisture levels to all areas in relation to the exterior cladding, joinery and roofing.

The present structural state of this property and its associated items, as far as can be ascertained from a visual inspection, indicates that there are no structural or other deficiencies except as noted.

We would expect that this property will continue to serve its purpose for many years providing any recommendations in this report are carried out and the usual future maintenance items are attended to.

This summary is not intended to replace the report.

There will be items in this report that the client may consider significant regarding the property that have not been mentioned in the summary.

Please read the entire report!



Grounds & Outdoor Living

DRIVEWAY:	Concrete
PATHS:	Concrete and pavers
CLOTHESLINE:	Extendaline
LETTER BOX:	At front of property
STEPS:	Timber and concrete
FENCING:	Powdercoated metal and blockwork and timber
GATES:	Metal
RETAINING WALLS:	Concrete blockwork and timber
OUT BUILDINGS:	Not applicable
SWIMMING POOL:	Not applicable
SPA POOL:	Portable type only - not checked - outside our area of expertise
PERGOLA:	Attached timber construction with PVC type sheet roofing over
CARPORT:	Not applicable
BALCONY/DECK:	Timber decking and joists - deterioration noted to some areas
HAND RAIL:	No handrail, not required
PATIOS:	Not applicable

The grounds and outdoor living areas to this property are in generally good well maintained order with no serious defects identified.



Photos of neighbouring property slip damage for
your info.

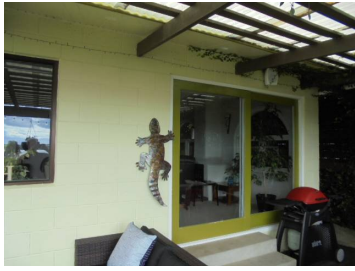
		
		



Exterior

CLADDING:	Concrete block and plastered fibre cement board
WINDOWS:	Generally timber with some aluminium
FASCIA:	Timber
SOFFITS:	Fibre cement board
CHIMNEY:	Steel flue - get cleaned and checked before use
TV AERIAL:	Yes
FRONT DOOR:	Timber panel door
REAR DOOR:	Timber with glass
OTHER DOORS:	Glass panel timber sliding door

The exterior of the blockwork and the plastered upper floor cladding and are in generally functional condition but coming due for repainting; the plastered fibre cement sheet upper floor cladding has some cracking to the sheet joins and these should be ground out, sealed and re-plastered prior to repainting. The window joinery is in good and functional condition for its age; easing to some window sashes is recommended.

		
		
		
	Sheet joins to upper floor plaster cladding need repairs and maintenance prior to repainting	
		



Foundations

EXTERIOR:	Concrete ring foundation with block work and concrete
INTERIOR: (sub floor)	Concrete blockwork
BEARER	
CONNECTIONS:	Appears sufficient
VENTILATION:	Adequate
CONDITIONS:	Dry
FLOORING:	Timber boarding and particleboard
INSULATION:	Polyester type batts - insulation limited inspection of flooring
ACCESS:	From within the basement - limited access reduced detailed inspection
OTHER	
FIXTURES:	Hot water cylinder

No movement, cracking or subsidence was noted to any area of this dwelling in relation to the foundations. One small area of minor 'step-cracking' was sighted adjacent to the entrance door foyer but in our opinion is considered normal and not of concern at this time.



Photos of all foundations not possible due to being underground and/or covered by cladding.



Plumbing & Drainage

HOT WATER: Mains pressure electric cylinder

SIZE: 250 ltr

LOCATION: Sub floor area

AGE: manufactured date 25/08/2005

RESTRAINT: Yes - cylinder has seismic straps fitted

Note: All hot water cylinders installed after 1st July 1992 should legally have a seismic restraint (steel strap) fitted for safety reasons

WATER LINES: Copper and polybutylene

WASTE PIPES: Plastic

EXTERIOR TAPS: Tested, in working order

GULLY TRAPS: No visual issues found

YARD SUMPS: Drainage channels noted to some areas

DOWN PIPES: Plastic

TOBY VALVE: Not sighted

GAS METER: Not applicable

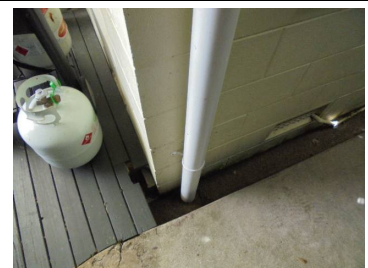
WATER PUMP: Not applicable

WATER TANK: Not applicable

WASTE TANK: Not applicable

HOTWATER PRESSURE: Satisfactory

The plumbing and drainage components to this property are in generally functional condition and no serious defects were noted.





Roofing

ROOFING:	Concrete roofing tiles - re-coating is coming due - several cracked and chipped tiles noted
FLASHINGS:	Lead edged metal flashings
ROOF FIXINGS:	Satisfactory
SPOUTING:	Plastic - some cleaning out recommended
INSPECTED:	By getting on to the roof
MAN-HOLE	
LOCATION:	None due to dwelling design
INSULATION:	Not able to sight

The Monier Centurion concrete tile roofing is in functional condition showing normal weathering to the surface; recoating is recommended within the next 5 years. Several cracked and chipped tiles and loose and cracked mortar pointing were sighted – replacement tiles and re-pointing are required prior to recoating. An immediate moss clean is recommended. No leaks or other serious defects were detected to the dwelling in relation to the roofing.





Electrical

POWER SUPPLY: Underground

Note: Power cables are not inspected

METER BOARD: Painted steel

LOCATION: Exterior wall

SUB BOARD: Circuit breaker - well labelled

LOCATION: Hallway

WIRING TYPE: TPS plastic coated type only sighted - some recent upgrading was noted
- check for an Electrical Compliance Certificate

No serious issues or defects were noted to the electrical systems on this property – no testing of hotpoints was carried out. No specific circuit or breaker was sighted for the spa pool.

Insects and pests

EXTERIOR

Borer None sighted and not expected

Vermin None sighted

Other None sighted

INTERIOR:

Vermin None sighted

Borer None sighted and not expected

Other None sighted



Garage

TYPE:	Double size, detached from the dwelling
CLADDING:	Concrete blockwork
WINDOWS:	Not applicable
DOORS:	
-Internal	Not applicable
-Exterior	Typical garage personnel door
-Hardware type	Standard locking hardware fitted
POWER:	Yes but not tested
ALARM SECURITY	None sighted
LIGHTING:	Yes but not tested
FLOOR:	Concrete
ROOF:	Galvanised iron
SPOUTING:	Plastic
GARAGE DOOR:	Tilt door - manual only - tested and working
CARPORT:	Not applicable
OTHER FIXTURES:	None sighted

The garage appears to be structurally sound with no cracking sighted to the concrete block structure. Efflorescence noted to the interior of the blockwork indicates some dampness/seepage. Repainting the exterior with an elastomeric high-build acrylic paint should help to seal the exterior and reduce seepage. The roof appears to be functional and structurally sound.

		
		
Efflorescence indicates damp seepage to the blockwork.		



Bedrooms and entry

FLOORS: Carpet - showing wear
WALLS: Plastered concrete and plasterboard
CEILINGS: Plasterboard
DOORS:
 -Internal Hollow core
 -Wardrobe Hollow core
 -Exterior Timber and glazed panel - to one room only
 -Hardware type Standard locking hardware fitted
WINDOWS: Timber and aluminium
 -Hardware type Standard type hardware fitted
 -Ventilation Passive only
HEATING: Heatpumps and wall mounted electric - to some rooms only - not tested
SMOKE DETECTOR: Yes but not tested - detectors should be fitted within 3m of bedrooms
ELECTRICAL: No issues sighted, power points not tested
STAIRS: Carpet covered
OTHER FIXTURES: None

The bedrooms are all in good habitable condition. The windows are in good condition for the age and window sashes are generally in good operable condition – we do recommend better latches for improved security and some easing is required to some windows. No visible signs of leaks or moisture issues were noted and no moisture was detected. Typically we rely on the standard set of readings as explained in the boxes below. All solid timber window frames set into the concrete block walls did read higher than average e.g. between 40.0 – 65.0, this was checked and the readings were found to be normal, consistent and not of concern. A random selection of indicative moisture readings are shown in the photos below.

	Moisture readings below 60.0 on this Trotec T660 Moisture Meter are considered normal and/or acceptable. Between 60.0 – 80.0 indicates elevated moisture levels. Readings over 80.0 are considered excessive.	



		
		
Moisture readings below 60.0 on this Trotec T660 Moisture Meter are considered normal and/or acceptable. Between 60.0 – 80.0 indicates elevated moisture levels. Readings over 80.0 are considered excessive.		
		
		
The readings to this window were slightly higher due its more exposed nature – keeping it well maintained is important		
		



		
		
	Moisture readings below 60.0 on this Trotec T660 Moisture Meter are considered normal and/or acceptable. Between 60.0 – 80.0 indicates elevated moisture levels. Readings over 80.0 are considered excessive.	
		
		
		
		Visible signs of moisture affected timber to sill (minor) - internal condensation can also be a factor, so good ventilation is important.
	Maintaining rubber glazing gaskets and sealing aluminium joinery to plaster cladding is important	



Kitchen, dining and living

FLOORS: Carpet and vinyl - showing some wear - lifting of floor coverings noted

WALLS: Plasterboard

CEILINGS: Plasterboard

DOORS:

- Internal Open plan
- Exterior Glass panel timber doors
- Hardware type Standard locking hardware fitted

WINDOWS: Aluminium and timber

- Hardware type Standard hardware fitted
- Ventilation Passive only

ELECTRICAL: No issues sighted, power points not tested

HEATING: Built-in wood burner - clean annually for insurance purposes
- get cleaned and checked before use

BENCH TOPS: Formica and tiles and stainless steel - showing wear

UNITS: Melteca

SINK: Stainless steel, double bowl

TAP-WARE: Wall mounted mixer taps

OVEN: Freestanding stove - not tested - showing wear

ELEMENTS: Part of electric oven - wear noted - not tested

RANGE HOOD: Wall mounted extract fan - tested and working

WASTE UNIT: None

DISHWASHER: Under bench floor mounted, not tested

OTHER

FIXTURES: None noted

Fixtures are noted as being present but are not tested.

The kitchen, dining and living areas are in good functional and well maintained condition, showing normal wear and tear consistent for the age of the property, but the décor is a bit dated. No serious defects were identified and no moisture issues were detected. A random selection of indicative moisture readings are shown below.

		
	Moisture readings below 60.0 on this Trotec T660 Moisture Meter are considered normal and/or acceptable. Between 60.0 – 80.0 indicates elevated moisture levels. Readings over 80.0 are considered excessive.	
		



Bathrooms and separate toilet

FLOORS:	Vinyl
WALLS:	Plasterboard
CEILINGS:	Plasterboard
DOORS:	Hollow core
-Hardware type	Standard type hardware fitted
WINDOWS:	Aluminium and timber
-Hardware type	Standard type hardware fitted
-Ventilation	Exhaust fans noted - tested and working
HEATING:	Wall mounted electric heater - tested and working
ELECTRICAL:	No issues sighted, power points not tested
SHOWERS:	Aqua panel wall linings and acrylic sheet lined with glass screen
	- no leaks detected
VANITY TOP:	Moulded Acrylic type
VANITY UNIT:	Pre finished type
BATHS:	Plastic/fibreglass
TAP-WARE:	Single lever mixer tap ware
TOILETS:	China floor mounted, dual flush - both in good working condition
MIRRORS:	Yes
FIXTURES:	Heated towel rail

Fixtures are noted as being present but are not tested.

The main bathroom appears to have been refurbished in recent years and is in good order with no defects or moisture issues detected to the windows. Excessive moisture was detected to the base of the ensuite shower which is coming due for refurbishment.

	Moisture readings below 60.0 on this Trotec T660 Moisture Meter are considered normal and/or acceptable. Between 60.0 – 80.0 indicates elevated moisture levels. Readings over 80.0 are considered excessive.	
		The toilet door needs easing.



		
	Moisture readings below 60.0 on this Trotec T660 Moisture Meter are considered normal and/or acceptable. Between 60.0 – 80.0 indicates elevated moisture levels. Readings over 80.0 are considered excessive.	
		
		
This shower mixer is due for replacement.		Even though these aqua panel shower wall linings are in reasonably good order for their age, they do have a limited lifespan and refurbishment is coming due.
	The ceiling is due for repainting	



Laundry

FLOORS:	Concrete
WALLS:	Concrete blockwork
CEILINGS:	Exposed rafters
DOORS:	
-Internal	Not applicable
-Cupboard	Not applicable
-Exterior	Aluminium with glass
-Hardware type	Standard type hardware fitted
WINDOWS:	Timber - attention required to some areas
HARDWARE:	Standard hardware fitted
-Ventilation	Passive only
ELECTRICAL:	No issues sighted, power points not tested
HEATING:	None sighted
TAP-WARE:	Separate wall mounted
LAUNDRY TUB:	Stainless steel on timber cabinet
DRIER VENT:	None sighted
OTHER	
FIXTURES:	None noted

Fixtures are noted as being present but are not tested

The laundry is located in the basement with no internal access and is in basic functional condition. The concrete block walls form part of the foundation of the dwelling above. Some dampness to the block walls below the exterior ground level was noted.

		
		
The window needs repairs and maintenance		
		
		



Glossary

Building Code – The rules around the construction of a building as dictated by various versions of the Parliamentary Building Act. The 1991 Building Act has been superseded by the 2004 Act which has also had several amendments. Just because a particular building detail complied with the 1991 Act but no longer complies under current rules, doesn't necessarily mean it has to be modified to comply, but sometimes it is advisable to do so, particularly where there is a weathertight or safety issue. Advice should be sought.

Generally Good - When the condition is at the standard expected given the age of the house; some wear and tear would be expected but is still in serviceable order. May have imperfections or minor damage but is not of concern.

Average - Damage or excessive wear was noted. May require some maintenance or repair. Has a below standard finish. Is possibly still in working order; some redecorating is required.

Ageing- Nearing the end of useful or serviceable life. Possibly expect maintenance or replacement in the shorter term. Some maintenance may extend serviceable life.

Poor- The condition is well below the standard expected. There is damage or excessive wear that will require the replacement of the item. Finish or quality will require attention. Maintenance and/or replacement should be considered.

Hardware- Catches, door and window handles, hinges to windows, doors and cupboards.

In-built deck- Deck built within the exterior wall line. Decked floor is often the ceiling of a room below.

Attached deck- Deck built outside the exterior wall line. May be cantilevered or attached to the home and be supported on posts or piles.

Header tank- Small tank which supplies water pressure to the hot water cylinder - normally located on the roof or in the ceiling.

Trim- Finishing timbers around doors and windows; timbers to the lower and upper areas of the wall linings.

Cladding- Exterior wall linings; example; brick work, weatherboards, cement fibre sheeting, plaster, stucco, monolithic

Gully trap- Collection point outside the building line for waste grey water; is connected to the sewerage system.

Monolithic – any cladding that has a plain flat or textured surface, particularly plaster on a backing substrate.

Soffit / Eaves- Horizontal or pitched linings under the roof over hang.

Fascia- Timber or pre-finished metal facings at the edge of the roof line.

Ease or Easing- Term used when either a door or window is binding against the door jamb or window frame when opened and closed and needs shaving.

Tested- Most appliances are tested where possible for connection to power/gas. Some appliances such as ovens, dishwashers, air conditioning units and heating can not be checked as this would require a cycle or thermostat control to be engaged which is not able to be done without extended time periods.

Ventilation- Passive is air introduced into the room via opening windows and/or doors, mechanical ventilation is ventilation via an electric fan, usually wall or ceiling mounted or a ventilation system in the roof space such as a DVS or similar.

Notes:

Galvanised plumbing pipe work can often rust from within yet outward appearance may seem satisfactory, rusting can restrict water flow and eventually cause pipe and fittings to fail. Visually confirming or assuming internal pipe condition cannot be undertaken.

"Qest-Dux" This is a particular type of black polybutylene pipe and black plastic fitting which was used extensively throughout New Zealand during the 1980's. Pipe work is reasonably easy to identify as it has white writing along the pipe length at regular intervals with brand-name "Qest-Dux". Pipe fittings are black plastic with copper or silver clamping rings. In many cases pipe-work and fittings have been identified within the plumbing industry as having reoccurring water leaking issues.

Wood burners both freestanding and inbuilt require permit or consent for their installation. Wood burners should be cleaned annually by a qualified tradesperson. Using a wood burner which is not covered by permit or consent is not recommended as this can affect your Home and Contents Insurance. Assessing the overall condition of a woodburner, particularly the flue pipe, cannot be undertaken without removing components to allow for visual inspection.

Older concrete & clay tile roofs often do not have felt or building paper installed under the tiles. This can allow water vapour to enter the ceiling cavity during heavy wind & rain & this can cause indiscriminate leaking issues. Moss & lichen growth can also cause leaking issues by affecting water runoff. We generally avoid climbing onto these types of roofs because of their pitch (30 degrees or more) and because the tiles are brittle and worn thin and are easily damaged.

MOISTURE TESTING

Any moisture readings included within this report will relate to percentages as a gauged measurement.

Generally, only excessive readings will be noted in the report. Where readings have been detected within the 'Normal' range i.e. below 18.0%, then actual levels may not be noted.

The use of any moisture meter in the search for moisture issues does have its limitations as the non-invasive method only scans between 20 – 40mm into the wall and is limited to where the meter comes into contact with the wall only – the point of contact being chosen by the inspector based on his knowledge and experience of the most likely points possibly affected by moisture. It is impractical and impossible to test every square centimetre of internal wall linings.

Non-invasive testing for moisture through external cladding is not accurate as different substrates and conditions can give off unreliable readings that may or may not be moisture related and therefore cannot be relied upon.

Please note that non-invasive moisture testing carried out using the 'Search Mode' option on the moisture meter means that the actual percentage numbers depicted on the screen of the meter are not necessarily accurate but do indicate well above average moisture levels that require further investigation and possible remedial work. Moisture meters cannot detect the presence of rot or fungal decay in timber framing, but where high moisture is detected, it should be assumed that rot exists and that further investigation should be carried out to ascertain the severity of possible rot and to carry out the necessary repairs.

Below is a guide to the severity of moisture content within the substrate tested and photographs of the Protimeter 'Surveymaster', the Trotec T650 and the Trotec T660 moisture detection equipment used. The Trotec T650 & T660 use a different range of numbers (0.0 - 200.0 with below 80.0 (18.0% - 19.0%) being acceptable and above becoming of concern) but assists in confirming the presence of moisture and is capable of scanning further into the wall cavity and timber framing than the Protimeter Surveymaster.

- **Normal** - Although readings will differ from house to house given dwelling location, type of heating used and airflow to each room, readings over 18.0 % may be considered high when compared to average readings taken within the property.
- **Of Concern** – A moisture content of between 20.0% and 25.0% may allow the establishment of decay species under certain conditions. This level of moisture content serves as a warning that remedial action is required, but severe damage is unlikely.
- **Hazardous** – A moisture content of between 25% and 30% will allow the establishment of most timber decay species. It is unlikely that timber with this moisture content will be able to remain in the structure and may require renewal.
- **Severe** – A moisture content in excess of 30.0% is extreme and timber deterioration is probable. This does depend on how long the moisture has been present in the timber. It is unlikely that any simple remedial options are available. Timber with these moisture contents will require removal from the structure and specific methods may be required to clean up the advanced decay within the framing.

		
The Protimeter 'Surveymaster' Moisture Meter. 'Capacitance Type'	Trotec T660 Material Moisture Measuring Device. 'Dielectric Type'	Trotec T650 Multi Measure Non-Invasive Moisture Meter. 'Dialectric Type'

Appendix A.

Kevin O'Connor has been in the building industry for over 35 years with residential building experience including new housing, alterations, additions and renovation work.

Commercial construction experience includes concrete formwork, foundations and interior finishing and fitouts. Kevin ran his own construction company for many years, was a Registered Master Builder and also a Licensed Insulclad Installer. He has extensive experience in Plaster/Monolithic type cladding systems, roof maintenance issues and Council Consent & Building Permit issues.

He has also been trained and periodically engaged by the Earthquake Commission (EQC) to carry out earthquake damage assessment and estimating for repairs to earthquake affected land and buildings around New Zealand including the 2007 Gisborne earthquake. He was amongst the first called upon to attend the Canterbury Event after the first earthquake in September 2010 and assisted in the setting up and running of two field offices followed by 15 months continuous service in Christchurch as both a Team Leader and a member of the Land Damage Assessment Team.

Over the last eighteen years he has been involved in the House Inspection Industry and the documenting of maintenance issues for prospective home buyers and vendors and has enjoyed working with investors, real estate agents, lawyers, and lending institutions.

Kevin has a wealth of knowledge and is available should you have any queries or concerns with a property you may be considering purchasing.

Appendix B.

NZS 4306:2005 Definitions of Weathertightness Risk Assessment

Wind zone	Low risk	Low wind zone	as described by NZS:3604
	Medium risk	Medium wind zone	as described by NZS:3604
	High risk	High wind zone	as described by NZS:3604
	Very high risk	Very high wind zone	as described by NZS:3604
Number of storeys	Low risk	One storey	
	Medium risk	Two storeys in part	
	High risk	Two storeys	
	Very high risk	More than two storeys	
Roof/wall intersection design	Low risk	Roof to wall intersection fully protected (e.g. hip and gable roof with eaves)	
	Medium risk	Roof to wall intersection partly exposed (e.g. hip and gable roof with no eaves)	
	High risk	Roof to wall intersection fully exposed (e.g. parapets or eaves at greater than 90° to vertical with soffit lining)	
	Very high risk	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys etc.)	
Eaves width	Low risk	Greater than 600 mm at first floor level	
	Medium risk	450-600 mm at first floor level or over 600 mm at second-floor level	
	High risk	100-450 mm at first floor level or 450-600 mm at the second floor level	
	Very high risk	0-100 mm at first-floor level or 100-450 mm at second-floor level, or 450-600 mm at third floor level	
Envelope complexity	Low risk	Simple rectangular, L, T a boomerang shape with single cladding type	
	Medium risk	More complex, angular or curved shapes (e.g. Y arrowhead with single cladding type)	
	High risk	Complex angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types	
	Very high risk	As for high risk, but with junctions not covered in C or F of this table (e.g. box window, pergolas, multi story re-entrant shapes etc.)	
Deck design	Low risk	None, timber slate deck or porch at ground level	
	Medium risk	Fully covered in plan by roof, timber slate deck attached that first or second floor level	
	High risk	Enclosed deck exposed in plan or cantilevered at first-floor level	
	Very high risk	Enclosed deck exposed in plan or cantilevered at second-floor level or above	

Note: Eaves width measured from internal face of wall cladding to outer edge of overhang including gutters and fascias.
Balustrades and parapets count as 0 mm eaves.