

PRE-PURCHASE PROPERTY INSPECTION AT



109 for
A

(Some photos in the sample report have either been removed or cropped / shrunk to protect the client's privacy)

Copyright © - Building Inspection Services

Contact Info:

☎ 0274505010

✉ alertbuildinginspections@gmail.com





Section Index

- 1. Client and Inspection Information**
- 2. Scope, Terms, Conditions and Limitation**
- 3. Description of Property**
- 4. Subfloor**
- 5. Exterior, Cladding**
- 6. Penetrations, Water Tightness Areas**
- 7. Roofing and Roof Space**
- 8. Building Interior**
- 9. Service Areas**
- 10. Storage**
- 11. Services**
- 12. Checklist**
- 13. Certificate of inspection**
- 14. Executive Summary**
- 15. High Moisture Readings**
- 16. Methamphetamine test**



1. Client and Inspection Information

Client Name:

Client Phone:

Client Email:

Date of Inspection:

Time of Inspection: 09:00 am

Address of Inspection:

House Occupied: Yes

People present: Yes

Weather: Wet

Soil: Wet

The scope of this inspection is as defined Conditions of Engagement and carried out in accordance with NZS 4306:2005



2. Alert building inspections Terms and Conditions

As part of PIP Group Ltd trading as Alert Building Inspections (“we”, “our”, “us”) are bound by the New Zealand Property Inspection Standards NZS 4306:2005 (the Standards). We will meet the minimum requirements set out in these standards and you as the client agree to be bound by these. We are required to outline the following:

2.1 DEFINITIONS

- a) **ACCESSORY UNITS** (as defined in the Unit Titles Act). Any area usually with a specified purpose, which does not comprise part of the dwelling unit footprint, but is intended to be used in conjunction with the unit.
- b) **ANCILLARY SPACES AND BUILDINGS** any area, usually with the specified purpose, which does not comprise part of the dwelling unit footprint.
- c) **COMMON PROPERTY** An area that is owned collectively by all the unit owners and defined as such in the Unit Titles Act.
- d) **INSPECTOR** A person, partnership or company qualified and experienced to undertake property inspections.
- e) **MINOR FAULT OR DEFECT** A matter which, in the view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance.
- f) **MULTI-UNIT PROPERTY(IES)** Any property that accommodates more than one residential dwelling unit and where the owners have collective obligations.
- g) **PROPERTY INSPECTION** A non-invasive visual inspection of a residential building carried out in accordance with 2.3 the standards.
- h) **PROPERTY REPORT** The report referred to in section 3 of the standards
- i) **REASONABLE ACCESS** Areas where it is safe, with unobstructed access is provided and the minimum clearances specified in table one (1) are available; or where these clearances are not available, areas within the inspector’s unobstructed line of sight



Table One- Reasonable access

Area	Access Manhole (mm)	Crawl Space (mm)	Height
Roof Space	450 x 400	600 x 600	Accessible from a 3.6 m ladder*
Sub-Floor	500 x 400	Vertical Clearance Timber floor: 400** Concrete floor: 500	
Roof Exterior			Accessible from a 3.6 m ladder*
* Or such other means of access that meet OSH requirements. ** From underside of bearer.			

- j) **SIGNIFICANT FAULT OR DEFECT** A matter which requires substantial repairs or urgent attention and rectification.
- k) **SPECIAL PURPOSE** as defined in section 4 of the standards as being an inspection and/or assessment that falls within the area of the Inspectors expertise.
- l) **SURVEY** A separate, detailed inspection and report that may require invasive and/or specialized testing equipment, and may require the special knowledge of a relevantly qualified expert.
- m) **WEATHER TIGHTNESS RISK** this is defined in Appendix A of the Standards

2.2 DISCLOSURE

Our non-invasive residential building inspection (“inspection”) and Report (“report”) will provide the following information in accordance with the Standards

- a) The scope of our inspection and report;
- b) Any limitations to our inspection and report; and



- c) *These terms and conditions are to be read agreed and accepted in writing and in conjunction with the Letter of Engagement for services before any inspection can be carried out for client (“you” “your”). The Letter of Engagement will provide the following in accordance with the Standards:*
- i. The name of the person/s who have applied for the inspection and report;**
 - ii. The Inspector/s name and any specialist Inspection Company appointed to provide a more detailed report;**
 - iii. The date in which the inspection is to be conducted and the report is due back to the client;**
 - iv. The specified scope of inspection being conducted of the premises;**
 - v. Any special-purpose property inspection items that are to be included in the non- invasive residential building inspection report;**
 - vi. Our fee for the inspection to be conducted and report to be produced;**
 - vii. Our limitations and conditions; and**
 - viii. Our professional liability covers.**

2.3 NON-INVASIVE RESIDENTIAL BUILDING REPORT PREPARED IN RELATION TO THE STANDARDS

- a) *The inspection process will be performed directly in accordance with the Standards. You agree that upon you agreeing in writing to these terms that you are also bound by these Standards indefinitely in relation to this report.*
- b) *Copies of these Standards are available to you upon request from us for your inspection, or alternatively you may contact Standards New Zealand and purchase a copy of these Standards for your own record.*
- c) *Our inspectors have relevant trade experience and qualifications to carry out the inspection.*
- d) *We will certify that the inspection has been carried in accordance with the Standards and the Inspector meets the competences of the Standards.*
- e) *We will give consideration to Weather tightness Risk. However, it will be conducted in accordance with the Standards Appendix A, however if it is outside our area of expertise this would be subject to a specialist report.*



2.4 SCOPE OF THE NON-INVASIVE RESIDENTIAL BUILDING INSPECTION

- a) *In accordance with the Standards, the scope of the inspection is limited to a visual inspection of the components of a building only, in which the Inspector has reasonable access in accordance with table one of the definitions and being in their clear line of sight. A non-intrusive moisture meter maybe used by our inspectors around accessible joinery or areas in the building identified to be risk areas.*

Note: the moisture meter reading utensil is an aid only and their results are not conclusive. No liability is to be incurred by us in relation to a moisture reading and a specialist will be required to conduct a specialized report in relation to this.

2.5 METHAMPHETAMINE INSPECTION AND REPORTING

- a) *It is an essential pre-condition to you using our services that you agree and accept that we are not legally responsible for any loss or damage you might suffer related to your use of our services in which we have provided you access to, whether from errors or omissions in the services you receive or information or from any other use of the website. In short, your use of our services provided is at your own risk.*
- b) *We aim to have the results from the non-invasive swab testing returned from the samples taken within 14 working days from the day the samples are taken. We accept no liability should the results of the test exceed this time frame. You accept that should the result return as a positive we hold the right to share the results with any stakeholder in the property without liability or recourse.*
- c) *Our liability is only limited to the purposes of the Consumer Guarantees act 1993 for any breach of a term of this agreement is limited to:*
- i. the supplying to you of the services again; or**
 - ii. the payment of the costs of having the services supplied to you again.**



- d) *We may disclose information in good faith and where we are required to do so:*
- i. **by law or by any court;**
 - ii. **to enforce the terms of any of our customer agreements;**
 - iii. **to protect our rights, property or health and safety, banks or financial institutions with the purpose of preventing fraud or as proof of any transaction.**

2.6 REASONABLE ACCESS TO BE PROVIDED FOR INSPECTION/S

- a) *You undertake to provide us with reasonable access to your residential property inclusive of all Accessory Units, Ancillary Spaces and Buildings, Common Areas and or any other area required for entry by us in order to provide a comprehensive inspection.*

2.7 CONFIDENTIAL REPORT

- a) *You acknowledge and agree that the director(s) and employee(s) of Inspect House NZ shall not be held liable to you.*
- b) *This is solely limited to the building report and excludes the methamphetamine testing.*
- c) *The inspection and report are to be conducted and prepared for you solely and exclusively for your own information.*
- d) *This report may not be relied upon by any third party or other person/s.*
- e) *You agree to maintain the confidentiality of the report and agree not to disclose any part of it to any other person.*
- f) *You may distribute copies of the inspection report to the Vendor and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the report. We do not in any way intend to benefit the Vendor or the real estate agent/s directly or indirectly through our report.*
- g) *You agree to indemnify, defend and hold us harmless from any third-party claims arising out of any distribution of the report.*



2.8 LIMITATIONS AND CONDITIONS ON THE NON-INVASIVE RESIDENTIAL BUILDING INSPECTION REPORT

- a) *The report is a reasonable attempt by us to identify any Significant Fault or Defect visible at the time of the inspection providing you with an informed visual inspection of areas in the building that are potential of risk. The report will also identify and note for your consideration any Minor Fault or Defect.*
- b) *Significant Fault or Defect will be identified and addressed in the report. However, we will only alert you to the area, a specialist will be required to conduct any further testing and/or remedial work. We are not liable for any invasive testing that occurs as a result of our identification of a Significant Fault or Defect.*
- c) *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*
- d) *and/or report, our liability shall be limited to a sum not exceeding the cost of the Inspection and report.*

2.9 LIMITATIONS AND CONDITIONS ON THE NON-INVASIVE RESIDENTIAL BUILDING INSPECTION

The inspection and report are only intended to be used as a general guide to help you make your own evaluation of the premises. The inspection and report are to be conducted for the purpose of providing information. The report is not a reflection of the value of the premises, nor does it make any representation as to the advisability of purchase.

- a) *The report is only an expression of our opinion based upon the visual observation of the areas of the premises with Reasonable Access provided for the inspection.*
- b) *The Inspection and report are not intended to be used as an exhaustive report. It is not to imply that every component was inspected, or that every possible defect of the premises was discovered.*



- c) *We will not disassemble any equipment, nor will we be performing an intrusive or destructive inspection, inclusive of moving of furniture, appliances or stored items, or excavation.*

- d) *Any and all components and conditions which by the nature of their location are concealed, deliberately hidden, camouflaged or difficult to inspect are excluded from the report.*

- e) *Any suggestions or recommendations contained in the report are suggestion only and it shall be the responsibility of the person or persons carrying out the work to ensure the most appropriate remedy is carried out in conjunction with any further discoveries, warranties or manufacturers recommendation and warranties, and any necessary local authority consents obtained prior to proceeding with remedial work.*

- f) *Inspections of any Electrical systems, water reticulation or plumbing, air conditioning system, dishwashers, stoves, hobs, heating systems, aerials, swimming pools or spas of the premises are outside of the scope of our inspection and report. Our Inspector/s will, however, conduct a brief inspection of the hot water system, the plumbing system, the electrical system (including testing the accessible power points and lights in each room).*

- g) *Note: Our Inspector/s are not a qualified plumber/s, electrician/s or gas fitter/s.*

- h) *Should a verbal report be conducted we are not liable to you or any third-party present as the report provided will be based off a visual inspection of the areas where reasonable access is provided, at the time of the inspection.*



i) Matters which are not within the scope of the Inspection outlined in the Standards are inclusive of, but are not limited to:

- i. The existence of formaldehyde, lead paint, asbestos, toxic or flammable materials, pest infestation and other health or environmental hazards;**
- ii. The condition of playground equipment;**
- iii. The efficiency measurement of insulation or heating and cooling equipment;**
- iv. Any internal or underground drainage or plumbing;**
- v. Any systems which are shut down or otherwise secured;**
- vi. Water wells (water quality and quantity);**
- vii. Zoning ordinances;**
- viii. Cosmetics or building code conformity;**
- ix. Intercoms, security systems, fire detection systems, heat sensors (any general comments about these systems and conditions are informational only and do not represent an inspection or form part of the report).**

j) The Inspection and report should not be construed as a compliance inspection of any building, legal or territory authority standards, codes or regulations. The report is not intended to be a warranty or guarantee of the present or future weather tightness, adequacy or performance of the structure it's integrity, its systems, or their component parts. The report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general statements based on information about similar components and occasional variations are to be expected between such estimates and actual experience.



k) You accept that the Inspector will not detect some faults due to the following:

- i. The fault only occurs intermittently.**
- ii. 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).**
- iii. The type of weather that would normally reveal the fault is not prevailing at, or around, the time of the inspection.**
- iv. The fault has been deliberately concealed.**
- v. Furnishings are obscuring the fault.**
- vi. We have been given incorrect information by you, the vendor (if any), the real estate consultant, or any other person.**
- vii. The fault is/was not apparent on a visual inspection.**

2.10 DISPUTES

- a) Any dispute or claim that arises as a result of the inspection or report provided by Alert building inspections is to be submitted to us in writing within twenty-one days of the date of the inspection taking place. Should a dispute or claim arise after twenty-one days from the date of inspection taking place, Alert building inspections cannot be held responsible for the claim.*
- b) You agree that upon raising a dispute of any form the contents of the report provided by us is not to be used to satisfy any terms of a sale and purchase agreement until the dispute has been resolved in all respects.*
- c) You agree that if, after raising a dispute, you chose to use the report to proceed with the transaction, that you acknowledge your dispute is null in void and that you waive any claim against us indefinitely in relation to this report.*
- d) In the event of a claim/dispute regarding damage to a home, you will allow us to investigate the claim prior to any repairs to the home be undertaken or completed. You agree that if you do not allow us to investigate the claims of damage before any repairs are carried out that you waive your rights to continue with and/or make any future claim against us.*
- e) In the event of any dispute, you agree not to disturb, repair, or attempt to*



repair anything that may constitute evidence relating to the dispute, except in the case of an emergency.

2.11 TERMS OF TRADE

- a) *In consideration for us providing you with the Inspection and report, you agree to the following:*
- i. Payment is due prior to the inspection being undertaken and the report released. Accounts which are not paid by the due date shall incur a late payment interest charge of 15% of the total amount owing for each calendar month in which the account is overdue, together with all debt collection costs.**
 - ii. If a quotation is given for the Inspection/report, any expenses incurred in addition to the quote, will be on the basis of cost to us, plus 15%. If, after a subsequent quotation/estimate, any additional work is found to be required you will be contacted for your approval before any further work is completed.**
- b) *We have no responsibility or liability for any cost, loss or damage arising from:*
- i. any errors or omissions from information, data or documents not prepared by us, our employees, or other persons under the direct control of us;**
 - ii. any act or omission, lack of performance, negligent or fraudulent act by you;**
 - iii. any act or omission, lack of performance, negligence or fraud by any consultant, contractor or supplier to you, or any of your employees or agents**
- c) *Where the content of any report is relied upon for industry research or evaluation purposes, such research or evaluation shall not include any data that may allow for the identification of any property or any personal information included in the report in any way.*
- d) *You shall pay all costs and expenses (including legal costs on a*



solicitor/Client basis) resulting from any breach of these terms of trade by you or the enforcement by us of these terms of trade.

- e) The parties agree that this document and all of its contents are governed by the legislation of New Zealand at all times.*

2.12 CANCELLATION FEE

(I) If you cancel the inspection you agree, that in consideration for us arranging a time for the inspection to be conducted that you will pay us a cancellation fee equal to the full cost of the inspection and report, provided however that if we have received forty-eight hours' (two full working days) written notice of cancellation only an admin fee of \$50 will be payable and you will be refunded.



3. Description of the property

The property is a single story, timber weatherboard clad house on concrete pile foundation with a steel long run roof, with timber joinery. The section is sloping & terraced at the back with some grass with shrubs. Access is via a path only.

LEFT OF BUILDING





RIGHT OF BUILDING





REAR OF BUILDING





Building Characteristics

Building Type: House

Levels: 1

Site Exposure: Sheltered

Vegetation: Yes

Contour: Sloping

Gas meter position: Front

Meter board Position: Main entrance hallway

Driveway

N/a



Main access pathway



Fencing

Acceptable condition

Rear side is missing some fencing behind the tin shed



Front left side



Retaining Walls

Not acceptable condition

Visible cracks as per photos. Where does all the water go? There may be a drain in this area as you can hear water running continuously.

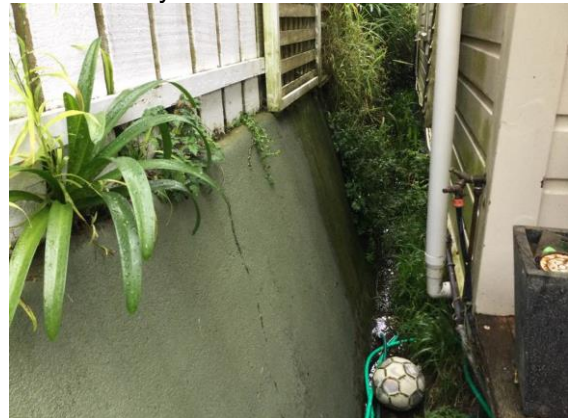
Recommend further investigation by qualified builder.



Visible cracks. There may be a drain in this area as you can hear water running continuously



Visible cracks



Left side



Garage

Not acceptable condition

No garage

This section shows:

Sleepout photos attached.

There was no access to underneath the sleepout.

Floor height is close the the ground height outside.

Rear side is in bad condition

Main door sticks.

2nd door entrance has no access.

Floor is uneven in places.

Overall interior paint condition is okay.

Carpet is in patches.

Has 6 timber windows.

Moisture readings on door is 100.

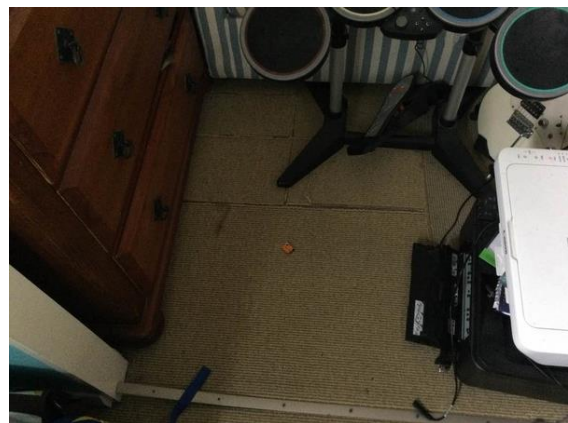
No access to most areas due to furniture etc.

Last photo is of the tin shed at the rear of the property. Very wet.

Recommend further investigation by qualified builder.



Sleepout ceiling as per photo has deterioration in this area



Sleepout carpet is patchy in some areas.
Floor is noticeably uneven in places



Sleepout has a high moisture reading by the door



Rear side of sleepout is in bad condition



Shed has water visible on the ground



4. Subfloor

Location of Access: Right

Ground condition: Wet

Vapor barrier: No

Ventilation: No

Pests: No

Debris: Yes

Insulation: No

The right-side access panel was blocked.
The other two rear side access doors had limited access.
There was some under floor insulation visible & some moisture barrier that was visible under an extension and also was able to view from the underside of the rear deck.
But I had no access under the house due to tenants' belongings in the way.
So not able to confirm whether these were fully insulated or not



Rear extension



R1.9 insulation label underneath rear extension



Foundation

Joist, Bearer and Pile

Not acceptable condition

Access to under the house was blocked.

The areas I was able to view clearly indicates there is water under the house.

Recommend further investigation by qualified builder.



Rear side, missing piece of insulation



Under extension facing the street. Water visible



Water ponding



Under deck facing towards street has incomplete base board cladding



Brick foundation wall

N/a

Concrete slab

N/a



5. Exterior Cladding

Cladding description

Timber weatherboard, Fiber cement

Not acceptable condition

Overall, the main cladding is in good condition in most areas but is in need of maintenance.

The Left side had no access to assess. The main cladding is timber rusticated weatherboards.

As per photos there are a few issues.

Rear extension:

The rear side access panels may look easy on the eye, but are not a good design as they can encourage water ingress

Left side at rear has a creeper growing on the fibre cement sheeting.

Cladding is a fibre cement board of some sort in this area and is not in acceptable condition.

Recommend further investigation by qualified builder



These rear side access panels may look easy on the eye, But are not a good design as they can encourage water ingress. Red arrow indicates horizontal join on facing board



This detail on the sleepout circled in red is not ideal



No access to right side of sleepout



These details on the sleepout are not ideal (indicated with red arrows)



Maintenance required



Missing cladding



Photo is of the left side of the property facing the street. No access to assess this side but clearly not acceptable condition



Photo is of the left side of the property facing the street. No access to assess this side but clearly not in acceptable condition



Exterior Stairs

Acceptable condition
Timber stairs are slippery.
No handrails installed.

The brick stairs at the rear are in a bad condition



Waterproof Decks

N/a



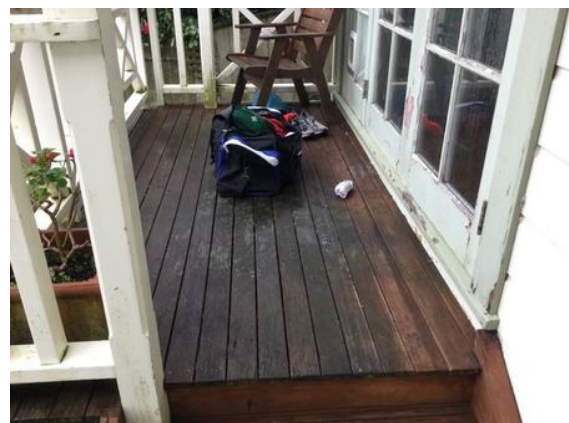
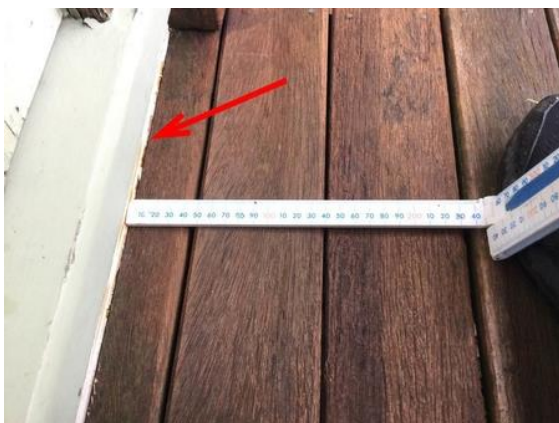
Balconies

Acceptable condition
Balcony decking is slippery



Deck

Acceptable condition
Front decking is visibly deteriorated on ends of the boards.
All decking is slippery.
No visible gaps between the decking boards and the exterior cladding

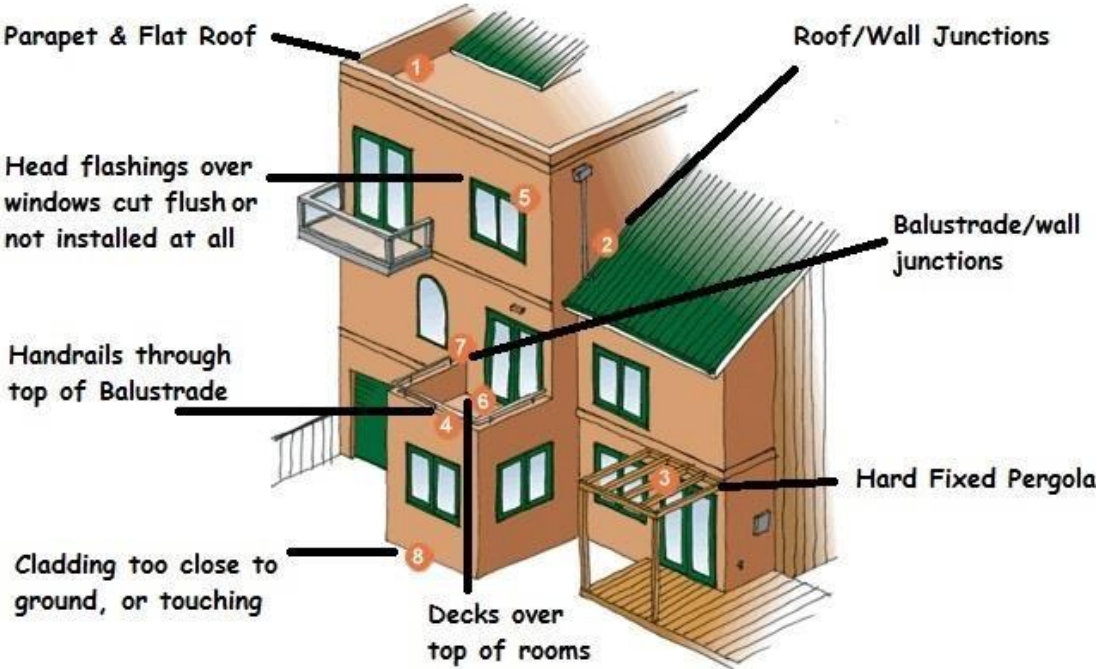


No gap between cladding and the timber decking



6. Penetrations, Water Tightness risk Areas

Higher risk design elements causing leaky buildings





7. Roofing and Roof Space

Roofing Steel

Steel

Acceptable condition

New roof on main roof and sleepout.

On the front low roof, some roof sheets have been removed possibly to allow more natural light into the bedrooms.

Main ceiling space as per photo shows water stains that may be from a previous leak or current leak. Most likely previous leak prior to the new roof installation.



Sleepout roof



Timber sarking



Visible moisture stains



Visible moisture stains



Insulation

Acceptable condition

Roof space insulation sighted as per photos



Some insulation missing in some areas





Chimneys

Top of the chimney removed possibly prior to re-roof.
Lounge has a fireplace that appears to be blocked off.
I wasn't able to view properly as per photo.



Fireplace appears blocked off



Soffits, Eaves

Acceptable condition





Spouting and Gutters

PVC

Excellent condition

New spouting





Downpipes

PVC

Not acceptable condition

Rear side downpipe connection point not connected. Photo indicates the three connections from the rear side spouting and the left side spouting all goes to the one downpipe which just exits onto the ground. This is an issue as it's approx 70 % of the roof spouting.

Another downpipe sighted under the house also not connected to a stormwater drain. This is an issue as it just flows under the house (next to the cat in the photo) Recommend further investigation by qualified plumber., Recommend further investigation by qualified drain layer.



All three red arrows indicate all water from the three connections from the rear side and the left side goes to the one downpipe which just exits onto the ground which is an issue



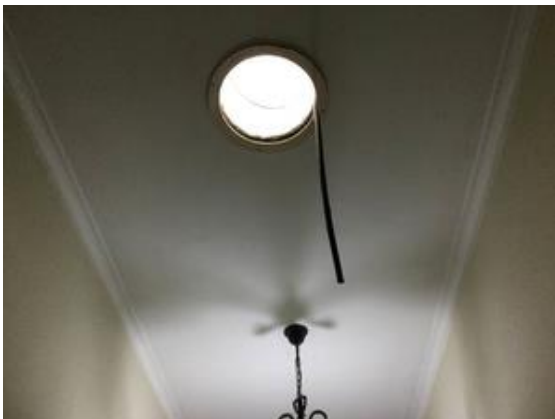
8. Building Interior

Ceilings

Acceptable condition
Some rooms have visible mold



Bathroom ceiling



Main hallway solartube rubber is loose



Wall Linings

Acceptable condition

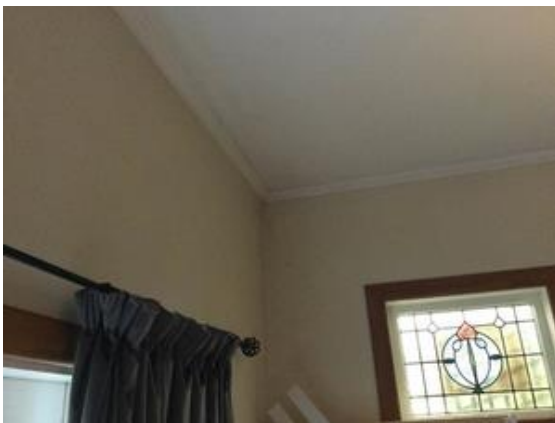
As per photos some are in bad condition



Hallway has wallpaper



Bedroom one front right corner room has lots of markings visible



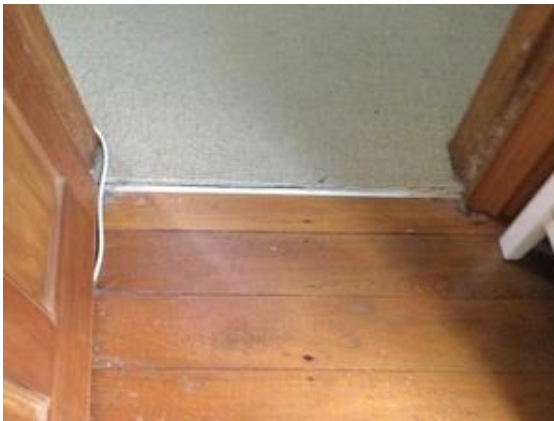
Mold visible



Flooring

Acceptable condition

Bedroom 1 carpet bar is loose.
Kitchen has borer damage visible



Carpet bar is loose



Borer damage



Windows

Timber

Not acceptable condition

Timber windows mainly in acceptable condition but some have deteriorated due to lack of maintenance



Rusted hinges on most windows



Lots of loose window glazing putty



Condensation on most windows



Internal Doors

Acceptable condition

Most interior doors have possibly had hardware previously removed



Red circle indicates where most doors have possibly had hardware previously removed



Exterior Doors

Acceptable condition





9. Service Areas

Electrical

Acceptable condition



Note: "This is not an electrical inspection as our inspectors are not qualified electricians. The electrical section of this report is only a visual on anything obvious that can be seen. This excludes any wiring or electrical components in walls or out of sight. We recommend an investigation by a qualified electrician if there are any concerns."



Kitchen

Acceptable condition although



Damage



Bathrooms

Acceptable condition

Very small bathroom and bath has a bad design where the top of the bath meets the shower linings





10. Storage

Wardrobes

Acceptable condition

Bedroom 1 shelves only.

Bedroom 2 none.

Bedroom 3 none.

Bedroom 4 sunroom





11. Services

Smoke Detectors: No

Note: Smoke Detectors are not tested during property inspection.

Heating Systems: No

Log burner: No

Heat pump: Yes

Ventilation and Security Services

Ventilation system (DVS): Yes

Alarm System: No

Electricity Service

Mains supply: Yes

Earth rod: N/a

Meter board: Acceptable condition

Fuse board: Acceptable condition

Solar panels: No

Gas and Water Services

Mains Gas: Yes

Water supply: Mains

Hot water services: Gas

Sewerage disposal: Mains



Gully Trap

Not acceptable condition

Due to access issues, It was hard to assess gully trap, or gas infinity, or gas meter.

Recommend further investigation by qualified plumber.

Note: The operation of heating systems, heat pumps, air conditioning, gas fires, auxiliary plumbing pumps etc. is not checked by the building surveyor and should be investigated by a suitably qualified person, to check the operation of appliances and fittings should they be required.



12. CHECKLIST

Site			
Orientation of building spaces	Yes	Paths, steps, handrails & driveways	Yes
Site Exposure, contour & vegetation	Yes	Fencing	Yes
Retaining Walls	No	Surface water control	No
Subfloor			
Location of access points	Yes	Obvious structural alteration	No
Accessibility	Yes	Ground clearance to timber	No
Foundation type and conditions	No	Floor type (timber or concrete)	Yes
Foundation walls	No	Timber framing and bracing	No
Ground conditions	No	Insulation type, coverage etc.	No
Ground vapor barrier	No	Plumbing types, support	No
Drainage	No	Electrical types & support	No
Ventilation adequacy	No	Insect and pest infestation	No
Pile type, instability & conditions	No	Water-damaged timbers	No
Pile to bearer connections	No	Debris	Yes
Exterior			
Construction type	Yes	Chimneys	Yes
Cladding	Yes	Exterior stairs	Yes
Exterior windows and doors	Yes	Balconies, verandas, patios	Yes
Roof			
Roof Material	Yes	Roof water collection	Yes
Roof Construction	Yes	Downpipes	Yes
Eaves, fascia and soffits	No		
Roof Space			
Accessibility	Yes	Insulation type, & condition	Yes
Party walls, fire protection	Yes	Roof underlay & support	Yes



Roof construction	Yes	Sarking	Yes
Obvious structural alterations	Yes	Ceiling construction	No
Rotting timbers	No	Insects and pest infection	No
Plumbing types, leaking, support	No	Discharges into roof space	No
Roof fixings	Yes	Electrical types & support	No
Interior			
Ceiling	Yes	Stairs	Yes
Walls	Yes	Doors & frames	Yes
Timber floors	Yes	Storage	No
Concrete floors	No	Electrical operation of switches	No
Heating Systems	Yes		
Kitchen			
Bench top	Yes	Tiles/floor coverings	Yes
Cabinetry	Yes	Air extract systems	No
Sink	Yes		
Bathrooms, WC, Ensuite			
Floor	Yes	Shower	Yes
Cistern, Pan, Bidet	Yes	Vanity, Basin	Yes
Tiles/floor coverings	Yes	Ventilation	Yes
Bath	Yes	Special features	Yes
Laundry			
Location	No	Tub, Cabinet	No
Floor	No	Tiles/floor coverings	No
Ventilation	No		
Services			



Central vacuum systems	Yes	Heating systems	Yes
Ancillary Spaces			
Exterior claddings	Yes	Roof	Yes
Floors	Yes	Subfloor	No



13. CERTIFICATE OF INSPECTION

Inspection carried out in Accordance with NZS4306:2005

Client:

Site Address:

Inspector's Details

Name:

Company: Alert Building Inspections

Qualifications: Trade Qualified Builder

Date of Inspection:

The following areas of the property have been inspected:

Site, Subfloor, Exterior, Roof Exterior, Roof Space, Interior, Services,
Accessory Units/spaces

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:

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 by law, 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.



14. Executive Summary

Overall, the property could be in in good condition if it was better maintained. Some areas are in good condition other than any issues mentioned in the report.

Retaining walls : Visible cracks as per photos. Where does all the water go? There may be a drain in the front area as you can hear water running continuously.

Sleep-out :

Sleepout photos under garage section.

There was no access to underneath the sleepout.

Rear side is in bad condition.

Floor height is close to the ground height outside.

Main door sticks.

2nd door entrance has no access and floor is uneven in places.

Overall interior paint condition is okay.

Carpet is in patches.

Has 6 timber windows

Moisture readings on door is 100 digits.

No access to most areas due to furniture etc.

Tin Shed :

Photo under Garage section.

The tin shed at the rear of the property has a wet floor (typical design flaw).

Underfloor insulation:

The right-side access panel that was blocked.

The two rear side access doors had limited access.

There was some under floor insulation visible & some moisture barrier that was visible under the rear extension and viewing from the underside of the rear deck but I had no access under the house due to tenants' belongings in the way so not able to confirm fully installed or not.



Concrete piles under the house:

Access to under the house was blocked.

The areas I was able to view clearly indicates there is water under the house.

Cladding :

Please read through the cladding photos.

Overall, the main cladding is in good condition in most areas but is in need of maintenance.

The Left side had no access for me to assess.

The main cladding is timber rusticated weatherboards.

As per photos there are a few issues.

Rear extension cladding:

The rear side access panels may look easy on the eye but are not a good design as they can encourage water ingress.

Left side at rear has a creeper growing on the fibre cement sheeting.

Cladding is a fibre cement board of some sort and this area is not in acceptable condition.

Roof :

Main ceiling space as per photo shows water stains that may be from a previous leak or current leak. Most likely previous leak prior to the new roof installation

Downpipes :

Rear side downpipe connection point not connected. Photo indicates the three connections from the rear side spouting and the left side spouting all goes to the one downpipe which just exits onto the ground. This is an issue as it's approx 70 % of the roof spouting.

Another downpipe sighted under the house also not connected to a stormwater drain. This is an issue as it just flows under the house (next to the cat in the photo).

Timber windows mainly in acceptable condition but some have deteriorated due to lack of maintenance.



Moisture readings:

**Access was an issue at this property.
But was able to assess the following as per photos:**

**Bedroom 1 window read 86.
Bottom wall read 70.
Exterior door 70.**

**Bedroom 2 door exterior door read 78.
Left side wall at bottom read 80**

Bedroom 3 window read 73.

Toilet wall read 94

Bedroom 4 read 73 on rear window.

Limited access on most areas. Photos not possibly in some areas as access was limited

Recommend further investigation of all issues mentioned in the report by a qualified builder.

The above issues and the one's mentioned in the report need to be addressed by qualified tradesman or LBP Trades people to ensure that the dwelling will be in a good water tightness condition.

Please take the recommended advice before purchasing the property.



15. High Moisture Reading

Only high moisture readings or readings of concern are documented in the report.

YES HIGH MOISTURE READINGS FOUND

RECOMMEND FURTHER INVESTIGATION BY QUALIFIED BUILDER

Display (digits)	Building Material Moisture Range
Less than 50 digits	Dry material
50 digits – 80 digits	Damp material
Greater than 80 digits	Wet / saturated material

Access was an issue at this property.
But was able to assess the following as per photos.

Bedroom 1 window read 86.
Bottom wall read 70.
Exterior door 70.

Bedroom 2 door exterior door had a moisture reading 78.
Left side wall at bottom read 80

Bedroom 3 window read 73.

Toilet wall read 94

Bedroom 4 read 73 on rear window.

Limited access on most areas. Photos not possibly in some areas as



Access was limited



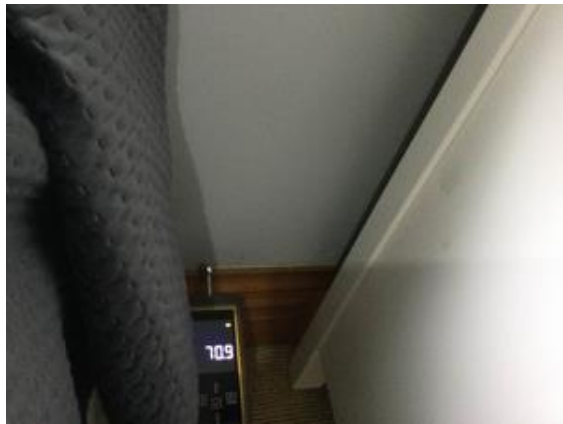
Bedroom 2



Bedroom 2



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3, Readings of 70



Toilet



Bedroom 4 sunroom reading of 70



16. Methamphetamine Test

Meth Test Result: N/a