



COMPREHENSIVE PROPERTY REPORTS

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RESIDENTIAL PROPERTY REPORT COPY COPY

1234 Main St. Paraparaumu Wellington 5032

Buyer Name

09/10/2021 9:00AM



Inspector

Travis Mackay

Trade Qualified Building Inspector.
Structural Engineer. Master Carpenter.
Level 3 Certified Thermographer. Property
Investor. Renovation Specialist. Mediation
Resolution Expert. 25+ Years Industry
Experience.

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Agent Name

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IN!**

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1: PROPERTY DETAILS & SUMMARY

Information

PROPERTY & CLIENT INFORMATION

PROPERTY & CLIENT INFORMATION

ADDRESS: 1234 HOUSE ROAD

CLIENT: BOB

DATE: 08/10/2021

PROPERTY DETAILS

DECADE OF CONSTRUCTION: 2010s

LEVELS: SINGLE

CLADDING SYSTEMS: LINEA WEATHERBOARD | MANSORY

ROOF COVERINGS: DECRAMASTIC PRESSED METAL TILE PROFILE

FOUNDATION SYSTEM: CONCRETE SLAB

WEATHER CONDITIONS: HUMID, WARM, LIGHT RAIN

FOR OBSERVATIONS/DEFECTS ONLY VIEW

THIS BAR IS LOCATED AT THE TOP OF YOUR REPORT
UNDER THE MAIN PHOTO

DIGITAL Summary (LEFT BUTTON) PDF Summary (RIGHT BUTTON)

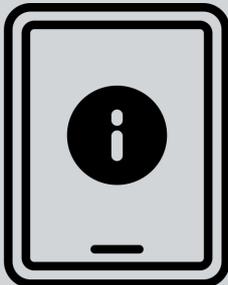
Full Report

Summary

Immediate Attention

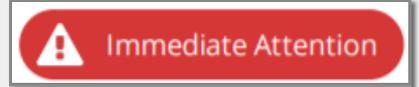
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SECTIONS INFORMATION

THIS REPORT HAS 3 MAIN SECTIONS		
1/3		DOCUMENTATION BUILDING SYSTEMS INFORMATION
2/3		MAINTENANCE ITEMS TRADE REQUIREMENTS SPECIALIST REQUIREMENTS
3/3		GENERAL INFORMATION PRIORITIZED MAINTENANCE REPAIR ESTIMATES RECOMMENDED- CONTRACTORS

COLOUR CODING GLOSSARY

COLOUR CODING GLOSSARY



HANDYMAN

TRADE QUALIFIED

EXPERT

Skill level required to remedy the observation

REMEDIAL WORK REQUIRED WITHIN:
0-24 MONTHS

REMEDIAL WORK REQUIRED WITHIN:
0-12 MONTHS

REMEDIAL WORK REQUIRED WITHIN:
0-6 MONTHS

Time frame the observation should be remedied within

1 2 3 4

1 2 3 4

1 2 3 4

1 2 3 4

1-4 Indicates the level of importance each observation is

THIS IS ONLY A GUIDE.

EXAMPLES OF COLOUR RATINGS

EXAMPLES OF OUR COLOUR RATINGS

BLUE OBSERVATIONS:

- REMEDIAL WORK REQUIRED WITHIN: 0-24 MONTHS
- Low level moisture readings 'within" the NZ Standards were detected at the time of inspection.
- The room/area/item was in a generally good overall condition and shows wear and tear that we consider to be what is expected from a property of this age and construction era, However there may be some minor maintenance issues that require attention.
- The observation may require a person of a competent skill level and/or general handyman knowledge to improve it to a good condition.
- The observation may have a low to moderate estimated repair and/or replacement cost.

ORANGE OBSERVATIONS:

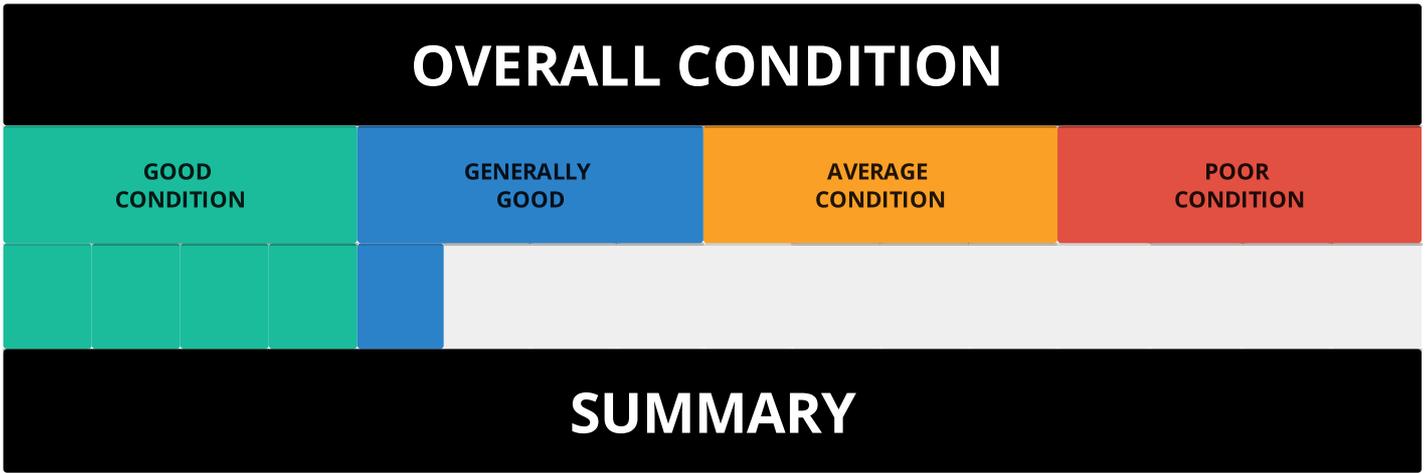
- REMEDIAL WORK REQUIRED WITHIN: 0-12 MONTHS
- MOISTURE DETECTED (HIGH LEVELS) 17.0% - 40.0%
- The room/area/item is deemed below the standard that is expected for the age and style of this property.
- The observation requires skilled handyman or trade level work to improve it to a good condition.
- The observation may require ongoing maintenance.
- There may be a moderate repair and/or replacement cost.

RED OBSERVATIONS:

- REMEDIAL WORK REQUIRED WITHIN: 0-6 MONTHS
- MOISTURE DETECTED (VERY HIGH LEVELS) 40.0% - 100.0%
- The overall room/area/item is deemed well below the standard that is expected for the age and style of this property.
- The observation may require consulting a specialist in a particular area of construction to assess, quote, repair and/or replace.
- There could be a high estimated cost required to correct this observation.
- The observation may be a direct safety issue and/or the observation may have the potential to become a safety issue in the future.

THIS IS ONLY A GUIDE.

OVERALL SUMMARY



OVERALL SUMMARY: The building overall is in good condition relative to its age, location and era of construction. This particular property appears to have been very well maintained.

*This is one out of a handful of times, from over 7500 reports that we have given a property **4x green boxes**. Very Impressive. Great investment.

MAIN OBSERVATIONS:

- 1. Lichen on roofing needs spraying. (Outstanding that this is the main observation)

MAINTENANCE IS KEY: With all buildings and cladding types, the key to protecting your property investment is keeping up a strict maintenance schedule. By scheduling ahead of time, any weather sealing and painting requirements, you can save a considerable amount of extra costs over time and guarantee the longevity of your investment.

2: 1/3

Information

1/3: 1/3

DOCUMENTATION		
1/3		DOCUMENTATION BUILDING SYSTEMS INFORMATION

3: CLADDING

		IN	NI	NP	O
3.1	CLADDING SYSTEM/S	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

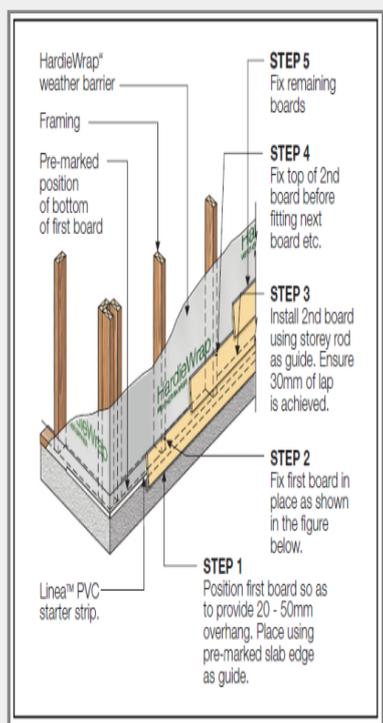


CLADDING SYSTEM/S: LINEA WEATHERBOARDS | MAINTENANCE

LINEA WEATHERBOARD

Linea Weatherboard is a 16mm thick, pre-primed bevel back fibre cement weatherboard and is classified as lightweight wall cladding suitable for residential and light commercial construction using timber framed external walls. Linea Weatherboard is available in 135mm, 150mm and 180mm widths. Linea™ weatherboard weathers well.

**THE FOLLOWING MAY NOT DIRECTLY APPLY
Scyon™ Linea™ weatherboard Installation diagram**



Product No.	End Details	Size			Mass
		Width	Length	Thickness	
403930	Tongue and Groove	150mm	4200mm	16mm	21.1 kg/m ²
403912	Tongue and Groove	180mm	4200mm	16mm	21.1 kg/m ²

LINEA WEATHERBOARD - PROS

- Up to 60 minutes Fire Rating when used with HardieSmart™ wall systems.
- When Linea™ weatherboard is used with the right insulation and in accordance with the standard installation instructions, an R-Value of up to 2.8 can be achieved for the wall. Greater Total R-Values can be achieved through the use of cavity wall construction and reflective vapour permeable membranes. Refer to the James Hardie Wall System Thermal Performance Total R-Values Technical Supplement for more information.
- Is made from Scyon,™ the advanced lightweight cement composite with heavy-duty performance. Not only is it resistant to damage from termites, rot and fire*, but it can also be gun nailed and is easy to cut – like timber.

LINEA WEATHERBOARD - CONS

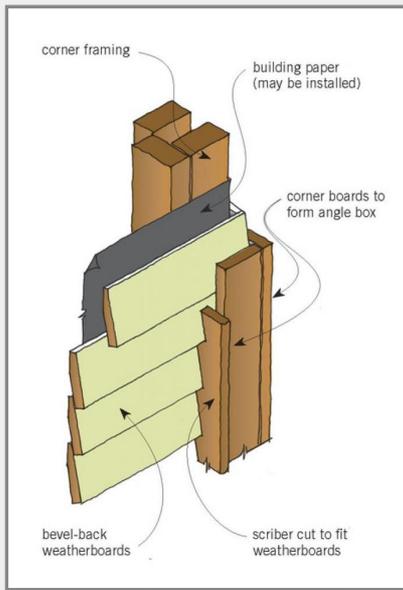
- One of the major drawbacks of fibre cement weatherboard is the finish quality. Unlike natural timber that can be machined to a perfect finish, fibre cement weatherboards typically exhibit a less than smooth finish. The slightly uneven surface of fibre cement cladding catches the light, effectively cheapening a paint finish façade.
- Builders are required to use heavier tools and dust extraction on site, which sometimes leads to higher installation costs.
- Higher carbon footprint than New Zealand Pine
- Heavier weight

- Silica dust is a serious health and safety concern

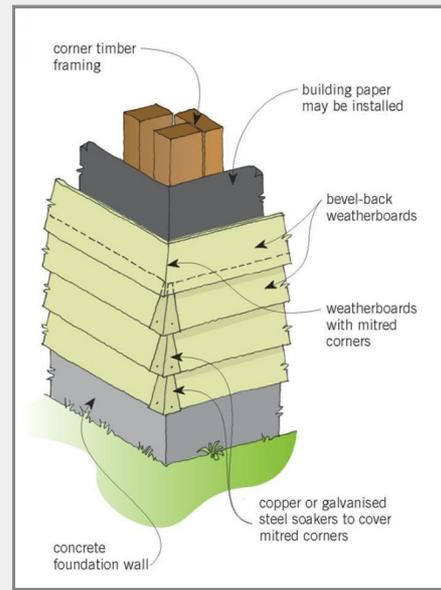
LINEA WEATHERBOARD MAINTENANCE

Linea™ weatherboards are back bevelled to sit flush with the stud and installed easily using a Lap Gauge. Paint application is fast because the pre-primed sheets mean less paint and time is needed to achieve a high-quality finish. Linea™ weatherboard will maintain its integrity and general appearance significantly longer than timber. Some timber is susceptible to cracking in exterior applications, which in turn can lead to shrinking or warping. Linea™ will resist shrinking, swelling and cracking to hold paint longer than wood, and can also be painted dark as well as light colours.

EXAMPLES ONLY



BOXED CORNER

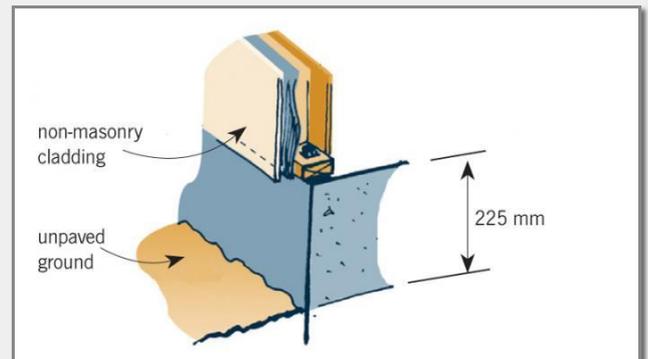
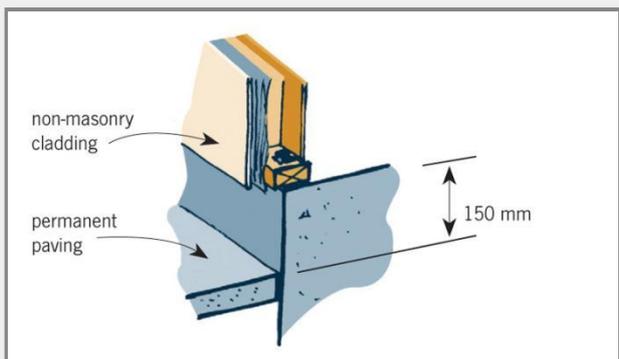


UN-BOXED CORNER

Corners with weatherboard cladding: External corners are typically finished with boxed corners and scribes or joints are mitred and covered with soakers to protect the corner from weather and general damage. Scribes should be fitted at the edges of each facing board to cover and seal the gaps left by the slant of each board. Internal corners should have angled flashing installed behind the weatherboards.

GROUND CLEARANCE

NZS 3604 Timber-framed buildings requires that the top of a timber or concrete pile must be at least 150 mm above the ground, which determines the clearance between the bottom of the bearer and the ground to be a minimum of 150 mm.



**Non-masonry cladding
with permanent paving**

**Non-masonry cladding
with unpaved ground**



CLADDING SYSTEM/S: MASONRY CLADDING

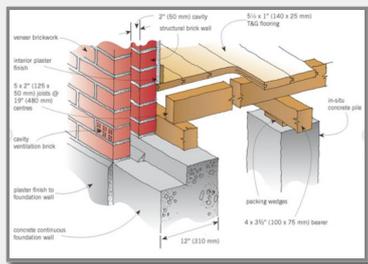
MASONRY CLADDING

Masonry veneer is a system where a timber or steel-framed home is clad with bricks, stone, or thin concrete blocks. The masonry is connected to the timber framing through flexible wall ties.

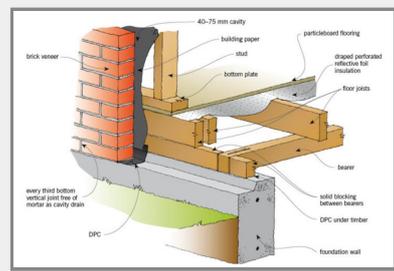
Double skin brick: Brick walls that provide structure as well as the exterior cladding. While brick veneer gives you the same look as double brick, there's an important distinction: With brick veneer, the structural support comes from the concrete, steel, or wood that makes up the backup wall, and the brick is on the exterior for aesthetic purposes. Also, double brick tends to be much more durable and resistant than brick veneer, especially against things like fire, strong winds, and pests

Advantage: Good thermal insulation performance, little water leakage, good sound insulation performance, basically no maintenance, simple to replace damaged areas, easy fire resistance. Brick can be used both internally and externally, facing clay bricks can last 60-80 years if well looked after and repointed when needed.

Disadvantage: Masonry is heavy and requires structural support plus a continuous foundation. It is weathertight, but also very rigid, thus prone to damage in an earthquake.



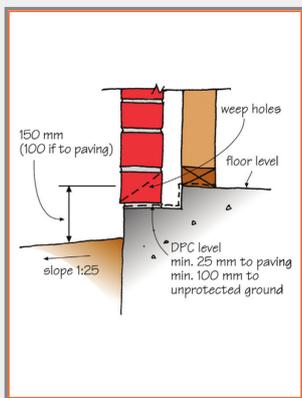
Double skin brick



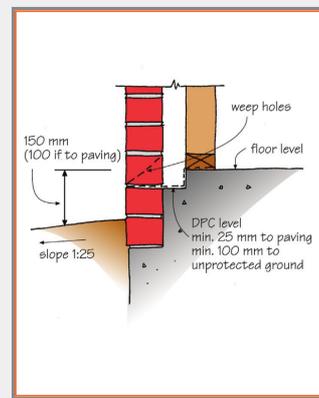
Masonry veneer

Brick Masonry is heavy and requires structural support plus a continuous foundation. It is weathertight, but also very rigid, thus prone to damage in an earthquake. **Concrete Block** or **Poured Concrete** may act as both the structure and the cladding. It is recommended that each cladding system needs a proper underlay system for it to work and avoid the future risk of water leak. If the underlay system is properly constructed the cladding types should have no moisture ingress issues. **All brickwork must be supported** by another element such as timber or steel framing, reinforced concrete or reinforcing and grouting the brickwork itself.

VENEER GROUND CLEARANCE



**Masonry cladding
Permanent paving**



**Masonry cladding
Unpaved ground**



4: JOINERY

		IN	NI	NP	O
4.1	JOINERY	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

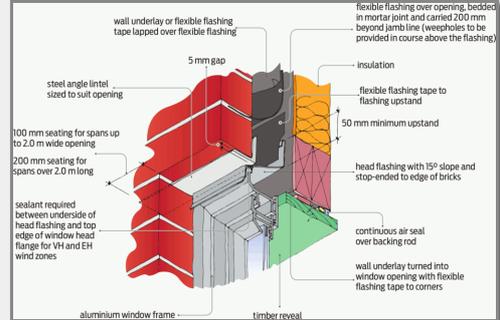
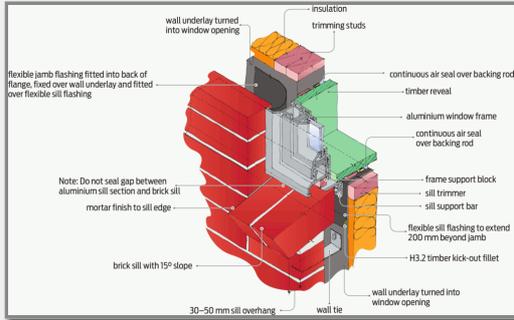
Information

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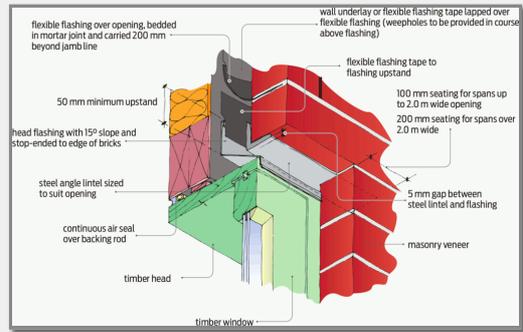
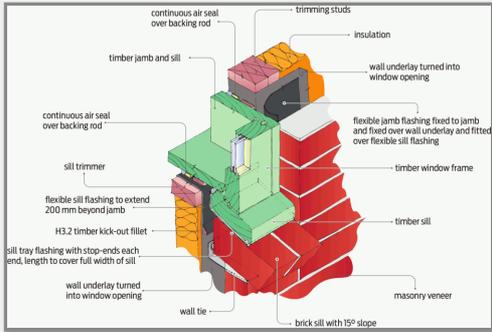
JOINERY : BRICK CLADDING | JOINERY & FLASHINGS

ALUMINIUM & TIMBER JOINERY BRICK CLADDING



ALUMINIUM JOINERY SILL

ALUMINIUM JOINERY HEAD

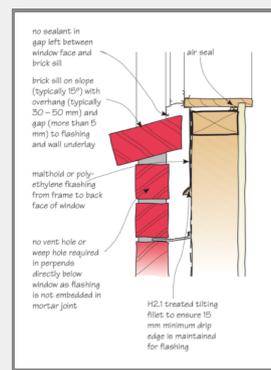
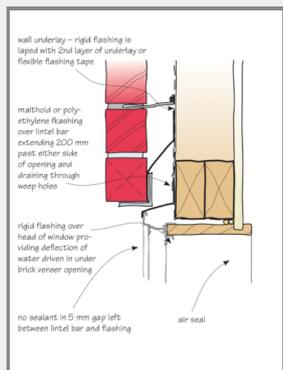


TIMBER JOINERY SILL

TIMBER JOINERY HEAD

Doors and windows need regular cleaning and maintenance to keep them weatherproof and in good working order. If they're not maintained, problems can occur such as sticking, rot or corrosion. Some maintenance tasks are common to all windows and doors. Others depend on the material the window is made from. Frequent washing will extend the life of your windows and doors. Follow the manufacturer's instructions for cleaning if you have them. Regular cleaning also gives you chance to inspect the windows. Signs that you need to increase the frequency of cleaning are chalking surface, condensation, mould growth, corroded fixings and blocked drain outlets. Check that exterior window drains are clear.

HEAD & SILL FLASHING DETAIL | BRICK CLADDING



WINDOW HEAD. The window head incorporates a cavity closure device that allows water to drain from the back of the cladding and air to enter the cavity

WINDOW SILLS. Window sills in drained and vented cavity claddings do not need a sill flashing. As the window extrusion is located out over the cavity, any water leaking through the window frame itself will be picked up by the cavity. The timber sill trimmer will be protected by the flexible flashing tape. Windows and doors can also be fitted back tight to the cladding as air can enter into the drainage cavity from other openings, and this air moves into the trim cavity. Gaps at the sill are not required for air entry or drainage

DRAINAGE & VENTILATION . A drainage and ventilation gap of 5 mm must be left between the bottom of the cladding above the flashing and the top of the sloped flashing. This opening will allow water to drain from the assembly and air to enter. The head flashing upstand must be sealed to the face of the wall underlay with flexible flashing tape or a layer of wall underlay dropped from above to create a gravity drainage path out over the flashing.





5: ROOFING

		IN	NI	NP	O
5.1	ROOFING SYSTEM	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

|



ROOFING SYSTEM : DECRAMASTIC "COATED STEEL" ROOF COVERINGS

DECRAMASTIC "STONE COATED STEEL"

Interlocking panels mimic slate, clay or shingles and resist damage caused by heavy rains (up to 8.8 inches per hour), winds of 120 miles per hour, uplifting, hail and freeze-thaw cycles. Consequently, they're an economical, effective choice for wet, windy regions. Some stone-coated steel roofs are warranted for the lifetime of the house. **Some decramastic roof coverings can contain asbestos.**

ROOF FLASHINGS

Flashings play a vital role in keeping water out of buildings. The type of roof flashings depends on what part of the roof is being flashed and what the roofing material is. Flashings are designed to stop water entering the building and should be designed to deflect water away.

UTILITIES PENETRATIONS

We recommend inspecting any roofing penetrations every six months or more. Moisture ingress around roofing penetrations can go unnoticed for some time, by the time you realize there is a problem the damage has already been done and the cost to repair has already gone through the roof. (Pun intended)

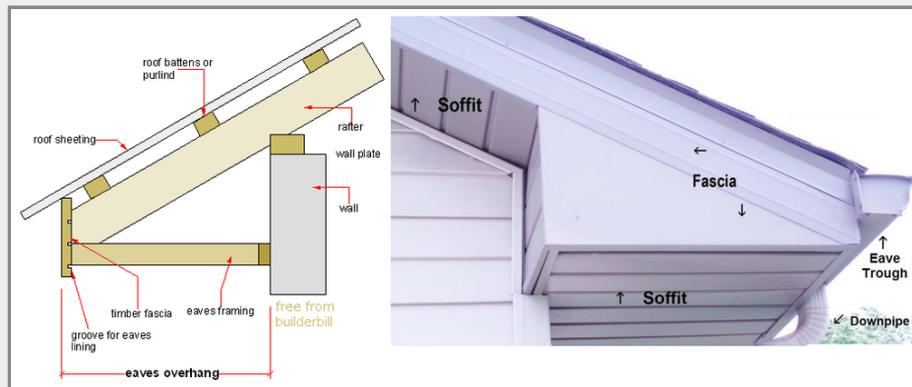
BOOT & CHIMNEY FLASHINGS

A boot flashing is a proprietary EPDM flashing designed to weatherproof cylindrical penetrations protruding from a roof or wall. The top is trimmed to form a tight weatherproof collar around the penetration, and the base is formed with a series of concentric rings to the underside and a malleable stiffener of aluminum which is dressed to conform to the shape of the roofing profile. It is generally top-fixed to the roof surface with screws or rivets, and sealant.



ROOFING SYSTEM : SOFFITS | FASCIAS | EAVES

SOFFITS | FASCIAS | EAVES

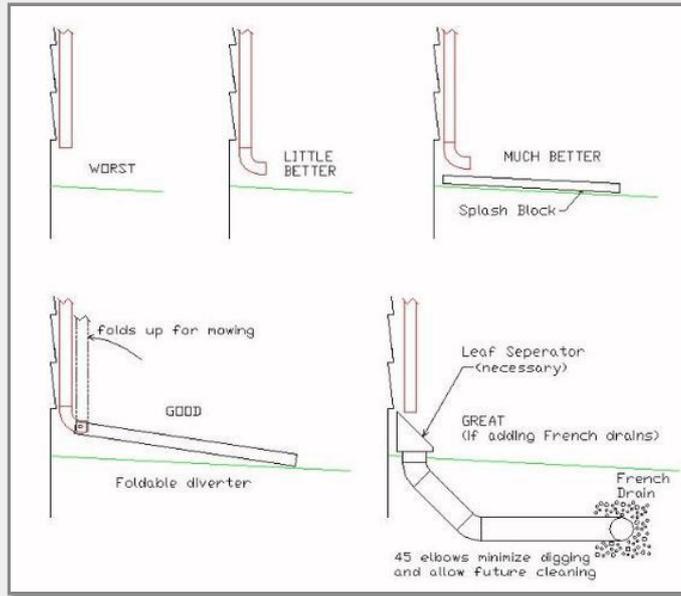


Different Types of Eaves: These are several different sorts of eaves. A closed eave doesn't have much of an overhang, while an open eave stands proud well beyond the roof. Craftsman, an style of architecture often used on bungalows within the early 20th century, featured long open eaves. A good overhang design allows more winter sun to come in than summer sun— giving you more solar heat during the cooler months and more shading in hotter months. This can save energy and utility costs.



ROOFING SYSTEM : ROOF DRAINAGE

ROOF DRAINAGE



The roof's purpose is to protect the structure, the people, and the things below. This means keeping your home sheltered from weather elements like wind, sun, and rain. Your roof's drainage system is an integral part of keeping your home protected since it controls the flow of water to prevent it from causing damage.



6: STRUCTURE

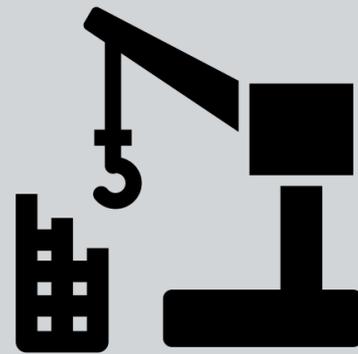
		IN	NI	NP	O
6.1	ROOFING STRUCTURE	X			
6.2	FOUNDATION STRUCTURE	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

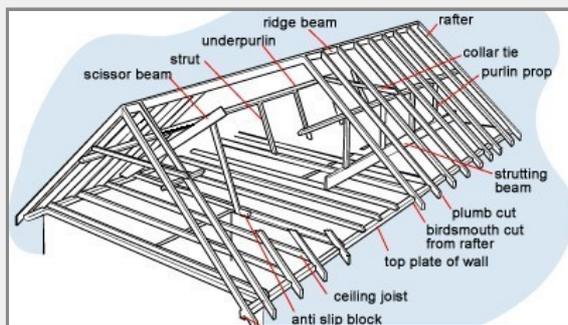
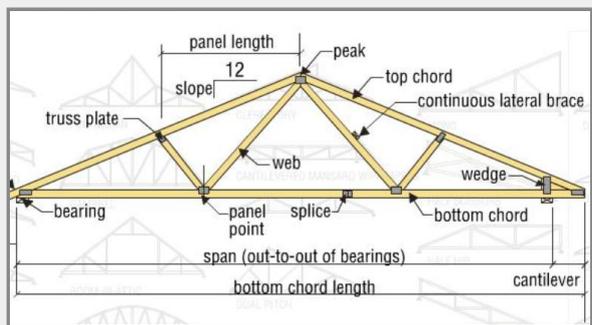
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STRUCTURAL SYSTEMS



ROOFING STRUCTURE: ROOFING STRUCTURE

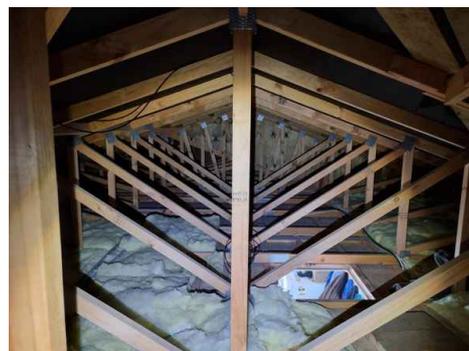
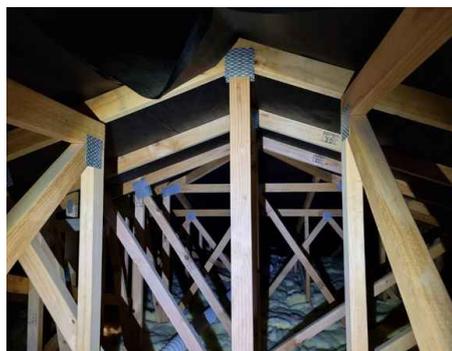
EXAMPLES OF ROOFING STRUCTURES



A roof truss is a prefabricated structure designed to support a roof on a building. They come in two main types: flat and pitched. Those types can be broken down into more specific roof truss types that can suit all manner of construction projects. Typically triangular in shape, they are made off site and usually lifted into place before being secured.

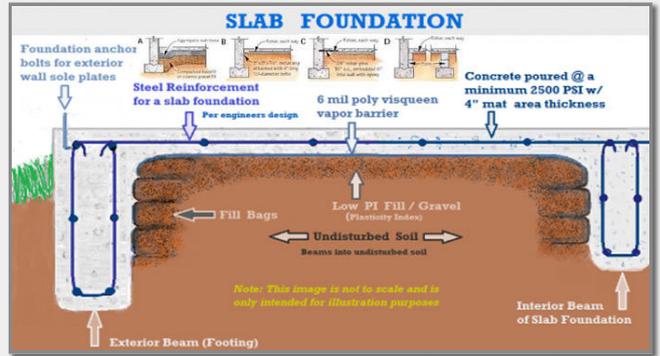
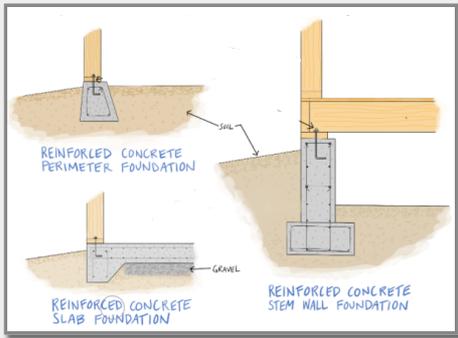
'Truss' refers to the triangular construction of the structure. The structure will often include these triangle shapes in various configurations to fit the pitch, size or design of a roof. Triangles are very efficient shapes that allow finite control of load which is why they are used in construction. As they have to support the entire weight of a roof, they need to be strong and stable, which a triangle most definitely is.

WHICH IS STRONGER RAFTERS OR TRUSSES? Once in place, rafters use up more wood, so they weigh more, but trusses are stronger because they are more efficient and have the capacity to produce maximum strength using fewer materials in the end.



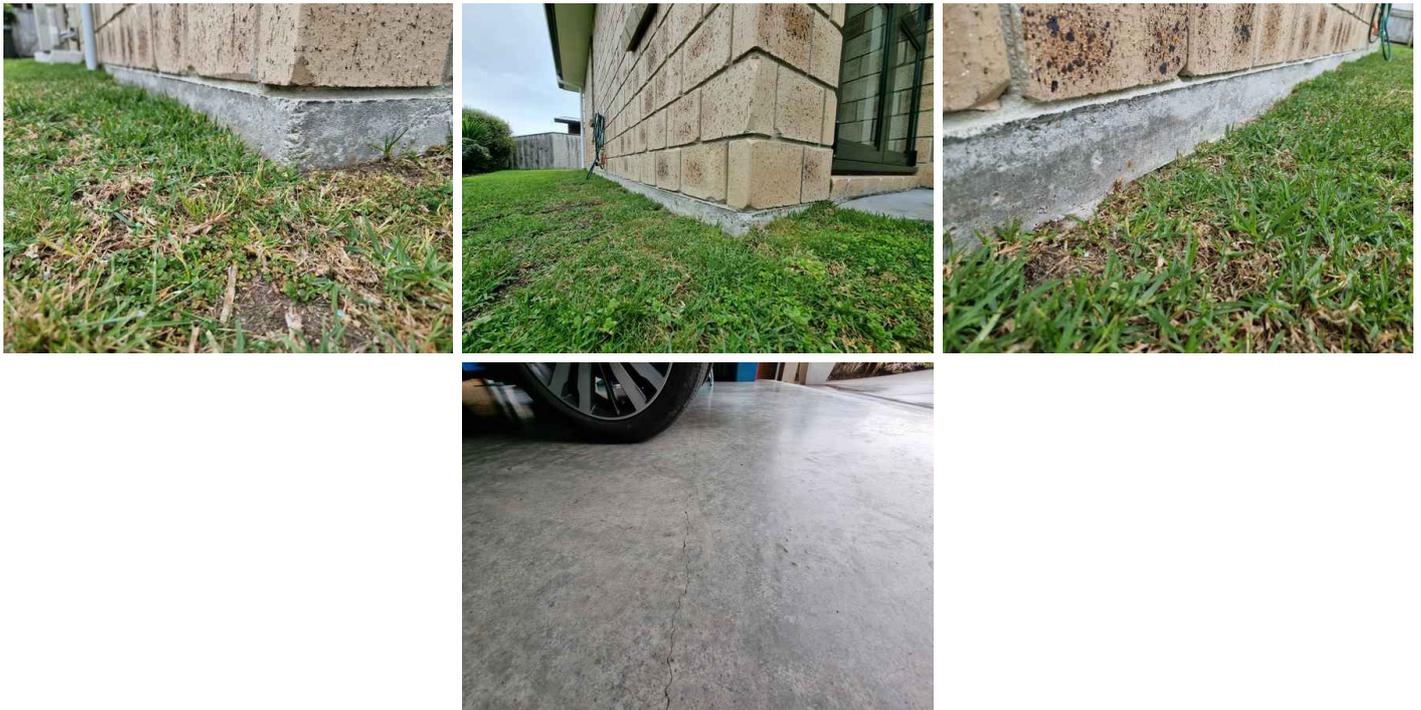
FOUNDATION STRUCTURE : SLAB FOUNDATION

SLAB FOUNDATION EXAMPLES



THIS SYSTEM MAY NOT APPLY EXAMPLE ONLY

Reasons for failure: No matter how well the structure is planned, there is always some chance of failure. One of the main reasons of foundation failure is the use of non-porous backfill soil. When soil such as clay is used, it behaves like a sponge and holds a large volume of water. This causes instability when the soil expands or contracts. The other important reasons for failure would include an improper curing period (a minimum of 3 days is a must), insufficient compaction of the layers and interruptions in concreting (should be done in a single stretch).



7: GROUNDS

		IN	NI	NP	O
7.1	DRIVEWAY & YARD	X			
7.2	RETAINED & NON-RETAINED AREAS	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

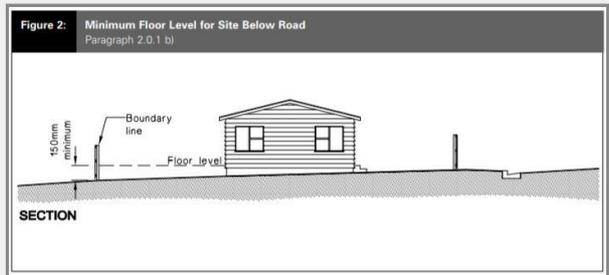
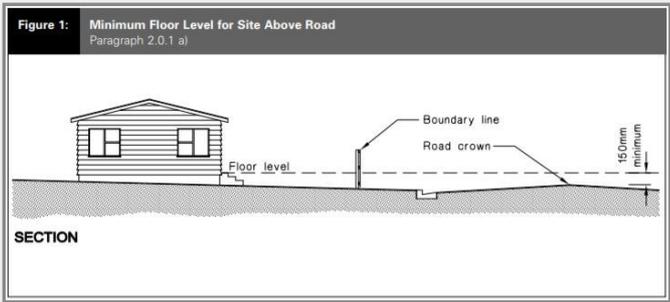
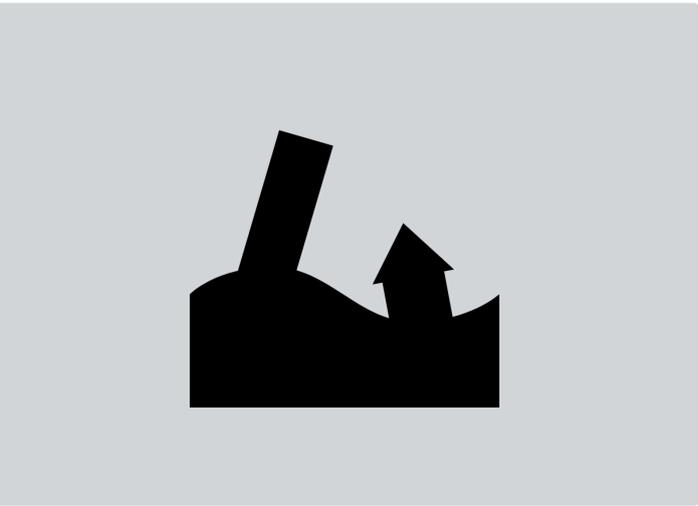
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DRIVEWAY & YARD: DRIVEWAY/PAVING & YARD/SITE GRADIENTS

SITE GRADIENTS & GROUND DRAINAGE

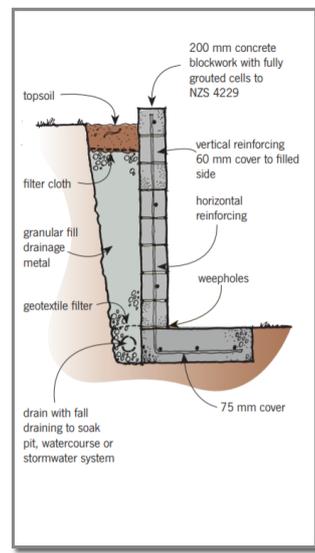
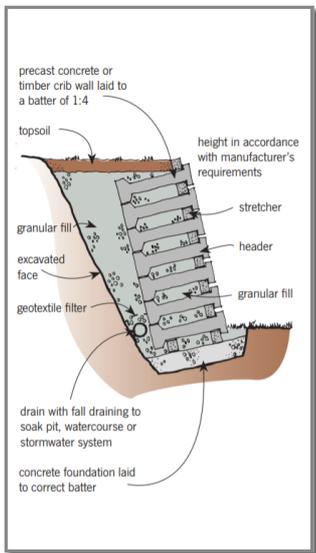
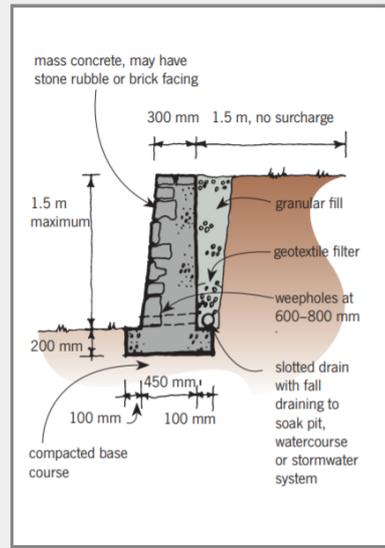
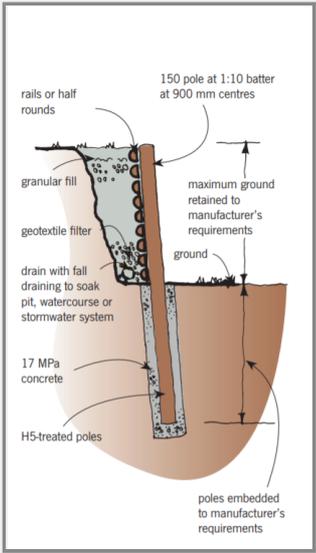
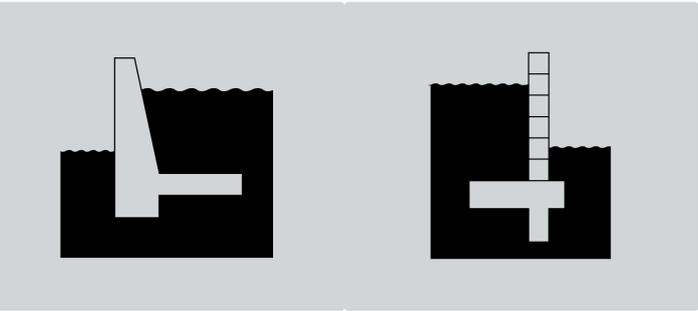


Having the floor level wrong can lead to on-going moisture problems. It could also bring serious Building Code compliance problems and potential drainage problems due to insufficient heights of flooring above ground and/or lack of fall to the drains. The Building Code states that houses must be built so that a 50-year flood will not enter the building. Acceptable Solution E2/AS1 says that, on near-level sites, the floor level must be no less than 150 mm above the crown of the road or the lowest point of the boundary. For steep sites, specific design and consent as an Alternative Solution is required. E2/AS1 gives minimum heights of finished floor levels above ground for concrete slab floors and suspended timber floors, the measurements depending on whether there is grass or paving outside. NZS 3604 sets a minimum height above ground for wood-based products used for flooring. E2/AS1 also gives a minimum threshold height of 100 mm at an opening onto a waterproof deck.



RETAINED & NON-RETAINED AREAS: RETAINED & NON RETAINED SLOPES

TYPES OF RETAINING WALLS



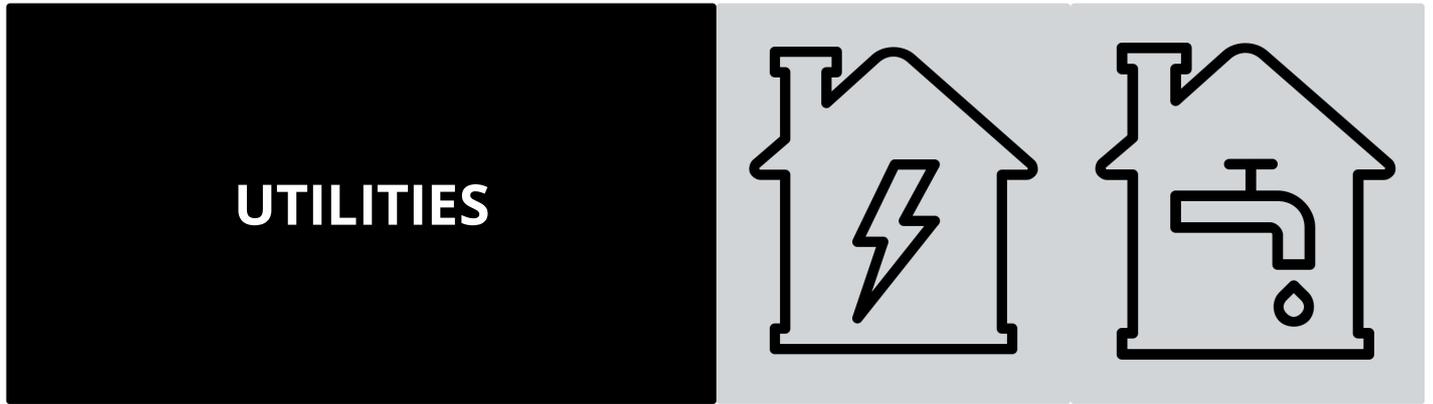
A retaining wall is built to hold back a bank of earth where there is a change of grade. There are different types of retaining walls, and not all require a building consent. See **STRUCTURAL INFORMATION** section for more details on retaining.



8: UTILITIES

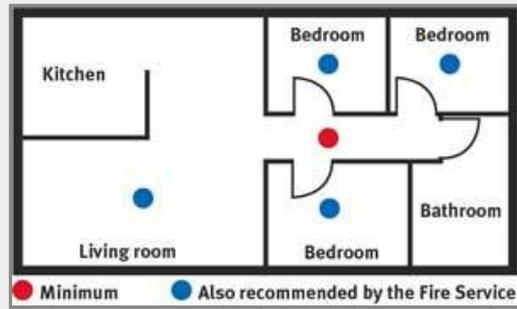
Information

|



SMOKE DETECTORS: SMOKE DETECTION SYSTEMS

SMOKE DETECTION SYSTEMS



Smoke alarms are a lifesaver.
And in rentals, they're a legal requirement.

What's the law? A rental must have smoke alarms either within three metres of each bedroom door or in every room where a person sleeps. If you live in a multi-storey home, they need to be on all levels. The Residential Tenancies Act requires landlords to replace expired smoke alarms with long-life battery photoelectric smoke alarms. If they don't meet the requirements, they face a fine of up to \$4000 for non-compliance.

It's your responsibility to:

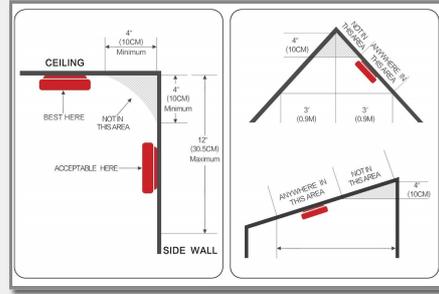
- Check smoke alarms are working on a regular basis
- Replace the units if there's a problem with them
- Change the batteries if necessary.

The smoke alarm should:

- Be photoelectric
- Have a battery life of at least eight years or be hard-wired.

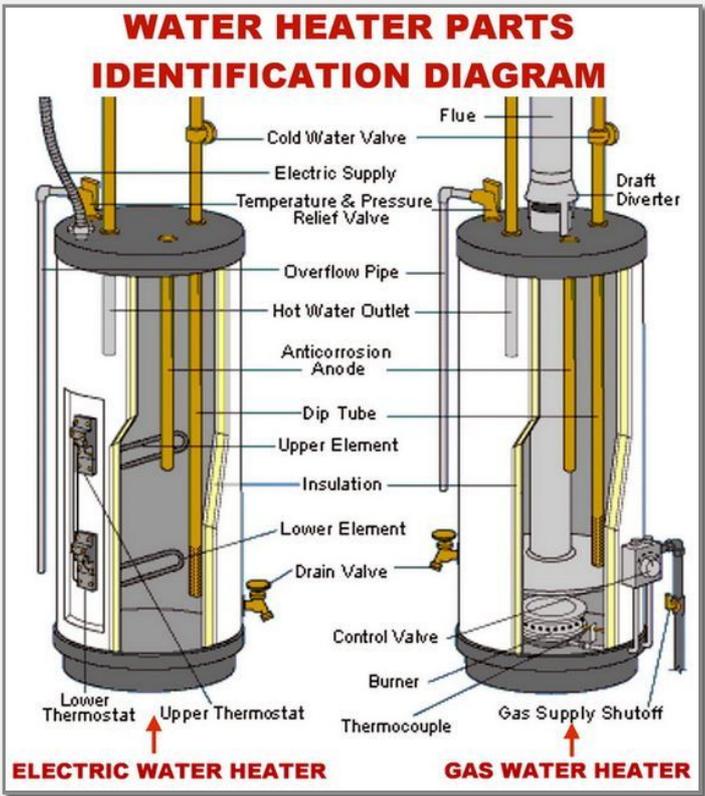
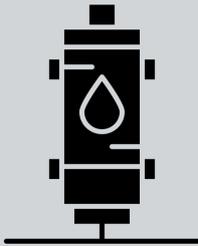
How Often Do Smoke Detectors Need Replacing? Smoke detectors don't last forever. You should check the user manual for your smoke detector to find out what the lifespan of the device is. Many modern smoke detectors have an end of life warning system. They will chirp when it's time to replace them. Unless otherwise stated, smoke alarms will need replacing every ten years. Remember to test your smoke alarms. You should test smoke detectors at least once a month. The batteries in most older type smoke detectors will need changing at least once a year. Some modern smoke detectors, though, have batteries that will last the life of the alarm.

SMOKE DETECTION SYSTEM INSTALLATION



HOT WATER SYSTEM : CYLINDER DOCUMENTATION

HOT WATER CYLINDER



Hot water cylinders are widely used in this country, especially in residential areas. The system is usually comprised of water pipes connected to a broiler. Heated water travels out from the tank to the kitchen tap, bathroom shower, or any other parts of the house that require water use. Then, as the hot water exits, the tank draws in cold water and heats it again. The cycle repeats every time you use up water.

Life expectancy of modern copper or stainless steel cylinders is 20–40 years, but mains pressure glass-lined steel is shorter at 12–20 years.

General cost range to replace a hot water cylinder:

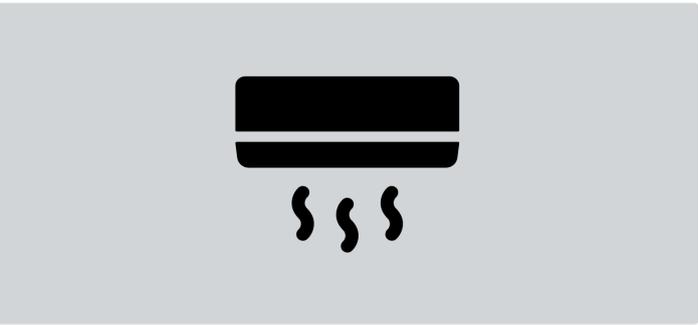
Rinnai Smart Cylinder 180L Mains Pressure.	\$2,222.00
Rinnai Smart Cylinder 135L Mains Pressure.	\$1,919.00
180L Rinnai Duplex Stainless Steel 2kW MP Hot Water Cylinder Rinnai	\$1,399.00

Hot water cylinder maintenance is most likely the last thing you think of when you list your usual home maintenance tasks. If you want to ensure your cylinder's optimum condition, be sure to schedule regular check-ups and maintenance. [HOT WATER SPECIALISTS](#)



HEATING SYSTEMS: HEAT PUMP

GENERAL HEAT PUMP INFORMATION

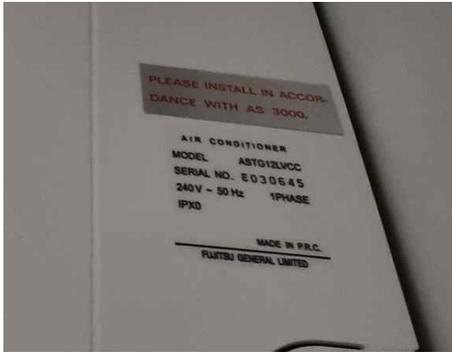


Heat pumps are the most efficient way of using electricity to heat your home, says the ECCA. This is because they transfer heat from outside air and in this way produce three to four times more warmth (300-400 per cent efficiency).

This means for every 5kW of heating you pay for around 1.5kW of electric energy. Heat-pump heating is roughly one quarter the cost of electric heating and about one third the cost of gas heating.

In a decent-sized lounge, with insulation and good curtains, heating a winter temperature eight to 21 degrees with an oil column heater might run up \$4.30 per day in electricity costs (\$30c/kwh) for a total cost per winter month of \$129.

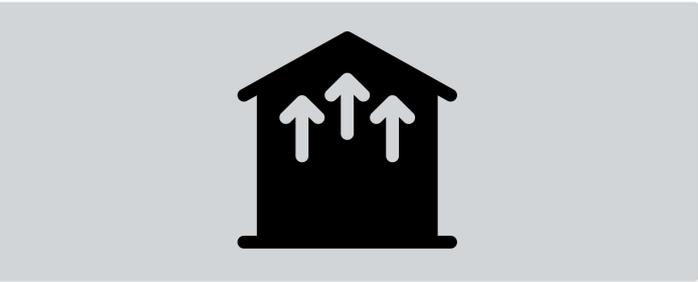
A heat pump like the Daikin FTXM50 with 4.5 energy stars and COP [coefficient of performance, or ratio of heat out vs electricity in] of 4.55 would produce the same amount of heat for under a dollar a day (95c in fact), so a saving of roughly \$100 a month





CEILING CAVITY & UNDERFLOOR INSULATION : FIBREGLASS INSULATION

FIBREGLASS INSULATION



This is the type most familiar to Kiwis. We've all seen the TV ads. It's commonly made from recycled glass and offers excellent thermal performance, i.e. it traps heat more effectively than most other materials of the same thickness. On the downside, the glass fibres can be irritating to skin and eyes, while some people have concerns about the chemicals used to bond the fibres during manufacture.



CEILING CAVITY & UNDERFLOOR UTILITIES: CEILING CAVITY UTILITIES

CEILING CAVITY UTILITIES



ELECTRICAL

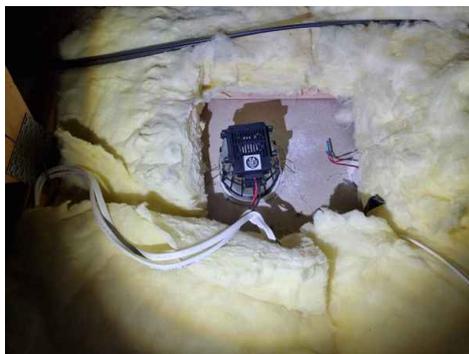
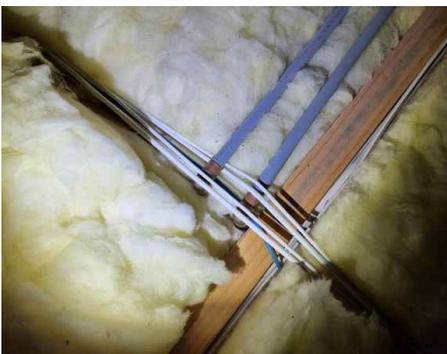
WIRING: All live wires sighted were TPS and showed no major defect. Any homes containing the old wiring should be rewired with TPS (Tough Plastic Sheath) as soon as possible and have their fuses replaced with circuit breakers and residual current devices.

PLUMBING

PLUMBING: Every effort was made but It is not possible for our inspectors to 100% definitively say there was no polybutylene pipe at the property. For example if the original shower lining is still intact, chances are there will be Dux Quest in the wall cavity behind it. Also there may be polybutylene pipes hidden beneath insulation in the attic or underfloor area. We have provided you information to be able to identify polybutylene pipe yourself, if you happen across it during any renovations of the property.

UTILITY ROOF PENETRATIONS

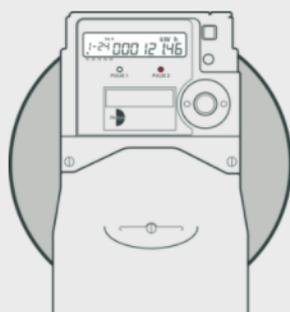
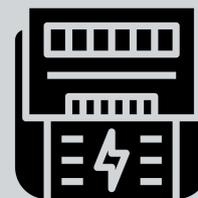
ROOF PENETRATIONS: All accessible roofing penetrations were inspected from within the ceiling cavity, plus all penetration flashings, boots and/or general weather sealing around penetrations was inspected from the exterior.





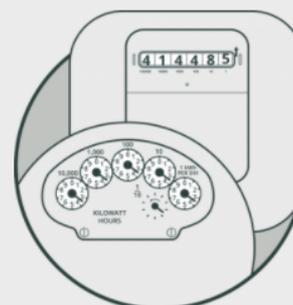
EXTERIOR UTILITIES: METER | CIRCUIT BREAKERS | FUSES

WIRING & FUSES

**SMART METERS**

Most of our customers now have smart meters. They record the amount of electricity you're using at half hourly intervals.

Smart meters are fitted with a wireless communication device and if the meter can communicate, i.e. there's mobile phone coverage, that information is sent each night. No need for anyone to visit your property, be at home or disturb your pets.

**ANALOGUE METERS**

This type requires a meter reader to visit your property and physically record the amount of electricity you've used since the last time it was read.

Energy retailers will often 'estimate' your consumption, i.e. the units used, every second month to reduce meter reading costs.

Analogue meters can't record how much electricity you've used at different pricing times. This means you won't be able to take advantage of our peak, shoulder and off-peak pricing. Instead, you'll pay the same amount throughout the day regardless of when your electricity is used.

YOUR METER INFORMATION

When we visually inspect your power meter, we look for any potential problems with your property's electrical facilities. We don't complete a full electrical inspection of the electrical systems, but we'll let you know if we see a problem and if repairs are needed. Inspections may identify damage or exposure of electrical service wires, meter base, meter socket, or electric service grounds. We might also find electrical service tampering. *Any homes containing the old wiring should be rewired with TPS (Tough Plastic Sheath) as soon as possible and have their fuses replaced with circuit breakers and residual current devices.

Legislation requires:

- a 100-300 mA RCD covering the whole installation
- a second 10-30 mA RCD covering circuits in wet rooms (kitchen, bathroom, utility room, etc.)
- circuit breakers on each circuit.

However, you can meet these specifications and save space on the circuit breaker panel: on some circuits, you can replace two devices (RCD and circuit breaker) with a single device (RCBO). This will protect these circuits against current leaks and overloads at the same time.



EXTERIOR UTILITIES: ELECTRICAL

MAINS POWER ENTRY & OTHER ELECTRICAL ITEMS

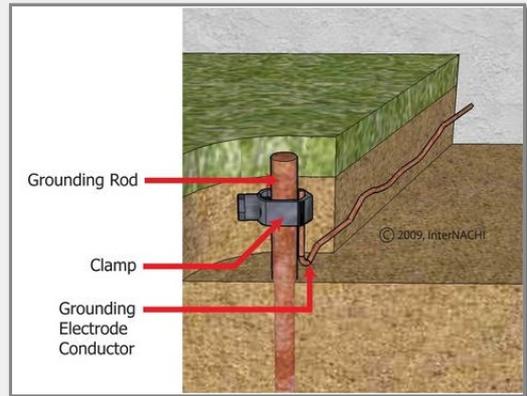
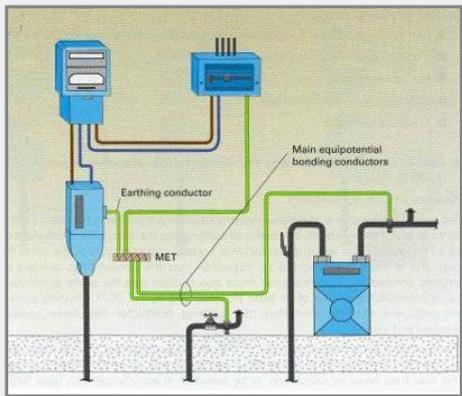


Many homeowners do not realise they are responsible for power lines and poles which supply electricity to their property. Inside private property boundaries, owners are legally responsible for the safety and maintenance of their electrical installation.

GROUNDING ROD/SPIKE

Electrical grounding systems divert potentially dangerous electrical currents by providing a path between a building's service box and the earth. Lightning and static electricity are the most common sources of dangerous or damaging charges that can be dissipated through a grounding system. Grounding electrodes are connected to the building's electrical system through grounding electrode conductors, also known as ground wires.

EXAMPLES ONLY





EXTERIOR UTILITIES: PLUMBING

MAINS WATER ENTRY & OTHER PLUMBING ITEMS



Property owners are responsible for the remainder of the water system to their residence and inside the building. The best defense against a water emergency is knowing where the main water shut off valve is located inside your structure and ensuring that it is functional. A toby is the water shut-off valve, generally located at the boundary of your property, that sits between the council water main and your private water pipe. The toby allows the water to your house to be shut off - handy if you're having some plumbing work done or if your hot water cylinder springs a leak. Simply lift the cover and turn the handle of the toby until the water is turned off. A toby may also be known as a stopcock or isolated valve. The toby is usually under a black or blue plastic cover or under a metal cover

TYPES OF FIXINGS

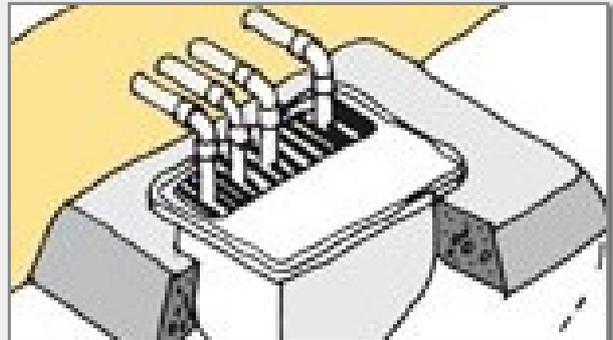
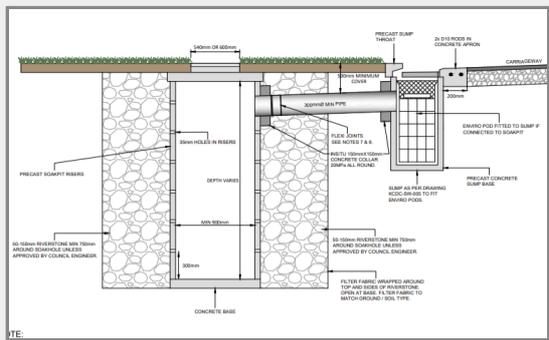
Wastewater fixtures are all sanitary fixtures or appliances that receive wastewater and are not soil fixtures. Wastewater fixtures include hand basins, showers, baths, sinks and tubs. Soil fixtures collect solid and liquid excreted human waste and include toilets, urinals, slop sinks and so on. Soil fixtures must discharge directly into a drain or to a discharge stack.

GULLY TRAPS & GREY WATER PLUMBING

Gully traps receive discharge from wastewater fixtures. One gully trap may receive discharge pipes from several outlets. Each residential building must have at least one gully trap. If a drainage system becomes blocked, the gully trap provides the point where sewage can overflow outside the building, instead of building up inside the pipe and overflowing inside the building.

Gully traps must: have an overflow rim at least 150 mm below the overflow level of the lowest fixture served by the system, be located within the legal boundary of the land on which the building stands, prevent surface water from entering the trap, be constructed so the grate will lift to allow surcharge, have at least one discharge pipe feeding into it to maintain the water seal.

GREY WATER PLUMBING





EXTERIOR UTILITIES: VENTS

EXTRACTION VENTS



Requirements for new extractor fans: For the ventilation standard, a 'kitchen' is a room with an indoor cooktop and a 'bathroom' is a room that has a bath or shower. All kitchens and bathrooms must have an extractor fan vented to the outside.

Rangehoods and central systems that recirculate air (without venting to the outside) can still be used but will not meet the standard.

The regulations don't specify where in a room the extractor fan should be installed. The best option is to install a fan as close to the source of moisture as possible, however, this may not be practical in all situations.

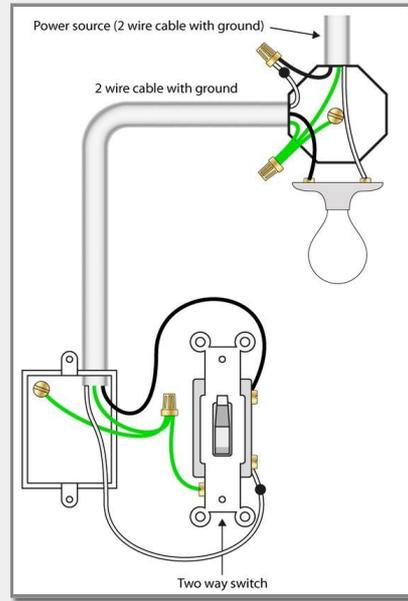
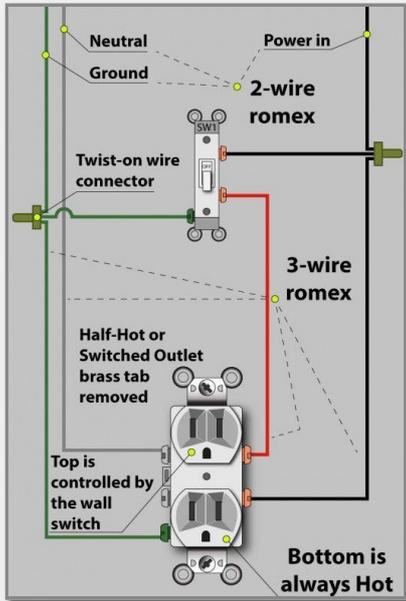
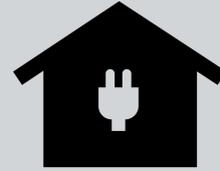
Kitchen extractor fans: The fan and all ducting must be at least 150 mm in diameter or the fan with ducting must have an exhaust capacity of 50 litres per second. A rangehood is suitable if it ventilates to the outside.

Bathroom extractor fans: The fan and all ducting must be at least 120 mm in diameter, or the fan with ducting must have an exhaust capacity of 25 litres per second.



ELECTRICAL SYSTEMS

INTERIOR ELECTRICAL SYSTEMS



GOOD INFORMATION ON HOME ELECTRICAL SYSTEMS
 SINGLE PHASE ELECTRICITY EXPLAINED (YOUTUBE LINK)
https://www.youtube.com/watch?v=W0_1xRqT8uU&t=459s

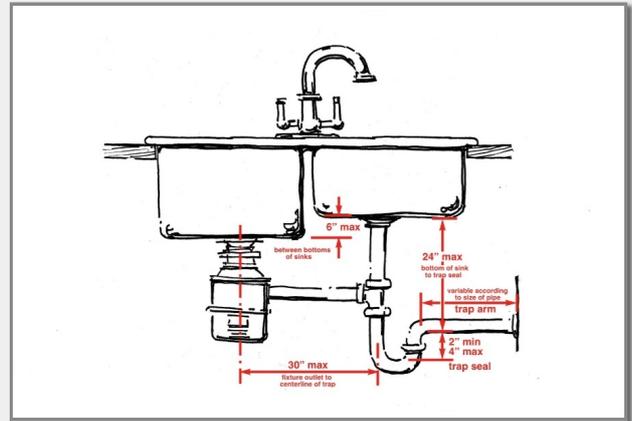
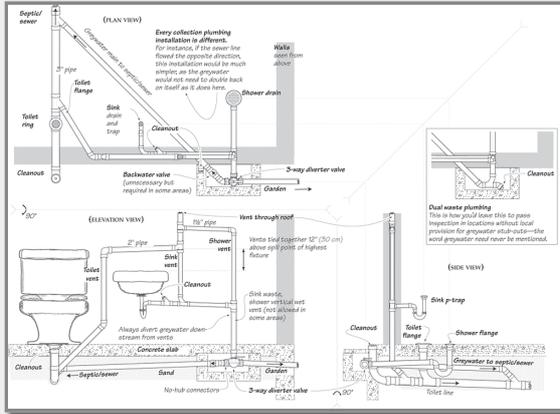






PLUMBING SYSTEMS

INTERIOR PLUMBING SYSTEMS



5 TYPES OF PLUMBING LEAKS



1. WATER SUPPLY LEAKS

A gusher leak in pipes results from burst pipes, solder joint failure, or splitting of the pipe. They are easy to notice as they make a lot of noise.



2. PINHOLE LEAKS

Pinhole or drip leaks are a result of loose threaded fitting, corrosion, or worn-out valves. They are slow and subtle, but they can waste a lot of water.

3. DRAIN LEAKS

Drain leaks can be hard to notice at first, but they present themselves as flooding or moulding in the basement, impacted soil, or nasty smells.



4. SINK STRAINER LEAKS

Sink strainer leaks in the sink can occur due to poorly installed sink drains, corrosion, loose parts, and worn gaskets.

5. DRIPPING FIXTURES

Leaks in fixtures like toilets, tanks, or faucets occur due to bad gaskets, loose threaded fitting, corrosion, or faulty valves.







9: INTERIOR

Information

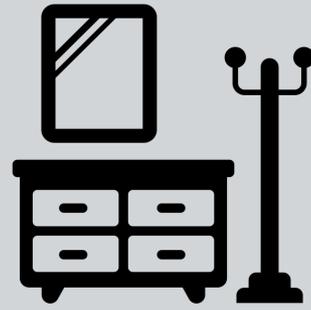
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INTERIOR INSPECTION



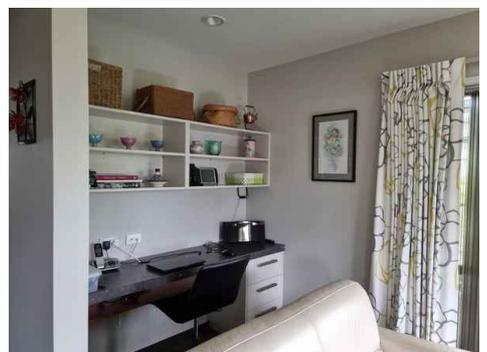
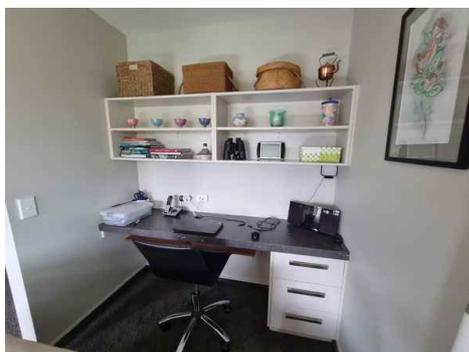
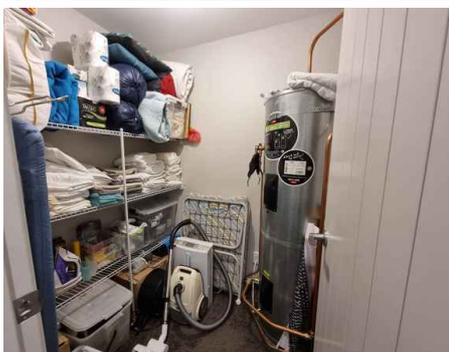
LIVING & COMMON AREAS : COMMON AREAS

COMMON AREAS



Inspected items:

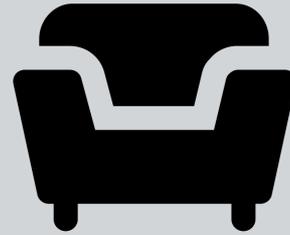
- Overall condition of Ceilings, Floor coverings, Wall linings.
- Above areas were also inspected for moisture ingress and/or moisture damage.
- Internal doors, Overall condition, Operation of units and hardware.
- Windows and/or Doors to the exterior, Overall condition, Operation of units and hardware.
- Operation and Overall condition of Switches, Switch sockets, RCD's. Earth at wall unit and Phantom power at wall unit when the units switch is in the off position.
- Lighting function and Room illumination.



LIVING & COMMON AREAS : DINING AREA**DINING AREA****Inspected items:**

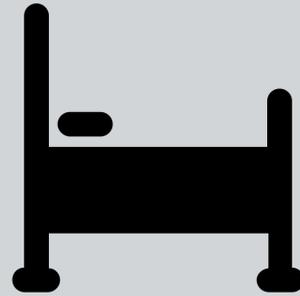
- Overall condition of Ceilings, Floor coverings, Wall linings.
- Above areas were also inspected for moisture ingress and/or moisture damage.
- Internal doors, Overall condition, Operation of units and hardware.
- Windows and/or Doors to the exterior, Overall condition, Operation of units and hardware.
- Operation and Overall condition of Switches, Switch sockets, RCD's. Earth at wall unit and Phantom power at wall unit when the units switch is in the off position.
- Lighting function and Room illumination.



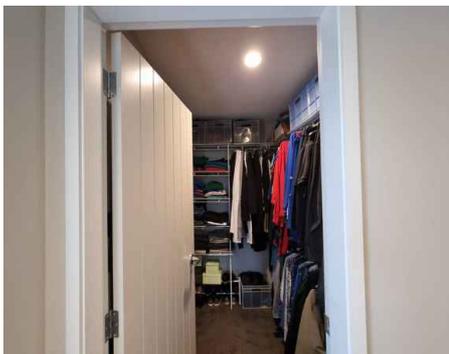
LIVING & COMMON AREAS : LIVING AREAS**LIVING AREAS****Inspected items:**

- Overall condition of Ceilings, Floor coverings, Wall linings.
- Above areas were also inspected for moisture ingress and/or moisture damage.
- Internal doors, Overall condition, Operation of units and hardware.
- Windows and/or Doors to the exterior, Overall condition, Operation of units and hardware.
- Operation and Overall condition of Switches, Switch sockets, RCD's. Earth at wall unit and Phantom power at wall unit when the units switch is in the off position.
- Lighting function and Room illumination.



BEDROOMS: BEDROOMS**BEDROOMS****Inspected items:**

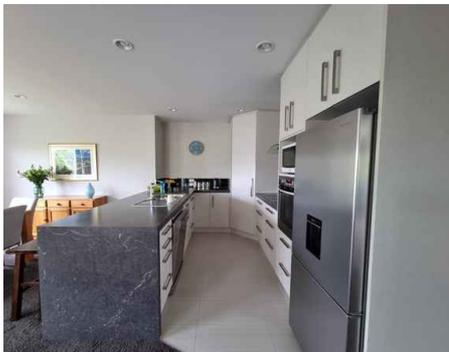
- Overall condition of Ceilings, Floor coverings, Wall linings.
- Above areas were also inspected for moisture ingress and/or moisture damage.
- Internal doors, Overall condition, Operation of units and hardware.
- Windows and/or Doors to the exterior, Overall condition, Operation of units and hardware.
- Operation and Overall condition of Switches, Switch sockets, RCD's. Earth at wall unit and Phantom power at wall unit when the units switch is in the off position.
- Lighting function and Room illumination.

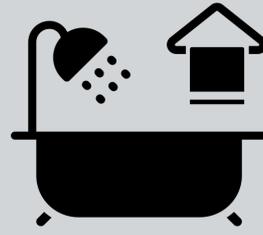




WET ROOMS: KITCHEN**KITCHEN AREA****Inspected items:**

- Overall condition of Ceilings, Floor coverings, Wall linings.
- Above areas were also inspected for moisture ingress and/or moisture damage.
- Internal doors, Overall condition, Operation of units and hardware.
- Windows and/or Doors to the exterior, Overall condition, Operation of units and hardware.
- Overall condition of Cabinetry hardware and Benchtop. Operation of Cabinetry doors and/or drawers, Mounting of Sink/bench and/or Silicone seal walls and/or cabinetry.
- Operation and Overall condition of Switches, Switch sockets, RCD's. Earth at wall unit and Phantom power at wall unit when the units switch is in the off position.
- Lighting function and Room illumination.
- Operation and Overall condition of Oven, Stovetop & Rangehood.
- Rangehood operability and rate of extraction,.
- Operation and Overall condition of Faucets, Mixers, Shower heads, Taps. Etc
- Drainage rates, Visible restrictions, Common areas for Leaks, Installation quality and Pressure of Supply plumbing at supply unit.

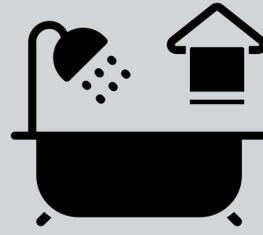


WET ROOMS: BATHROOM AREA**BATHROOM AREA****Inspected items:**

- Overall condition of Ceilings, Floor coverings, Wall linings.
- Above areas were also inspected for moisture ingress and/or moisture damage.
- Internal doors, Overall condition, Operation of units and hardware.
- Windows and/or Doors to the exterior, Overall condition, Operation of units and hardware.
- Overall condition of Cabinetry hardware and Vanity unit. Operation of Cabinetry doors and/or drawers, Mounting of Sink/vanity unit and/or Silicone seal walls and/or cabinetry.
- Operation and Overall condition of Switches, Switch sockets, RCD's. Earth at wall unit and Phantom power at wall unit when the units switch is in the off position.
- Lighting function and Room illumination.
- Bathroom room heating, Underfloor heating (Operation of control unit), Mounting of Heated towel rail.
- Bathroom extraction units and Rate of extraction.
- Operation and Overall condition of Extraction fans.
- Operation, Overall condition and Mounting of Faucets, Mixers, Shower heads, Taps.
- Operation, Overall condition and Mounting of Toilets, Baths, Showers, Shower liner adhesion to wall linings and Common areas for moisture damage around these units.
- Drainage rates, Visible restrictions, Common areas for Leaks, Installation quality and Pressure of Supply plumbing at supply unit.

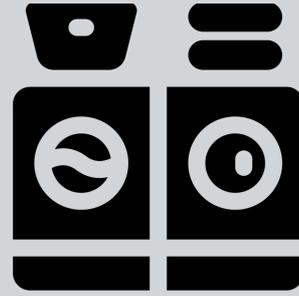




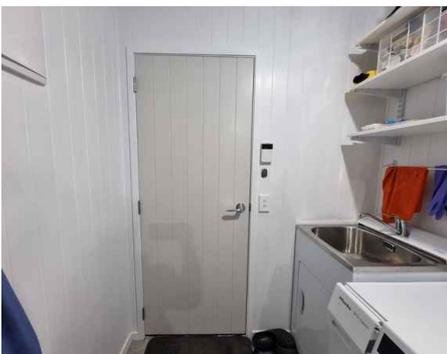
WET ROOMS: BATHROOM AREA 2**BATHROOM AREA****Inspected items:**

- Overall condition of Ceilings, Floor coverings, Wall linings.
- Above areas were also inspected for moisture ingress and/or moisture damage.
- Internal doors, Overall condition, Operation of units and hardware.
- Windows and/or Doors to the exterior, Overall condition, Operation of units and hardware.
- Overall condition of Cabinetry hardware and Vanity unit. Operation of Cabinetry doors and/or drawers, Mounting of Sink/vanity unit and/or Silicone seal walls and/or cabinetry.
- Operation and Overall condition of Switches, Switch sockets, RCD's. Earth at wall unit and Phantom power at wall unit when the units switch is in the off position.
- Lighting function and Room illumination.
- Bathroom room heating, Underfloor heating (Operation of control unit), Mounting of Heated towel rail.
- Bathroom extraction units and Rate of extraction.
- Operation and Overall condition of Extraction fans.
- Operation, Overall condition and Mounting of Faucets, Mixers, Shower heads, Taps.
- Operation, Overall condition and Mounting of Toilets, Baths, Showers, Shower liner adhesion to wall linings and Common areas for moisture damage around these units.
- Drainage rates, Visible restrictions, Common areas for Leaks, Installation quality and Pressure of Supply plumbing at supply unit.



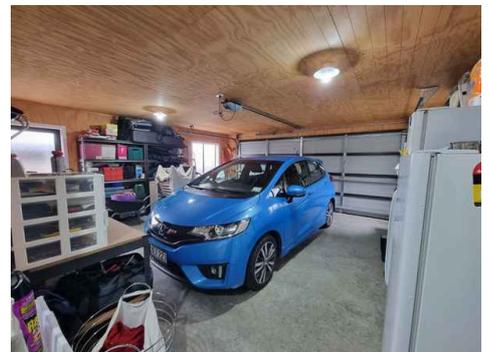
WET ROOMS: LAUNDRY AREA**LAUNDRY AREA****Inspected items:**

- Overall condition of Ceilings, Floor coverings, Wall linings.
- Above areas were also inspected for moisture ingress and/or moisture damage.
- Internal doors, Overall condition, Operation of units and hardware.
- Windows and/or Doors to the exterior, Overall condition, Operation of units and hardware.
- Overall condition of Cabinetry hardware and Benchtop. Operation of Cabinetry doors and/or drawers, Mounting of Sink/bench and/or Silicone seal walls and/or cabinetry.
- Operation and Overall condition of Switches, Switch sockets, RCD's. Earth at wall unit and Phantom power at wall unit when the units switch is in the off position.
- Lighting function and Room illumination.
- Ventilation for clothes dryer.
- Operation and Overall condition of Faucets,Taps. Etc
- Drainage rates, Visible restrictions, Common areas for Leaks, Installation quality and Pressure of Supply plumbing at supply unit.



GARAGE AREA: GARAGE AREA**GARAGE AREA****Inspected items:**

- Overall condition of Ceilings, Floor coverings, Wall linings.
- Above areas were also inspected for moisture ingress and/or moisture damage.
- Car door, Internal doors, Overall condition, Operation of units and hardware.
- Windows and/or Doors to the exterior, Overall condition, Operation of units and hardware.
- Overall condition of Cabinetry hardware and Benchtop. Operation of Cabinetry doors and/or drawers, Mounting of Sink/bench and/or Silicone seal walls and/or cabinetry.
- Operation and Overall condition of Switches, Switch sockets, RCD's. Earth at wall unit and Phantom power at wall unit when the units switch is in the off position.
- Lighting function and Room illumination.
- Ventilation for clothes dryer.
- Operation and Overall condition of Faucets,Taps. Etc
- Drainage rates, Visible restrictions, Common areas for Leaks, Installation quality and Pressure of Supply plumbing at supply unit.



SUNROOM: SUNROOM

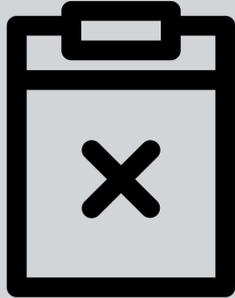
SUNROOM



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Information

2/3

OBSERVATIONS		
2/3		MAINTENANCE ITEMS TRADE REQUIREMENTS SPECIALIST REQUIREMENTS

11: OBSERVATIONS | MOISTURE

		IN	NI	NP	O
11.1	THERMAL & MOISTURE TESTING OBSERVATIONS	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

THERMAL & MOISTURE TESTING OBSERVATIONS: THERMAL IMAGING & MOISTURE METERING**MOISTURE TESTING****THERMAL IMAGING & MOISTURE METERING****NO MOISTURE DETECTED**

Thermal imaging does not provide our inspectors with X-ray vision! It is a tool used to indicate areas that may require further investigation with other moisture detecting equipment.

Thermal imaging does not detect moisture! Put simply, it is used to identify areas that show "**Temperature Differentials**". Not so simply put, Thermal imaging does not directly measure temperature, it measures radiated thermal energy. Temperature is then derived from the amount of energy detected.

For example: Moist areas of a wall will show greater temperature loss because water is a better conductor of heat. The thermal camera can also "indicate" what lies behind walls. Often the studs can be seen because the wood, which has a lower R-value than the insulated walls, serves as a "thermal bridge" for heat flow.

Our Unique Moisture Testing System works by having two person teams at every property inspection. Both inspectors have a thermal imaging camera and separate moisture detection equipment, these are calibrated upon arrival to site, with baseline resistance levels set at entry to each room. (On-site, room by room calibrations allow for the varied density levels and overall moisture absorption of each tested material and/or tested area) Each tool is used independently from the other and both inspectors follow the same procedure but with one in reverse order. (Senior Inspector uses Thermal imaging to identify where best to test for possible moisture ingress. Second Inspector uses Contact Moisture testing indications, that are then substantiated and traced with Thermal imaging)

How the double-blind system works: If one inspectors meter and/or camera indicates an area that requires further investigation, the inspector will flag the area through our software, thus notifying (at the end of inspection) the other inspector to double check the area with their independent moisture detecting equipment. This unique double-blind moisture inspection system was developed to eliminate incorrect identification of elevated moisture and equally confirm, trace and isolated moisture ingress to the affected areas only.

In some inspections, a vendor may attempt to distract us from the process as we near an area that they know to have issues. Our two-person inspection processes, with in app flagging for areas to revisit won't allow us to ever miss anything accessible. Other times vendors and/or tenants may try to disguise a problem by drying affected areas prior the inspection, installing new linings, painting over surfaces and/or placing furniture in front of problematic areas. As our standard inspections are non-invasive and is of a visual nature, we cannot move the vendor's furniture and/or belongings without explicit consent in writing. Therefore, we can't be held liable for unidentified observations that were concealed and/or disguised at the time of inspection. Obtaining a vendor statement about the house's moisture condition and a final pre-settlement inspection when the house is empty is highly recommended. If any areas of concern are sighted once the dwelling is vacant, Immediate notification about the newly identified problem areas to your solicitor and/or inspector would be strongly advised.

THERMAL & MOISTURE TESTING OBSERVATIONS: THERMAL % GLOSSARY**HOW TO READ OUR OBSERVATION RATINGS****GENERAL GUIDE TO UNDERSTANDING THE MOISTURE READINGS FROM OUR CALIBRATED EQUIPMENT**

FLIR MR176 PIN PROBE 9.0% IS THE HIGHEST ACCEPTABLE READING ANYTHING OVER 15% IS NOT GOOD

FLIR MR277 THERMAL 35-40% IS THE HIGHEST ACCEPTABLE READING ANYTHING OVER 70% IS NOT GOOD

FLIR MR60 MOISTURE METER 17.0% IS THE HIGHEST ACCEPTABLE READING ANYTHING OVER 25% IS NOT GOOD

THERMAL % GLOSSARY

THE MOISTURE % READINGS GUIDE IS EXACTLY THAT. IT IS A GUIDE ONLY. DIFFERENT MATERIALS CAN GIVE A DIFFERENT % READING FOR NUMEROUS REASONS. A DIFFERENT BASELINE % MAY BE SET FOR EACH AREA AND/OR BUILDING MATERIAL TESTED. WE WILL ADVISE YOU IF THE AREAS TESTED WERE **DRY**, **DAMP** AND/OR **WET**.

0-17%

Low level moisture readings within the NZ Standards were detected at the time of inspection. This is not uncommon in dwellings of this age and construction era. If multiple low moisture levels are found in a close proximity to each other, it can be an early warning that the area has a developing issue.

17-40%

MOISTURE DETECTED (HIGH LEVELS) 17.0 - 40.0% Moderate to High level moisture readings were found in one or more areas at the time of inspection. Readings at this level are often an early warning sign that warrants further investigation to find the cause and prevent more damaging effects. The external cladding, joinery, flashing and/or general weather seal in this area may need attention.

40-100%

MOISTURE DETECTED (VERY HIGH LEVELS) 40.0 - 100.0% Very high level moisture readings were found in one or more areas at the time of inspection. Readings at this level are a definitive sign that strongly warrants further investigation to find the cause and possibly prevent any more damaging effect. We may recommend having an invasive inspection done sooner rather than later. By either CPRNZ or another independent inspector. There could be a sizable cost involved to complete the work needed to correct this issue.

THERMAL & MOISTURE TESTING OBSERVATIONS: CPRNZ MOISTURE INSPECTION SYSTEMS BY FLIR 2

FLIR MOISTURE TESTING EQUIPMENT



**FLIR MR277
Moisture Hygrometer
IGM™ Moisture Meter
& MSX® IR Camera
FLIR Lepton microbolometer**

**FLIR MR176
Moisture Hygrometer
IGM™ Moisture Meter
& IR Camera
FLIR Lepton microbolometer**



**FLIR MR59
Ball Probe Moisture Meter**



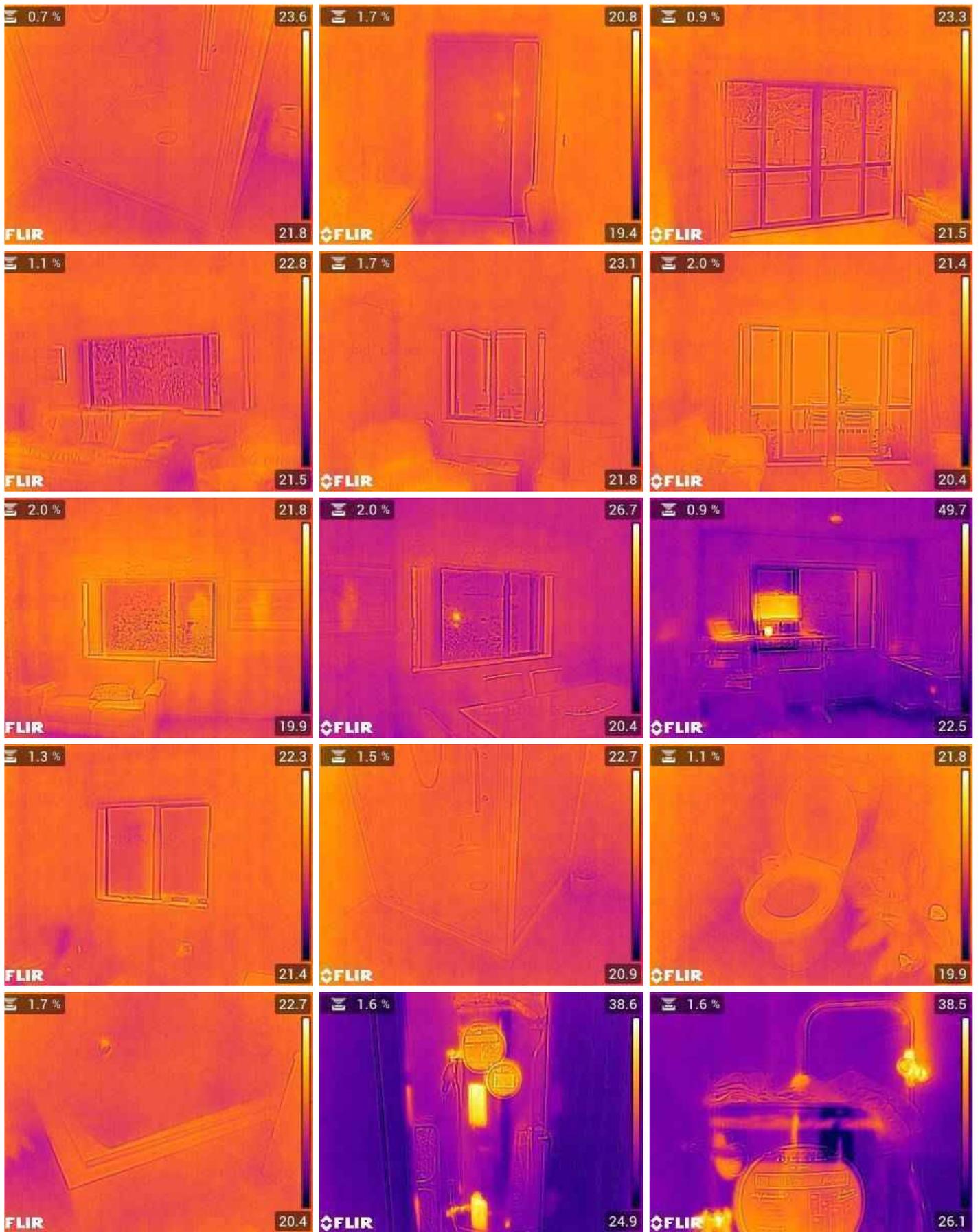
**FLIR MR55
Pin Probe Moisture Meter**

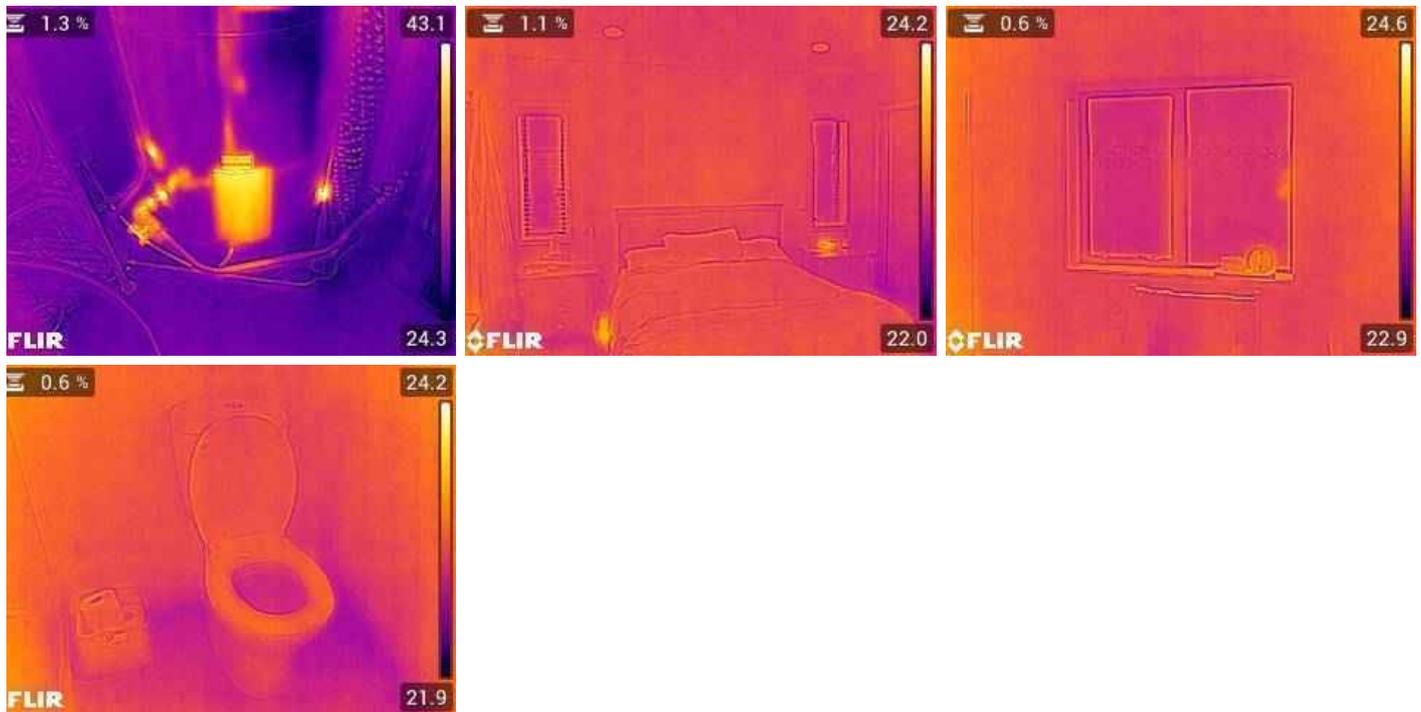
**MR06
Wall Cavity Probe**

**MR02
Moisture Pin Probe**

**Commercial & Residential
Building Inspections with FLIR**

Missing, damaged, or inadequate insulation, building envelope air leaks, moisture intrusion, and substandard work are costly to residential and commercial building owners. Thermal imaging can help you quickly target the source of the problem so you can help customers make informed decisions on repairs.





Observations

11.1.1 THERMAL & MOISTURE TESTING OBSERVATIONS

ELEVATED MOISTURE LEVELS

 Trade Work Required

ELEVATED MOISTURE LEVELS

Indication of moisture documented with the FLIR MR60, FLIR MR277, FLIR PIN PROBES and/or Visual Signs of Moisture Ingress were noted.

12: OBSERVATIONS | CLADDING

		IN	NI	NP	O
12.1	CLADDING OBSERVATIONS	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Observations

12.1.1 CLADDING OBSERVATIONS

Maintenance Item

OBSERVATION | MASONRY CLADDING

OBSERVATION | MASONRY CLADDING

- Only 3X Cracks in masonry and/or mortar cracks noted. This is very impressive for this style of brick and the location of the property.



13: OBSERVATIONS | ROOFING

		IN	NI	NP	O
13.1	EXTERIOR ROOFING OBSERVATIONS	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Observations

13.1.1 EXTERIOR ROOFING OBSERVATIONS

 Maintenance Item

LICHEN | ALGAE | MOSS

LICHEN, ALGAE AND/OR MOSS SIGHTED

- Lichen, Algae and/or moss sighted in one or more areas.

Lichen causes damage and is extremely difficult to remove with pressure cleaning or scrubbing alone. The lichen will begin to regrow immediately after pressure cleaning from the residue left behind.

SOLUTION: LICHEN REMOVAL

The following spray product only applies to areas safely accessible.

- Bio-Shield** is a very good product for stopping the regrowth of lichen.

The key to successfully cleaning and removing lichen is to apply the Bio-Shield solution to saturate the lichen through to the base of the growths, and ensuring it does not dry out too quickly. Aim to allow drying over 10 to 15 minutes to ensure the Bio-Shield gives a good kill. Application on a cloudy day or early morning will assist. You will notice a slight colour change in most lichens once Bio-Shield is applied as it penetrates and kills the lichen. A surface treated with Bio-Shield will stay clean for up to 3 years. Re-apply the Bio-Shield at the first sign of regrowth for a fast clean up and to keep the treated surface clean.

BIO-SHIELD



BIO-SHIELD LINK

A 5 litre of Bio-Shield costs NZD\$99 and makes 105 litres
 \$99 divided by 105 litres gives a cost of 94 cents per litre.



14: OBSERVATIONS | STRUCTURE

		IN	NI	NP	O
14.1	FOUNDATION OBSERVATIONS	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Observations

14.1.1 FOUNDATION OBSERVATIONS

Maintenance Item

SURFACE CRACKING

CRACKS NOTED IN CONCRETE WORK

- Cracking due to ground shift/settlement or displacement was noted in the foundation work, masonry walls and/or connecting concrete areas.
- Surface cracking and/or edges cracking of slab corners is relatively normal in concrete construction of this type.
- Cracking in concrete plaster rendering is also a common observation.

SOLUTIONS

- Monitor the width of cracks for a period of time (approximately every six months):
- If they do not change, seal with a flexible exterior grade sealant. *(You must still monitor these areas after sealing them)*



Sikaflex 11FC Concrete Joint Sealant and Adhesive.
Approximately \$32.68 From Placemakers.

- If they continue to get wider, obtain a chartered engineer’s advice on repair options.

See **STRUCTURAL INFORMATION** for more details



15: OBSERVATIONS | GROUNDS

		IN	NI	NP	O
15.1	DRIVEWAY & YARD OBSERVATIONS	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Observations

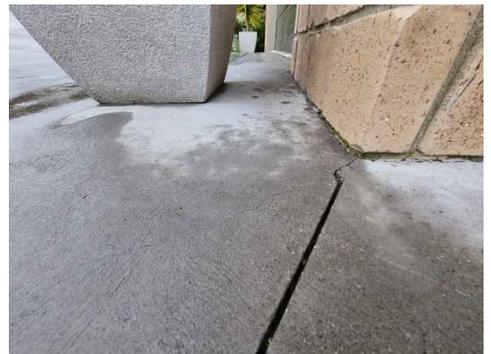
15.1.1 DRIVEWAY & YARD OBSERVATIONS

 Maintenance Item

GROUND SETTLEMENT AND/OR FLAT CONCRETE CRACKS

GROUND SETTLEMENT AND/OR FLAT CONCRETE CRACKS

Minor cracking observed in driveway and/or pathway concrete and/or masonry areas. These are a common observation and generally expected at most properties.



16: OBSERVATIONS | UTILITIES

		IN	NI	NP	O
16.1	HOT WATER SYSTEM OBSERVATIONS	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

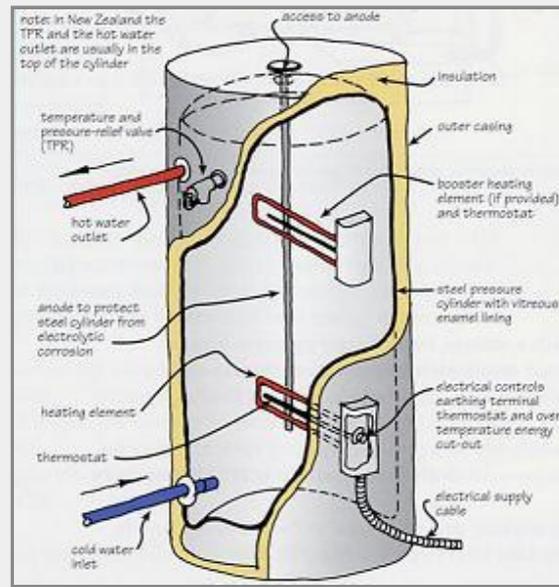
Observations

16.1.1 HOT WATER SYSTEM OBSERVATIONS

OBSERVATION | HOT WATER CYLINDER



HOT WATER CYLINDER



One or more of the following may apply:

- Hot water cylinder should be off the ground. This is a common observation, However the mounting of the HWS on a platform is quite important for a few reasons. The main reason cylinders are placed on platforms is to ventilate the underside of the cylinder. Water can condense underneath it due to the inside temp being hotter than the outside of the cylinder. This can cause the cylinder and floor to rot a lot quicker underneath if you do not allow for ventilation.
- Drip pan may not be present.
- Plumbing may be leaking.
- Corrosion may have been sighted on a section of the hot water system and/or the systems plumbing.
- Water heater may be improperly installed and/or in a dangerous location.
- Cylinder may not be properly restrained

REPAIR: Ensure the base is blocked to stop it from sliding in an earthquake, then install restraining straps to stop the cylinder tipping over. Stainless steel straps 25 x 1mm around the top and bottom of the cylinder must be securely fixed to framing. Cylinders over 200 litres require a third strap in the centre. Restraint kits including straps, screws and tensioning devices are available from hardware stores. (Ensure you buy a kit with stainless steel straps and not the galvanised steel straps that are for indoor use.)

If any solutions are outside your field of expertise, we recommend installation by a qualified plumber or handyman as a cheaper option.

UNSATISFACTORY PLUMBING ITEM

- The item/s in this section require repair/replacement.
- We recommend having a qualified plumber assess and address the issue.

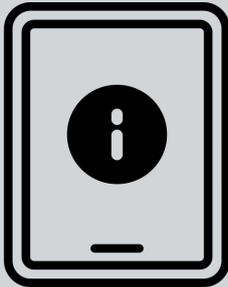
PLUMBING CONTRACTOR:
H2FLO PLUMBING SOLUTIONS
DAN KENDELL | 0273216211



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Information

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INFORMATION		
3/3		PRIORITIZED MAINTENANCE REPAIR ESTIMATES RECOMMENDED- CONTRACTORS GENERAL INFORMATION

**END OF
REPORT DOCUMENTATION & OBSERVATIONS**

**THE FOLLOWING CONTAINS GENERAL INFORMATION
& MAINTENANCE TIPS**

**IF YOU ARE PRINTING A PDF COPY OF THIS REPORT YOU MAY WITH TO ONLY SELECT THE
DOCUMENTATION ABOVE THIS SECTION**

18: INFORMATION | MAINTENANCE

Information

INSPECTOR INFORMATION: T MACKAY

INSPECTOR:		TRAVIS MACKAY	
COMPANY:		COMPREHENSIVE PROPERTY REPORTS LTD	
			
QUALIFICATIONS AND BACKGROUND:			

Trade Qualified Inspector NZS 4306:2005: 7000+ Published Reports. Expert Mediation/Trial Witness Testimonials (Multiple Specialized Skill sets).
Engineering Qualifications and Structural work history: Professional Engineer: (4-year Bachelor of Engineering) - (Honours) Qualified Level 6 Aeronautical Engineer. NZ Chartered Member Structural Engineering. Structural Engineer: CMEngNZ 1016320. Qualified Fitter Welder (All tickets held, all positions) - (NDT Inspector level). MS Structural Reinforcement, Design, Fabrication and Fit-out of EQC buildings (Residential and Commercial). EQC Assessment Expert.
General Construction and Conventional Cladding work history: 25+ years in the residential and commercial engineering and building sectors. Registered Builder BP-103979. Property investing, Building new spec homes, Renovating 100+ year old villas and bungalows, Maintenance scheduling and maintenance work on all construction eras and systems.
Monolithic Construction and Leaky Homes work history: Original cladding systems install, Repair work of moisture damaged homes, Full recladding of homes on the now abolished Leaky Homes Register. Qualified L3 Thermographer. (Designer of this ANZ Accepted Inspection Report Template and Inspection System)
Other Related Qualifications: Autodesk Certification in Draft and Design AutoCAD. 6x Current International Tool Patents in the Structural Fabrication Fields and 1x Current International Design Patent in the Automotive Industry.

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 am competent to undertake this inspection. An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with requirements of any Act regulation or bylaw, nor is the report a warranty against any problems developing after the date of the inspection. This report represents the general condition of the home listed above. As with all homes it is important to remember that maintenance and improvements to a house will be required from time to time. The improvements recommended in this report are not considered unusual for a home of this age or type. NZS 3602 Timber and wood-based products for use in buildings NZS 3640 Chemical preservation of round and sawn timber NZS 3604 Timber-framed buildings

24/7

24 HOUR AFTER REPORT ASSISTANCE



**0800 677 388
027 548 5573**

CPRNZ@OUTLOOK.COM

WWW.CPRNZ.COM

RECOMMENDED CONTRACTORS LIST**RETAINING, FOUNDATION & BUILDING CONTRACTORS:**

[CLARK CONSTRUCTION](#) Phone: 0800 425 275

BUILDING CONTRACTORS:

[WELLINGTON BUILDING SERVICES](#) Phone: 04 472 4443

CLADDING & MONOLITHIC CLADDING CONTRACTORS:

[TEXTURITE CLADDING](#) Phone: 027 341 3454 Phone: 027 444 5720

ROOFING CONTRACTORS:

[ELEMENT ROOFING](#) Phone: 022 652 2022 Freephone: 0508 7663 7663

JOINERY CONTRACTORS:

[WESTVIEW ALUMINIUM JOINERY](#) Phone: 04 526 4400

[THERMALFRAME WINDOWS AND DOORS](#) Phone: (04) 589 3030 Freephone: 0800 50 51 51

ASBESTOS REMOVAL CONTRACTOR:

[HAZMAT ASBESTOS REMOVAL](#) Phone: 0508 429 628

PEST CONTROL SERVICES:

[PEST CONTROL SERVICES WELLINGTON](#) Phone: 0800 997 378

GROUND MOISTURE BARRIERS

[MOISTURE BARRIERS WELLINGTON](#) Phone: 021657387

DETERMINING RESPONSIBILITY FOR RETAINING WALLS + DETAILS

RETAINING WALL INFORMATION

Information Determining responsibility for retaining walls. Determining who is responsible for a particular retaining wall can be difficult; however, in general, if a retaining wall has been built within the legal boundaries of a road, it will be the responsibility of the Council. However, there are a number of exceptions to this:

1. A licence to occupy has been issued for a structure, in this case a retaining wall. This is where the Council has given permission for a private asset, such as a retaining wall which supports private property, to occupy space within the legal boundaries of the road. This licence to occupy will specify responsibility for the retaining wall.
2. The retaining wall has been built within the legal boundaries of the road, but its purpose is to allow access to private property. The Local Government Act 1974 allows the Council to determine which structures situated on legal roads it maintains and to what standard. In the case of retaining walls, bridges over open drains and driveways from the edge of the property to the formed road, the Council's policy is that it does not maintain access to private property. Retaining walls in these situations will be the responsibility of the property owner.
3. The retaining wall has been built within the legal boundaries of the road to increase the area of usable land, but no licence to occupy has been issued. These will be the responsibility of the property owner to repair. This generally occurs where private property has been terraced by in-filling, building or extending an existing wall into the legal road. This may also involve houses, garages or platforms. However, there may be retaining walls in this situation that are the joint responsibility of the Council and the property owner.

Regardless of the responsibility for the retaining wall and whom it is repaired by, all normal building or resource consents and licences to occupy will be required. There are a number of retaining wall scenarios in existence. You will find scenarios that have been used to illustrate how the Council determines responsibility for retaining walls associated with legal roads. Actual retaining walls may differ slightly from those illustrated.

To view this document online, please go to:

[RETAINING WALL INFORMATION](#)

Scenario 1
Retaining walls on the boundary

Being on the property boundary, responsibility is determined by who needed the wall for the construction of structures on their property.

- The wall above the road is the Council's responsibility as the excavation was necessary for the road.
- The wall below the road is the private owner's responsibility as the excavation was part of the development of private property.

Scenario 2
Retaining walls away from the boundary

In cases where retaining walls are built on private property, responsibility sits with the property owner(s).

- The wall above the road is private as it is on private property.
- The wall below the road is the Council's responsibility as it is situated within the legal boundaries of the road and supports the road.

Scenario 3
Shared responsibility

In cases where infill has been added to develop a property, responsibility sits with the person or party who benefits from the development. In the case of the house above the road in this example, responsibility is shared because the upper part of the retaining wall is needed to support infill used in developing the property.

- The wall above the road is shared. The Council would build or contribute to the lower section to retain the natural ground section, the upper section and any increased structural requirements to allow the height would be privately funded.
- The wall below the road would be the Council's responsibility, as fill has been added to allow extra asset space and the whole retaining wall is needed to support the road above.

Scenario 4a
Retaining walls that enable private access (vehicle or pedestrian)

- The retaining walls (1) directly above and below the road (A) are there for the purpose of enabling/supporting private access – they directly benefit the property owner(s). Therefore, they are the responsibility of the property owner(s). The Council does not maintain the private access (B) even though it may be located in the road reserve.
- The upper property boundary retaining walls (2) and (3) are there for the purpose of enabling/supporting private access (B) – they directly benefit the property owner(s). Therefore, they are the responsibility of the property owner(s).
- In some cases, the retaining walls (1) directly above and below the road (A) may be a shared responsibility between the Council and the property owner(s). This is because the retaining wall above, despite supporting private access, is also supporting fill (generally over 500 millimetres) to increase the road width as per Scenario 3.
- If the damage that occurs to a retaining wall adjacent to the road is such that it poses a significant risk to road users, the Council will do the necessary work to ensure the public's safety, but this will not take into account any work needed to provide or maintain the private access (B). Any Council works will include replacing anything damaged as a result of the repair, an example being a paved driveway.
- For retaining walls beyond the access points Scenario 1 applies.

Scenario 4b

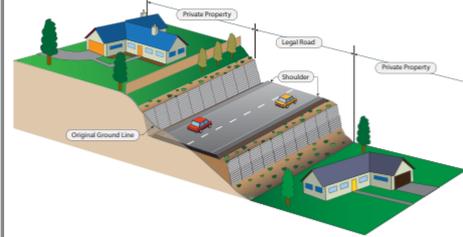
Retaining walls that enable private access (vehicle or pedestrian)



- The upper property boundary retaining wall (i) is there for the purpose of increasing usable private space. Therefore, it is the responsibility of the property owner(s).
- The lower property boundary retaining wall (j) is there for the purpose of supporting an excavation and Scenario 1 applies.
- For sections of retaining wall (k) directly above the road (A) not associated with the property access Scenario 1 applies.
- For sections of retaining wall (l) directly below the road (A) not associated with the property access Scenario 2 applies.
- The retaining walls (c) above and below the road that are for the purpose of enabling/supporting the private access (B) are the responsibility of the property owner(s). This includes sections of existing wall that may have been modified as part of the installation of the access. The Council does not maintain the private access even though it may be located within the legal boundary of the road.
- If the damage to a retaining wall adjacent to the road is such that it poses a significant risk to road users, the Council will do the necessary work to ensure the public's safety, but this will not take into account any work needed to provide or maintain the private access. Any Council works will include replacing anything damaged as a result of the repair, an example being a paved driveway.

Scenario 5

Retaining walls within the legal boundaries of the road



Walls within the legal boundaries of the road are on public property. If they do not benefit private parties they are the sole responsibility of the Council and the Council will repair them.

- Both walls are within the legal road boundaries and have no private benefit, and are therefore the Council's responsibility.
- The land above the upper wall has not been altered and the wall is to retain the road excavation.
- The lower wall is well within the legal road and no excavation has been done below the road.

LIMITATIONS**LIMITATIONS**

Limitations listed may or may not directly apply to the specific inspection. This list is to show some of the possible limitations faced during the inspection.

Area/s Not accessible. During the time of the inspection the inspector will check that insulation has been installed in accessible visual areas only. Septic system not inspected Tub / sink overflows not tested. Service size cannot be determined. The inspector is not required to and does not physically walk on roof surfaces in excess of a 3.6 metres, roofs inaccessible by a 3.6 metre ladder, covered by moisture, moss, debris or frost, or of any type not intended to be walked on (e.g. slate, clay tile, concrete tile, aluminum, wood shingles, wood shakes, etc). The inspector is not required to determine or report the age or life expectancy of any roof coverings. Roofs that cannot be accessed directly by the inspector may have defects which are not visible from the ground or the roof's edge. This report neither addresses future leaks nor does it certify that the roof is leak-free. The roof space was not inspected due to limited or no access visible at the time of inspection. Chimney flues not inspected. Insulation can not be seen in the wall cavity areas, unless looked at invasively. Service size could not be determined. Service wires could not be sized and fuse ratings (if applicable) could not be read. Structural inspection limited to visible and accessible areas of the foundation only, as per inspection package or client request. Buried tanks are not included in the inspection. Environmental Consultants can assist if this is a concern. Chimney inspection limited by inaccessibility of roof. Foundation inspection limited to visible and accessible areas only. NO ACCESS TO UNDER FLOOR. Security systems, including smoke detectors, may have been sighted but not tested. Storage in attic. Visual inspection not possible, or incomplete. The main disconnect cover was not removed. Car in garage. Visual inspection not possible, or incomplete. Continuity of air / vapour barrier not verified. Old sewer lines are prone to blockage. Roof inspected by ladder at the edge of the roof and/or by drone. The crawlspace was inspected by entering the area. The power was turned off throughout the house. Weather Distortion. Access Blocked. Due to typical construction constraints, evaluation of plumbing components is limited to readily accessible, visible areas. Furniture and/or other objects restricted access. No access to garage. Visual inspection not possible, or incomplete. Obstructed. The foundation is a slab-on-grade configuration. It is not possible to inspect under this type of foundation during a normal home inspection. The fuse block(s) were not pulled. The roofing inspection was limited by being too fragile to walk on. Typically, roofs covered in anything other than asphalt shingles should not be walked on as the covering is easily damaged. Box cannot be opened without shutting off the power or breaking the lock. Exterior wall(s) inaccessible. Visual inspection not possible. Inspection of chimneys, flues and vents is limited to readily accessible and visible external conditions only. Generally, flues, liners and footings are not visible for inspection. Limited access to sub floor, insulation may not have been sighted. Recreational facilities, such as spas, saunas, steam baths, pools, tennis courts, or exercise/entertainment equipment, is not inspected. The knee-wall space was not inspected due to limited or no access visible at the time of inspection. Unable to sight Drainage pipe work. Concrete tiles become porous over time and would need resealing to exterior or replacement. Gas shut off. Limited or no access to ceiling space - insulation may not have been sighted. No comments/recommendations made with respect to cosmetic finishes. Safety controls, whether automatic or manual, are not tested because these controls are rarely used by the homeowner (other than in an emergency) and activating these safety controls could damage the controls or equipment. These controls should be tested during annual servicing. Storage against exterior wall(s). Visual inspection not possible. There may be defects hidden behind the finished walls or insulation which are not visible at the time of inspection. The service box was locked by the utility. Finishes, insulation and/or storage, at the time of the inspection, conceal structural components which may, or may not, have defects. Flashing inspection limited by inaccessibility of roof. Heat loss calculation are not done as part of the home inspection. These calculations are usually done prior to construction in order to determine the required capacity of the heating system. There are specialists available if this is a concern. Main valve not located. Plants and/or Garden growth restricted access. Safety hazard to inspector. The system ground was not visible or was inaccessible. Vegetation (vines, shrubs, trees, etc) against the build restricted visual inspection. Complete heat exchanger is not visible or inaccessible. At most, only 10% of the heat exchanger is visible through visual inspection. There may be problems with the heat exchanger that are not apparent with this inspection. Main shut off valve not tested., New finishes, paint and/or trim hide historical clues to condition of house. No access to wall space. The roofing inspection was limited by slope (more than 3.6 metres). The service panel / main disconnect was not accessible. Access to the power service panel / main disconnect was restricted. Isolating / relief valves not tested. Restricted or no access under decks. Storage in some areas limited inspection. The roofing inspection was limited by restricted or no access. Absence of historical clues due to new paint/finishes. Ceiling Space sighted from manhole, very limited access. Concealed plumbing not inspected. Restricted or no access under steps. The attic was inspected by entering the area. The roofing inspection was limited by height. Not easily accessible. Electrical tests could not be performed and equipment / appliances requiring electricity could not be operated. Elevators not inspected. Limited pool inspection. The objective of our limited visual pool inspection is to determine if the pool and related equipment may benefit from a more thorough inspection by a qualified pool specialist. The scope of our inspection includes a limited visual inspection of the pool electrical system, primary circulation system, pool barrier system, the pool interior surface and surrounding deck. We do not dismantle components such as filters, pumps and heaters. We do not test water chemistry. We do not test or operate pool heaters, cleaning systems, control valves, chemical injectors or similar components. Radiator / Zone Values Not Tested. The roofing inspection was limited by trees. Water treatment equipment not tested or inspected. Concealed electrical components are not inspected. Fascia and soffits not fully accessible or visible. Inspection limited to visible, accessible areas only. Quality of chimney draw cannot be determined. The roofing inspection was limited by another building. Exterior inspection from ground level and/or by drone. Lead may be present in paint if the house was built prior to 1978. Testing for the presence of lead paint is not part of this inspection. Environmental Consultants can assist if this is a concern. Neither the condition nor flow can be evaluated through underground or covered water or sewer/waste lines. The power was turned off in

some areas of the house. Electrical tests could not be performed and equipment / appliances requiring electricity could not be operated. The roofing inspection was limited due to installed solar panels. Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern. The roofing inspection was limited by slippery, wet conditions. The system has been shut off or is otherwise inoperative. As turning the system on could result in an unsafe situation, the appliance(s) will not be able to be tested. Asbestos may be present in many building products and materials. Environmental Consultants can assist if this is a concern. Moisture problems may result in visible or concealed mould growth. Environmental Consultants can assist if this is a concern. Lead may be present in exterior paint if the house was built prior to 1992, or in the soil. Testing for the presence of lead is not part of this inspection. Environmental Consultants can assist if this is a concern. Step flashing installation and material restricted by the use of sealant. Assessment of flashings is limited to readily accessible and visible sections only. Most roof leaks will occur at the flashings. Poor weather may have limited the inspection process. Roofing/material type comments are intended to provide a general description of materials used. Actual materials were not verified

The inspector shall perform:

a non-invasive visual examination of the readily accessible, visible, and installed systems and components of the building (listed in Section 4.0 [Standards of Practice](#)) moisture, temperature and humidity measurements ([refer to Section 4.8 Moisture, Humidity, and Temperature](#)) mold samples according to the IAC2 Mold Sampling Procedures ([refer to Section 5.0 IAC2 Mold Sampling Procedures](#))

The inspector shall report:

moisture intrusion, water damage, musty odors, apparent mold growth, or conditions conducive to mold growth; results of a laboratory analysis of all mold samplings taken at the building; and any system or component listed in Section 4.0 [Standards of Practice](#) that were not inspected and the reason(s) they were not inspected.

Interior

The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steam generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

The Inspector/s is Not Required and Shall Not Move items of furniture during the Inspection. We here by make note, that any issues concealed and / or not inspected due to the restrictions of any such household items, therefore not included in the final report are advised to be re-inspected at a time and cost agreed by parties involved. With our disclosure being that costing may well total the sum of a secondary report.

Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Attic: Ventilation and Insulation

The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Foundation

The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Heating

The inspection of the heating system is in conjunction with the NZS4306:2005 Residential Property Inspection Standard guidelines. According to the guidelines, the home inspector will inspect the installed heating equipment, the vent systems, flues and chimneys where readily accessible.

Roof

The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior

The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drain fields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals. The inspection of this home's exterior system is carried out in conjunction with the NZS4306:2005 Residential Property Inspection Standard.

According to the guidelines, the home inspector will inspect the exterior wall covering, flashing and trim; all exterior doors, attached decks, balconies, stoops, steps, porches, and their associated railings; the eaves, soffits, and fascias where accessible from ground level; the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building; walkways, patios, and driveways leading to dwelling entrances. The inspector will describe the exterior wall covering. The home inspector is not required to inspect screening, shutters, awnings, and similar seasonal accessories; fences; geological, geo-technical or hydro-logical conditions; recreational facilities; outbuildings; seawalls, break-walls, and docks; erosion control and earth stabilization measures.

See the NZS4306:2005 Residential Property Inspection Standard for more detail.

While every effort is made to find all areas of concern, some problems may go unnoticed. The inspection is not meant to be technically exhaustive. Please keep in mind that the inspector has your best interest at heart. Any repair items mentioned in this report should be considered before purchase. It is highly recommended that qualified contractors be used to further inspect or repair issues identified in this inspection report.

Gutters, downspouts, lot grading, window wells, walks, patios, driveways and landscaping all contribute to basement leakage. Basements can leak even if cracks are not visible. That being said, a basement, which is not leaking today, may leak at any time for any number of reasons.

This inspection is not a guarantee that the basement will never leak.

Fascia and soffits are generally inaccessible and not fully visible. Often, this area is prone to concealed rot, insect and pest damage.

Electrical

The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnects amperage rating, if labelled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the service entrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminium branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time controlled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Plumbing

The inspection of the plumbing system is in conjunction with the NZS 4306:2005 Residential Property Inspection Standard guidelines. According to the guidelines, the home inspector will inspect the interior water supply and distribution systems including all fixtures and faucets, the drain, waste and vent systems, the water heating equipment, the flues and chimneys where applicable, the fuel storage and fuel distribution systems where applicable and the drainage sumps, sump pump and related piping.

The inspector will describe the water supply, drain, waste and vent piping materials, the water heating equipment including the energy source, and the location of the main water and fuel shut-off valves.

The home inspector shall operate the systems using normal operating controls. Safety and shut-off controls (eg. valves), whether automatic or manual, are not tested because these controls are rarely used by the homeowner (other than in an emergency) and activating these safety controls could damage the controls or equipment (usually by leaking).

The inspector will open readily accessible panels provided by the equipment manufacturer or installer for routine maintenance by the homeowner.

The home inspector is not required to inspect the interiors of flues or chimneys which are not readily accessible, the clothes washing machine connections, wells, well pumps, or water storage related equipment, water conditioning systems, solar water heating systems, fire or lawn sprinkler systems, or private waste disposal systems. (Septic tank).

The inspector is not required to determine whether water supply and waste disposal systems are public or private, or the quantity or quality of the water supply.

See the NZS 4306:2005 Residential Property Inspection Standard for more detail.

MOISTURE DETECTION INFORMATION

With limited time at each inspection, there could be areas of moisture not detected at the time of inspection. Any moisture readings and/or absence of elevated moisture levels, found at the time of inspection only apply to the date and time they were inspected. The opposite side of any moisture detection is also checked to identify possible causes and/or damage. Areas indicated to show moisture/thermal differences are usually first found with the FLIR Thermal Imaging Camera and where possible they are double checked and confirmed with a FLIR Pin Probe and/or FLIR Moisture Meter. The photos provided are to show the areas of concern, and not the definitive example of moisture. It is not possible to fully document our inspection process as it would take time and distract from the inspection system itself. Thermal imaging: Thermal imaging does not show "moisture" As the name states, it identifies different temperatures. Thermal imaging is used to locate areas of concern that we can then investigate further. It is also used to track moisture through thermal patterns to its point of origin.

LIMITATIONS

Every effort is made to provide you with the most comprehensive property report possible, especially so when it comes to moisture ingress, However in some very rare situations moisture ingress can be

overlooked when using the thermal imaging and/or moisture meters. If we have noted a "visual" indication of historic and/or current moisture ingress damage and/or a high risk area for ingress to occur. Then we must stress that these areas be addressed as if moisture ingress is occurring in the present tense and you should have the areas correctly sealed sooner rather than later.

Please note: Dry weather can affect a moisture inspection as less moisture will remain in the structure. A wet season and/or after rain will produce a more accurate result. A non-invasive inspection has the limitation of only being able to read into any timber framed wall to the depth of 5-40 mm depending on the density of the material being tested, construction and the type of meter used (FLIR MR60 | PINLESS MODE up to 19mm; FLIR MR176 | PIN PROBE MODE up to 40mm* as per Specifications) This does mean that if there is some dampness on the outside of the wall framing and it has not leaked into the wall far enough towards the above dimension then it may not be discovered. The FLIR MR277 Thermal Imaging Camera has far greater moisture indication capabilities, providing there are optimum weather and temperature conditions on the day of inspection. The non-invasive moisture meters will not detect or measure moisture through any electrically conductive materials including but not limited by metal sheeting or cladding, black EPDM roofing, butyl roofing, some rubberised waterproofing, aluminium siding or wet surfaces, aluminium foil. Decayed timber (dry) is not detected by non-invasive moisture meter. A more invasive visual inspection with timber strength testing, collecting "shavings" and further investigation is recommended. In some cases a vendor may disguise a problem by drying affected areas prior the inspection, installing new linings, painting surfaces over or placing the furniture in front of problematic areas. As our inspection is non-invasive and is of a visual nature, we can not move the vendor's furniture and/or belongings. Therefore we can't be held liable for concealed or disguised problems. Obtaining a vendor statement about the house's moisture condition and a final re-inspection before settlement when the house is empty is highly recommended. If any areas of concern are sighted once the dwelling is empty, Immediate notification about these problems to your solicitor and inspector would be strongly advised.

There could be areas with excessive wear and tear not visible at the time of inspection. Some individual items featured in an observation, may only be noted with a photo. This is because we deem the photo in itself explanation enough. If you decide to have the work quoted by the appropriate trades person/s. We have provided a list of contractors that we consider to be reliable, honest trades people. However we can not be held responsible for any quotes and/or work carried out by these trades people. You will find a list of generic and custom limitations that may have restricted or otherwise inhibited the inspection, located at the end of this report. NOTE: Any and all observations noted within this report apply to the time and date the of inspection only.

While every effort is made to find all areas of concern, some problems may go unnoticed. The inspection is not meant to be technically exhaustive. Please keep in mind that the inspector has your best interest at heart. Any repair items mentioned in this report should be considered before purchase. It is highly recommended that qualified contractors be used to further inspect or repair issues identified in this inspection report.

STANDARDS OF PRACTICE
