

Home Inspection Report



XXXX, ####, Auckland

Inspection prepared for: Sample Report

Date of Inspection: 3/8/2018

Age of Home: 1940's Size: 159m²

Weather: Fine

Inspector: Stephen Boyd

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Report Summary - Marginal and Defective Items

Ratings Definitions:

A = Acceptable

Functional with no obvious signs of defect.

M = Marginal

Item is not fully functional and requires repair or servicing.

D = Defective

Item needs immediate repair or replacement. It is unable to perform its intended function.

NP = Not Present

Item is not present or found.

NI = Not Inspected

Item was unable to be inspected for safety reasons or due to lack of power, inaccessibility, or disconnected at the time of inspection.

Marginal and Defective Items:

Roof Condition		
Page 5 Item: 3	Sagging	Slight sagging seen at the time of inspection. Extra support would be beneficial.
Profiled - Coated Steel		
Page 6 Item: 3	Lapping	Minor lifting - Repairs/maintenance recommended to ensure weather tightness.
Spouting & Downpipes		
Page 10 Item: 3	Fall	There is still water sitting in the spouting around this home, the spouting should be cleared of any debris and then checked to see the angle of slope is great enough so as water drains away towards there down pipes.
General Cladding Condition		
Page 14 Item: 2	Clearances	We would recommend the removal of material away from cladding to allow ground clearance.
Weatherboard		
Page 15 Item: 5	Splitting and rot	Minor cracking visible at the time of inspection. Recommend maintenance on any cracks around the house.
Exterior Windows		
Page 16 Item: 3	Operation and fit	A few windows around the house felt jammed. Timber does swell in colder months and these windows may just need forced a little.
Sub Floor - Pests and Debris		

Page 22 Item: 1	Insect and pest infestation	Some evidence of borer. Treatment recommended.
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DRAFT ONLY

Building Type

1. Property Details

A M D NP NI
X

The property being reported on is a residential, single level family home.

General Site Features

1. Section contour

A M D NP NI
X

The section is relatively level.



2. Water flow towards the house

A M D NP NI
X

Based upon the slope and ground condition at the time of the inspection, water flow towards the home didn't appear to be an issue.

3. Signs of ponding

A M D NP NI
X

At the time of the inspection there were no signs of ponding though the ground was felt to be wet.



4. Vegetation

A M D NP NI
X

The property has a number of small trees and shrubs present, these don't appear to be affecting the home structure adversely.

Driveway

1. Driveway Details

A M D NP NI

X

This gravel driveway is in acceptable condition, water flow towards the house does not appear to be an issue.



Fence & Gates

1. Fence Material Type

A M D NP NI

X

Fencing - Timber.

Gates - Metal & Wooden.



2. Condition

A M D NP NI

X

Overall the fencing is in good condition, with no immediate need of repair.

3. Gate Condition

A M D NP NI

X

Hardware was functional at the time.



Roof Condition

1. Roof Access

The roof inspection is limited to viewing it from a stepladder from the side of the home and is limited in nature, due to the height and width of the roof, along with the construction of the home. Every effort was made to view as many areas on this roof as possible.

2. Material & Condition

A M D NP NI

X

- The roofing material used to cover this roof is Profiled Sheet – Coated Steel.
- The pitch of the roof is acceptable for the materials used.
- Penetrations are flashed and sealed correctly.
- There is a small amount to no lichen or moss present on the roof.
- There are no inadequate repairs apparent, at the time of the inspection.
- The roof to wall junctions flashings appear to be in place and correctly installed.



3. Sagging

A M D NP NI

X

Slight sagging seen at the time of inspection. Extra support would be beneficial.



Profiled - Coated Steel

1. Sheet Assessment

A M D NP NI

X

- Over all the roof sheets on the main roof are in fair condition.
- The nailing appears to be an acceptable condition. It is important to address any popped or pulled nails as they can create moisture access points.
- The ridge flashings appear to be in place and correctly installed.
- The bargeboard flashings appear to be in place and correctly installed.
- No visible signs of corrosion present.



2. Damage to ribs

A M D NP NI

X

Yes some crushes areas noted.



3. Lapping

A M D NP NI

X

Minor lifting - Repairs/maintenance recommended to ensure weather tightness.



Roof Space - General

1. Accessibility

A M D NP NI

X

Accessibility is based upon the area visually available only from the access point found in the 3rd bedroom.



2. Roof Space Assessment

A M D NP NI

X

- Sarking is present covering the underside of this roof covering. Sarking is a vapour barrier to reduce the transmission of moisture into the home.
- No signs of excess moisture was visibly showing in the roof space.
- The roof framing looks acceptable in nature though added support would be beneficial.
- No evidence of pest or insect infestation.
- No rot evident at the time of inspection.
- Discharges from wet areas like bathrooms, laundrys and kitchens etc should not vent into the roof space due to the high level of moisture that can be produced. No visible discharges.





3. Obvious structural alteration

A M D NP NI

A number of areas were noted to have had structural support added.

X



Roof Space - Insulation

1. Type

A M D NP NI

Blanket insulation.

X



2. Coverage

A M D NP NI

Average coverage.

X

3. Condition

A M D NP NI

Average condition.

X



Roof Space - Electrical

1. Wiring type

A M D NP NI
X

Copper insulated with plastic.

2. Support

A M D NP NI
X

Wires are supported well.

Water Heater

1. Location

A M D NP NI
X

In the roof.



2. Water Heater Assessment

A M D NP NI
X

- Mains pressure / 164 litre electric hot water cylinder.
- Manufactured in 11/2007.
- At the time of inspection there was hot water at the taps tested.
- There appeared to be no visible moisture points at the time of inspection.



Spouting & Downpipes

1. Type

A M D NP NI

External: It is important to keep all forms of spouting well maintained.

X

2. Spouting & Downpipes Assessment

A M D NP NI

- The spouting & downpipes are made from **PVC**.
- Fixings are in place holding the spouting & downpipes correctly.
- Their depth and overflow is satisfactory with no signs of leakage.
- All downpipes look to be connected to storm water drains, or setup in a manner so that water run off is directed away from the house.

X



3. Fall

A M D NP NI

There is still water sitting in the spouting around this home, the spouting should be cleared of any debris and then checked to see the angle of slope is great enough so as water drains away towards there down pipes.

X



4. Obstruction

A M D NP

X

NI There is a small amount of debris build up within the spouting, while it is not currently a major obstruction there are benefits to having it cleared.



Fascia

1. Material type

A M D NP

X

NI Timber fascia.

2. Deterioration

A M D NP

X

NI Minor deterioration noted, repairs/maintenance advised.



3. Dampness

A M D NP

X

NI No dampness noticed at the time of inspection.

Eaves & Soffits

1. Material type

A M D NP

X

NI Timber.
Overall the eaves are in an average condition.



2. Approximate width

A M D NP NI

Approximately 300mm and greater.

X



3. Deterioration

A M D NP NI

No deterioration viewed.

X

4. Dampness

A M D NP NI

No dampness noticed at the time of inspection.

X

Chimney

1. Material type

A M D NP NI

The chimney chase or outer frame is constructed of metal.

X

The chimney flue is metal.



2. Flashings

A M D NP NI
X

Appears to be in satisfactory condition.



3. Verticality

A M D NP NI
X

The chimney appears vertical and plumb with the rest of the house.

4. Flue clearance from timber

A M D NP NI
X

The chimney flue appears to have adequate clearance from the timber framing.

Timber Framed

1. Verticality and alignment

A M D NP NI
X

Satisfactory.

2. Dampness and moisture damage

A M D NP NI
X

Not visible at the time of the inspection.

General Cladding Condition

1. Surface finish

A M D NP NI
X

Good condition.



2. Clearances

A M D NP NI

X

We would recommend the removal of material away from cladding to allow ground clearance.



3. Penetration seals

A M D NP NI

X

Sealed.

Weatherboard

1. Material Type

A M D NP NI

X

Timber.



2. Buckling, cupping and bowing

A M D NP NI

X

Not present at the time of the inspection.



3. Facing and trims

A M D NP NI

Satisfactory.

X

4. Nailing

A M D NP NI

Appears to be fixed correctly.

X

5. Splitting and rot

A M D NP NI

Minor cracking visible at the time of inspection. Recommend maintenance on any cracks around the house.

X



6. Visible fixings and soakers

A M D NP NI

All present.

X



Minor corrosion noted.

Exterior Painting

1. Painting

A M D NP NI

Overall the exterior paint is in good condition.

X



Exterior Windows

1. Material type

A M D NP NI Timber.
X

2. Window Assessment

- A M D NP NI
- The windows are single glazed.
 - Unless pointed out in their relevant section, hardware was found to be functional.
 - Overall the window frames, sashes and sills were in acceptable condition.
 - Flashing is present over windows.
 - The windows Putty/Timber beads were in an acceptable condition.



3. Operation and fit

A M D NP NI
X A few windows around the house felt jammed. Timber does swell in colder months and these windows may just need forced a little.



4. Broken Glass

A M D NP NI
X

One window pane in the bedroom has a cracked glass.



3rd Bedroom.

Exterior Plumbing

1. Material type

A M D NP NI
X

PVC pipes.

2. Leakage

A M D NP NI
X

No visible signs of leakage.

3. Gully Traps

A M D NP NI
X

Satisfactory height and condition.

Exterior Electrical

1. Electrical Assessment

A M D NP NI
X

- Electricity enters the house by means of underground lines.
- The meter box is located on the rear wall of the home.
- The meter box looks to be in good condition.
- The earth registered as connected when tested from within the dwelling.



Sub Floor - General

1. Access Point

A M D NP NI

Rear of property.

X



2. Ground Condition

A M D NP NI

Damp at the time of the inspection.

X



3. Vapour Barrier

A M D NP NI

A vapour barrier is an excellent way of controlling rising dampness from the soil under the property.

X

Foundations

1. Foundation type

A M D NP NI

Timber piles.

X



2. Foundations Condition

A M D NP NI

X

- Piles appeared stable at the time of the inspection.
- The bearers are visibly in a satisfactory condition.
- The floor joists look to be in a satisfactory condition.
- Bracing is acceptable in nature.
- No visible rotten timber noted.
- Ground clearance from timber framing is satisfactory.



3. Foundation walls

A M D NP NI

Wooden slats.

X



4. Foundation walls condition

A M D NP NI

Good condition.

X

5. Floor type

A M D NP NI
X

Timber.

Sub Floor - Insulation

1. Type

A M D NP NI
X

Blanket insulation.



2. Coverage

A M D NP NI
X

Adequate coverage.



3. Condition

A M D NP NI
X

Good condition.

Sub Floor - Plumbing

1. Material type

A M D NP NI
X

Butylene/PVC.



2. Leakage

A M D NP NI

No visible signs of leakage at the time of the inspection.

X



3. Support

A M D NP NI

Pipes are well supported.

X



Sub Floor - Pests and Debris

1. Insect and pest infestation

A M D NP NI

Some evidence of borer. Treatment recommended.

X



Water Tank

1. Location

A M D NP NI

Rear of home.

X



2. Type

A M D NP NI

Polyethylene.

X

3. Condition

A M D NP NI

Good condition.

X

4. Location of pump

A M D NP NI

Found in the crawl space under the home.

X



5. Condition of pump

A M D NP NI

Average condition.

X

Deck

1. Location

A M D NP NI

Ground level providing access to the front entry and dining area.

X



2. Deck Assessment

A M D NP NI

X

- The deck is of timber construction.
- The floor material is in a satisfactory condition.
- There was no excessive springiness felt in the deck at the time of inspection.
- Clearance between the cladding and the deck are acceptable.

Please note due to the lack of access under the deck the substructure could not be viewed.



Entrance

1. Location

A M D NP NI

Entry is from the front of the home.

X



2. Room Assessment

A M D NP NI

X

- The doors and frames in this room are operational & in an acceptable condition.
- The lights & switches were functional.
- Over all the walls & coverings were visually in good condition.
- The ceiling is in a satisfactory condition.
- The flooring is in an acceptable condition.

3. Moisture Readings

A M D NP NI

X

When moisture testing particular attention is payed to any areas that indicated settlement, general wear and tear or signs of possible moisture ingress. This is a consistent practice through out all rooms.

The moisture levels in this area were of an acceptable level for this type of home.



Burglar Alarm

1. Burglar Alarm System

A M D NP NI

X

Sensors, exterior alarm, internal alarm siren and key pads were present, however the system was not tested as part of this inspection.

We recommend you find out the contact details for the installation company and change the alarm codes.



Lounge

1. Room Aspect

A M D NP NI

X



2. Room Assessment

A M D NP NI
X

- The lights & switches and any accessible power sockets were functional.
- Over all the walls & coverings were visually in good condition.
- The ceiling is in a satisfactory condition.
- The flooring is in an acceptable condition.



3. Fixed heating

A M D NP NI
X

Fireplace.
Functional.



4. Moisture Readings

A M D NP NI
X

A number of moisture readings were taken within this room all found to be of an acceptable level.



Dining Area

1. Room Aspect

A M D NP NI

X

**2. Room Assessment**

A M D NP NI

X

- The doors and frames in this room are operational & in an acceptable condition.
- The lights & switches and any accessible power sockets were functional.
- Over all the walls & coverings were visually in good condition.
- The ceiling is in a satisfactory condition.
- The wooden floor is in an good condition.

3. Moisture Readings

A M D NP NI

X

The moisture readings taken around the walls were of an acceptable level for this type of home.

**Kitchen****1. Room Aspect**

A M D NP NI

X



2. Kitchen Amenities

A M D NP NI

- X
- The bench tops are in acceptable condition, the junction between wall and bench is sealed.
 - The cabinets and hardware were in a good and functional condition.
 - There were no signs of leakage from the taps or waste traps.
 - The cook top was functional at the time.
 - The oven was functional, please note only basic functions were tested.
 - The air extraction fan was operational when tested.



3. Room Assessment

A M D NP NI

X

- The lights & switches were functional.
- Accessibly power sockets were functional.
- Over all the walls & coverings were visually in good condition.
- The ceiling is in a satisfactory condition.
- The flooring is in an acceptable condition.

4. Moisture Readings

A M D NP NI

X

The moisture levels in this area were of an acceptable level for this type of home.



1st Bedroom

1. Room Aspect

A M D NP NI

X

Double bedroom.



2. Room Assessment

A M D NP NI

X

- The doors and frames in this room are operational & in an acceptable condition.
- The lights & switches and any accessible power sockets were functional.
- Over all the walls & coverings were visually in good condition.
- The ceiling is in a satisfactory condition.
- The flooring is in an average condition.



3. Moisture Readings

A M D NP NI

X

A number of moisture readings were taken within this room all found to be of an acceptable level.



Hallway

1. Room Aspect

A M D NP NI

X



2. Room Assessment

A M D NP NI

X

- The doors and frames in this room are operational & in an acceptable condition.
- The lights & switches and any accessible power sockets were functional.
- Over all the walls & coverings were visually in good condition.
- The ceiling is in a satisfactory condition.
- The flooring is in an acceptable condition.



Interior Electrical Panel

1. Internal Electrical Board Assessment

A M D NP NI

X

- Located in the hallway.
- At the time of inspection all fuses were in place and in the correct position. (Please note a fuse did trip when testing a power switch in the garage).
- The board appears to be in good condition.



Door fell off when opened.

2nd Bedroom

1. Room Aspect

A M D NP NI

Master bedroom.

X



2. Room Assessment

A M D NP NI

X

- The doors and frames in this room are operational & in an acceptable condition.
- The lights & switches and any accessible power sockets were functional.
- Over all the walls & coverings were visually in good condition.
- The ceiling is in a satisfactory condition.
- The flooring is in an acceptable condition.

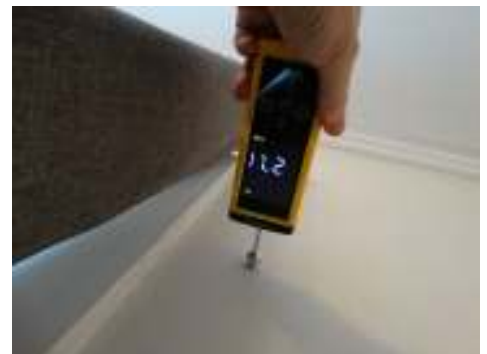


3. Moisture Readings

A M D NP NI

X

The moisture readings taken around the walls were of an acceptable level for this type of home.



Ensuite

1. Room Aspect

A M D NP NI

X



2. Bathroom Assessment

A M D NP NI
X

- The doors and frames in this room are operational & in an acceptable condition.
- The lights & switches were functional.
- Over all the walls & coverings were visually in good condition.
- The ceiling is in a satisfactory condition.
- The flooring is in an acceptable condition.
- Accessible power sockets were functional.



Cracked switch.

3. Air extraction system

A M D NP NI
X

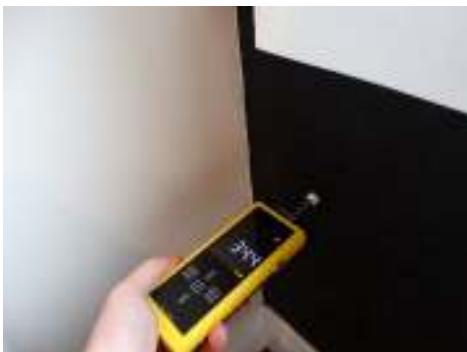
Functional though fan was noted to be noisy and heat lamp bulb has blown.



4. Moisture Readings

A M D NP NI
X

The moisture levels in this area were of an acceptable level for this type of home.



Ensuite - Vanity & Basin

1. Condition

A M D NP NI

X

- The vanity top & basin is in an acceptable condition.
- There was no sign of leakage from the taps or waste traps.
- The vanities doors and draws hardware operated as they should.



Door cover delaminating.



Sealant would be beneficial.

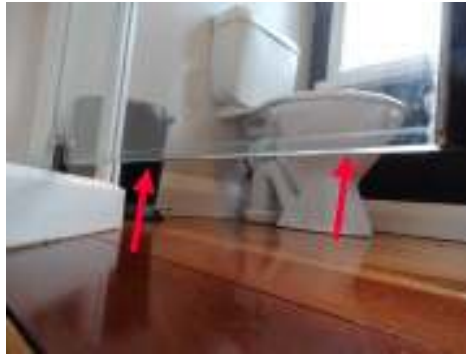
Ensuite - Shower

1. Condition

A M D NP NI

X

- The glass door looks to be in a satisfactory condition.
- No leaks were seen from the taps.
- An adequate pressure flow was noted.
- The wall lining is in an acceptable condition.
- The shower tray is in good condition.
- No visible leaks seen at the wall junction detailing.



No seal present.



Ensuite - Toilet

1. Condition

A M D NP NI
X

- The flush operated as it should.
- The plumbing was functional with no visible signs of leakage.



Sealant would be beneficial.

3rd Bedroom

1. Room Aspect

A M D NP NI
X

Double bedroom.



2. Room Assessment

A M D NP NI

- X
- The doors and frames in this room are operational & in an acceptable condition.
 - The lights & switches and any accessible power sockets were functional.
 - Over all the walls & coverings were visually in good condition.
 - The ceiling is in a satisfactory condition.
 - The flooring is in an acceptable condition.

3. Moisture Readings

A M D NP NI

X The moisture readings taken around the walls were of an acceptable level for this type of home.



Bathroom

1. Room Aspect

A M D NP NI

X



2. Bathroom Assessment

A M D NP NI

X

- The doors and frames in this room are operational & in an acceptable condition.
- The lights & switches were functional.
- Over all the walls & coverings were visually in good condition.
- The ceiling is in a satisfactory condition.
- The flooring is in an acceptable condition.
- An air extraction fan is present and functional at the time of this inspection.
- Accessible power sockets were functional.

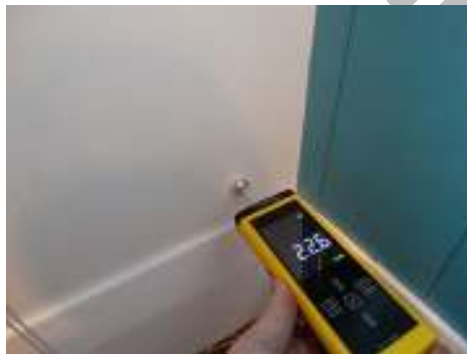


3. Moisture Readings

A M D NP NI

X

The moisture levels in this area were of an acceptable level for this type of home.



Vanity & Basin

1. Condition

A M D NP NI

X

- The vanity top & basin is in an acceptable condition.
- There was no sign of leakage from the taps or waste traps.
- The vanity top & basin is sufficiently sealed at the wall junction.
- The vanities doors and draws hardware operated as they should.



Bath

1. Condition of Tub & Surroundings

A M D NP NI

X

- The bath tub looks to be in an acceptable condition.
- No visible signs of leakage from the taps.
- The wall lining around the bath is in good condition.



Shower

1. Condition

A M D NP NI

X

- The shower curtain & rail look to be in a satisfactory condition.
- No leaks were seen from the taps.
- An adequate pressure flow was noted.
- The shower is over the bath.



Toilet

1. Condition

A M D NP NI
X

- The flush operated as it should.
- The plumbing was functional with no visible signs of leakage.



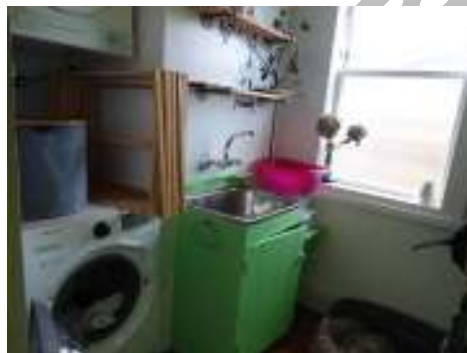
Sealant would be beneficial.

Laundry

1. location

A M D NP NI
X

Separate laundry.



2. Laundry Amenities

A M D NP NI
X

- The washer drains internally to its own plumbing.
- No signs of leakage at the washer hose bib connections.
- The laundry tub and cabinet are in an acceptable condition.
- No visible signs of leakage from the taps or waste trap.



3. Room Assessment

A M D NP NI

X

- The doors and frames in this room are operational & in an acceptable condition.
- The lights & switches and accessible power sockets were functional.
- Over all the walls & coverings were visually in good condition.
- The ceiling is in a satisfactory condition.
- The flooring is in an acceptable condition.

4. Air extraction system

A M D NP NI

X

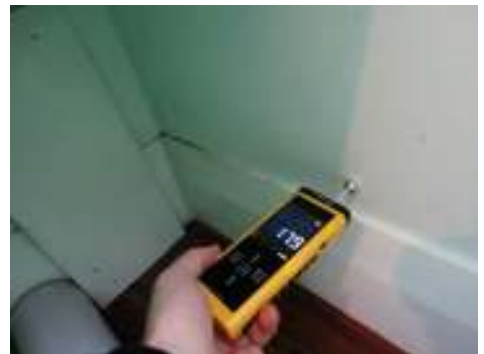
Passive (via window/door).

5. Moisture Readings

A M D NP NI

X

A number of moisture readings were taken within this room all found to be of an acceptable level.



Garage - Interior

1. Garage Aspect

A M D NP NI

X



2. Garage door

A M D NP NI

Satisfactory condition.

X



3. Auto Door Opener

A M D NP NI

Functional.

X

4. Door Safety Reverse

A M D NP NI

Functional: Both directions.

X

5. Room Assessment

A M D NP NI

X

- The lights & switches were functional.
- Accessible power sockets were function.
- Over all the walls & coverings were visually in good condition.
- The flooring is in an acceptable condition.



Garage - Roof Space General

1. Roof Space Assessment

A M D NP NI
X

- Sarking is present covering the underside of this roof covering. Sarking is a vapour barrier to reduce the transmission of moisture into the home.
- No signs of excess moisture was visibly showing in the roof space.
- The roof framing looks satisfactory in nature.
- No evidence of pest or insect infestation.
- No rot evident at the time of inspection.



Weather Tightness Risk

1. Wind zone

Wind zone – Wind drives rain against a building and increases the potential for leaks, in particular at high, very high or extra high levels.

Medium wind zone - Medium risk.

2. Number of storeys

Multi level homes have more wall area exposed to wind and rain and water running over vulnerable areas such as window and door openings or junctions; taller homes are also less likely to be sheltered by neighbouring buildings or vegetation.

One storey - Low risk.

3. Roof pitch

The lower the pitch of roof is, the higher the weather tightness risk. With a low pitch roof water can pool in low spots rather than running off the roof.

Medium pitch roof - Lower risk.

4. Eaves

Eaves width – Eaves provide shelter to the walls of a building and reduce the water running down the walls during periods of rain; narrower eaves, or no eaves, means less shelter and therefore greater risk.

Eaves on this single level home - Medium risk.

5. Spouting

External spouting with limited eaves - Medium risk.

6. Envelope complexity

Envelope complexity – Complex buildings have more junctions and often more penetrations in the cladding for windows and other elements, creating increased risk of leaks. These details may be more difficult to design and build than simpler forms, so the risk of failure is greater.

Fairly simple design- Medium risk.

7. Cladding

This building is clad with weatherboards. Overall the weatherboards are in good condition with a good covering of paint. Regular repairs and maintenance has been shown to reduce potential weathertightness issues.

Low risk.

8. Weather tightness risk

Our assessment of this building is based upon; the items outlined in this section, the visible materials used in the construction, moisture readings that were taken throughout the home and the general design of the home.

Medium risk.

9. General information

In general terms weather tightness is based on factors like; deflection, drainage, drying and durability of materials used in the construction.

> Ground water run off - it is important to have ground water running away from the home or into a drain rather than towards the home.

> Roof maintenance for Profile Roof Sheets - It is important that the roof is checked regularly to ensure that the sheets are lapped properly and for signs of ridge and valley deterioration. Also that there are no nail pops, rust patches or holes and that flashings and sealants are in good condition.

> Roof run off - Downpipes and gutters should be connected properly, and correctly maintained ensuring any blockages are removed so that water coming from the roof can be directed appropriately into the stormwater drain rather than building up and leaking into the home.

> Cladding - Whatever cladding that is being used, it is important that it's maintained, any cracks or penetrations are sealed correctly, weep holes or other venting systems are not obstructed and that material is not allowed to build up against the cladding.

> Windows and doors - ensure they are flashed correctly and their seals/sealant are fitted correctly.

> Venting and drying - ensure that moisture from rooms like the bathroom, kitchen and laundry are vented outside the home. That the home is able to breathe either through passive venting by opening windows, or through mechanical means using a venting system.

Design, materials and craftsmanship are not the only things that may affect a building's weather tightness. Assessments undertaken by the Weathertight Homes Resolutions Service show that some moisture issues have been caused, or exacerbated, by a lack of maintenance on the home owner's part.

Final Comments

1. Final Comments

Overall at the time of this inspection the home seems to be in a condition consistent for its age. Any marginal or defective items shown at the beginning of this report in my opinion should either be serviced, repaired or replaced as necessary.

Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes that could be expected with age, or general wear & tear. While any number of minor defects may be noted, it is unrealistic for the Inspector to comment on all imperfections in this standard property report, we are also unable to carry out any probe or destructive testing, nor move any furnishings, appliances or vegetation in a visual inspection.

The general indications for the moisture readings taken on the T660 moisture meter for the typical gib covered radiata pine framed walls are:

0 - 40 indicate DRY
40 - 80 Indicate DAMPNESS
80+ Indicate WETNESS

A number of non invasive moisture readings were taken throughout each room of the home and at the time of the inspection they were within acceptable levels indicating the home is Dry.

We would recommend that you read this report fully to get a more complete understanding of any maintenance and/or repairs that should be carried out.

It is recommended that the buyer researches the Council File of this property to ensure that the original build and any alterations/additions have been consented, approved and signed off by the council.

Our inspection is a visual inspection only, limited to what can be seen on the day of the inspection and it should also be noted that the inspector is unable to confirm or eliminate the possibility of deterioration in materials which he cannot see. Should you have any concerns over the condition of the home yourself, then you should seek further specialist advice. The inspection is carried out to the NZS 4306:2005 standard and is not a statement that the property complies with the requirement of any act, regulation or bylaw. Nor is a report that complies to these standards a warranty against problems that develop after the date of the inspection. Any questions relating to a report done to these standards, parties should refer back to the NZS 4306:2005 for the complete details.

The pictures used in this report have been included as a sample of the issues found. They are in no way exhaustive, instead they are indicative only and are not limited to the specific area shown.

We recommend having a regular inspection completed as this will assist you in understanding what may be required to maintain the current standard of your property through the coming years. It'll provide you with an idea of what maintenance and repairs need to be carried out, highlight possible defects and allow you to take care of any weathertightness issues promptly.

Thank you for providing us with the opportunity to inspect this home for you.

Stephen Boyd

Owner of Wallace Shields LTD
A Buyer's Choice Home Inspections
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DRAFT ONLY

Glossary

Term	Definition
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.

DRAFT ONLY