

SAFE AND SOUND HOUSE INSPECTIONS LTD

STANDARD HOUSE INSPECTION REPORT

For the Property Located At:

Report Prepared For:

Client



Safe and Sound House Inspections Ltd .
Mobile 021 888 265
murray.heap@gmail.com

Today

PROPERTY ADDRESS:
Sample Property

Dear Client,

Thank you so much for the opportunity to serve you, by performing a home inspection on the above referenced property. On behalf of Safe and Sound House Inspections Ltd, I appreciate the confidence you placed in me to do so.

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

If you have any questions about this inspection please do not hesitate to give me a call.

Sincerely,
Murray Heap
Safe and Sound House Inspections Ltd
T/A Far North House Inspections
021 888265
murray.heap@gmail.com

Please note what this report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection, not an all-encompassing report dealing with the property from every aspect. Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes that could be expected with age, and general wear and tear. While some minor defects may be noted, it is unrealistic for the Inspector to comment on all minor defects and imperfections in this standard property report, we also unable to carry out any probe or destructive testing, nor move any furnishings, appliances or vegetation in a visual inspection.

PROJECT INFORMATION

Booked	Today	Weather	Showers	Date	Todayy
Inspector	Murray Heap	Last Rain	With in the last week	Time	9.00 am
CLIENT INFORMATION					
Client					
Address					
Suburb					
Phone					
Mobile					
E-Mail					
How to receive report		E-mail			
Payment		On report delivery			
SITE INFORMATION					
Address					
Suburb					
Empty/ Occupied		Occupied			
Size of the house		5 Bed, 3 Bath, 2 Lounge, 1 Study, 2 Storie			
Special issues		None			
Access information		Agent			
Realtor / Vendor					
Company					
Phone					
Mobile					
E-mail					
Present on Inspection					
Agent					

STATEMENT OF POLICY FOR STANDARD HOUSE INSPECTION

Please Read Carefully.

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

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

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

SCOPE

1. VISUAL INSPECTION:

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

2. LIMITED ASSESSMENT

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

3. CONTEXT OF INSPECTION

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

4. NOT BUILDING CODE OR BY-LAW COMPLIANCE INSPECTION

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

5. ENVIRONMENTAL AND AIR QUALITY CONCERNS

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

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

REPORT LIMITATIONS This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection in their condition at the time of the inspection.

STATEMENT OF POLICY FOR STANDARD HOUSE INSPECTION

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

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

ARBITRATION: *Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.*

Important Information:

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

Vendor Inspections:

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

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

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

All costs associated with debt collection will be added to the value of the invoice. Interest will be added at 3% per month for overdue accounts.

Insurers Disclaimer

- (a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).
- (b) The inspection did not assess compliance with the NZ Building Code including the Code's weather tightness requirements, or structural aspects. On request, specialist inspections can be arranged for weather tightness or structure or of any systems including electrical, plumbing, gas or heating.
- (c) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a), this report may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected is excluded from the scope of the inspection."

DISCLAIMER

By ordering this Inspection, I/we acknowledge that we have reviewed, understood, and accepted the Terms and Conditions and the SCOPE OF INSPECTION described above. Inspector's liability for mistakes or omissions in this inspection report is limited to a refund of the fee paid for this inspection and report. The liability of the inspector's principals, agents, and employees is also limited to the fee paid. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection and report. This liability limitation is binding on client and client's spouses, heirs, principals, assigns and anyone else who may otherwise claim through client. Client assumes the risk of all losses greater than the fee paid for the inspection. Client agrees to immediately accept a refund of the fee paid as full settlement of any and all claims, which may ever arise from this inspection.

CERTIFICATE OF INSPECTION

Area Inspected	Yes	No	Partially	Comments
Site	X			
Sub Floor			X	No access - Concrete floor to part of the floor.
Exterior	X			Where reachable
Roof Exterior	X			Not all areas were reachable
Roof Space		X	X	No access - pitched ceilings.
Interior	X			
Services	X			Where visible
Accessory, ancillary spaces and buildings	X			

Definitions

ACCEPTABLE/SERVICEABLE

The item is performing its intended function as of the date of inspection in response to normal use.

NOT PRESENT

The item does not exist in the structure being inspected.

NOT INSPECTED or INACCESSIBLE

The item could not be inspected due to physical limitations.

DEFECTIVE / NEEDS ATTENTION

The item is either: significantly impeding habitability; unsafe or hazardous; does not operate properly or perform its intended function in response to normal use.

SAFETY HAZARD

Any item that is identified as a safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. In our opinion these items should be evaluated by professionals in appropriate trades prior to closing.

MAJOR CONCERN

Any item identified as a major concern is either significantly affecting habitability and/or can be considered a possible expensive repair or replacement and should be evaluated by professionals in appropriate trades prior to closing.

MINOR CONCERN

Any item identified as a minor concern either does not significantly affect habitability and/or can be considered an inexpensive repair or replacement by professionals in appropriate trades prior to closing.

MAINTENANCE

Any item identified as maintenance is to be considered normal or routine in maintaining a home.

GROUNDS, DRAINAGE, FOUNDATION AND SUBFLOOR

INSPECTION FOCUS

Inspection of the exterior grounds and drainage is visual and intended to determine if the grading is properly carrying surface water away from the foundation. It is based on normal weather conditions at the time of the inspection. Inspectors do not perform a soil analysis or evaluate homes based on geological conditions. Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. The most common problem concerning foundations is water.

DRYNESS / DRAINAGE

Ideally, water should flow away from a property in all directions. Grading should not slope toward the property and surface water should be channeled to the lowest part of the property away from the structure to prevent ponding of water next to the structure. Provisions should be made for discharging run-off from the guttering system. Proper grading at the outside foundation, the use of sump pumps, and/or gravity drainage helps keep basements and crawl spaces dry. Removing water reduces the amount of moisture and likelihood of insects in the home.

TREES & SHRUBS

Inspectors observe trees and shrubs to see if they affect the property. The physical condition of the trees and shrubs themselves is not evaluated. Trees and shrubs should not be touching the roof, siding or the electrical service entrance cables.

WALKS & STEPS

Walks and steps are inspected for tripping hazards. Walks and steps may be uneven or may settle and should be reported.

DECK/ PATIO / PORCH

Patios and porches are inspected for movement and how they are attached to the property. Signs of settling, warping, or rot may occur, especially where they connect to the property.

DRIVEWAY

Driveways may settle, crack, or deteriorate and should be reported.

RETAINING WALLS

Retaining walls support and hold earth in place for landscaping purposes. Evidence of movement is to be reported. Proper drainage and lateral support measures should be incorporated into the construction of retaining walls.

ACCESS

Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer very little.

FOUNDATION WALLS

Inspectors will attempt to identify the type of materials used in the foundation and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended.

FLOOR FRAMING

Basements and crawl spaces normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, dry rot or other system damage in areas where accessibility permits.

INSULATION

Insulation in basements and crawl spaces may obstruct the inspector's view. Improperly installed insulation may trap moisture and lead to rot.

VENTILATION

Basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation.

FLOOR / SLAB

The concrete floor (slab) inspection is very limited due to lack of accessibility. Inspectors will report the presence of floor coverings (i.e. tile, carpeting), and will note signs of movement or cracks.

GROUNDS, DRAINAGE, FOUNDATION AND SUBFLOOR

Area	Material/Presence	Condition	Action	Comments/Location
Grounds				
Fences	Timber, corrugate iron and post and wire.	Acceptable		
Gates	N/A			
Driveway	Concrete	Acceptable	Shared access	Minor settlement cracks noted
Path	Concrete	Acceptable		As above
Stairs/Steps	Timber	Acceptable		
Handrails	Timber	Acceptable		Hand rails are required by council regulation for all decks/platforms over one metre off ground
Ret. Walls	Timber	Acceptable/Maintenance	Monitor	Movement noted to the rear timber wall
Porches/Patios	N/A			
Deck	Timber	Acceptable		Tanalised pine. Well braced and bolted
Grading		Acceptable		
Trees/Shrubs		Acceptable		Not close to house
Possibility of ponding	None			
Structure				
Type	Timber	Acceptable		Where visible
Verticality & Alignment		Acceptable		No signs of being out vertically or being out of alignment
Cavity	No cavity			
Foundation/ Subfloor				
Foundation type	Concrete	Acceptable		
Base	Blockwork	Acceptable		
Ground condition	Dry	Acceptable		
Vapour barrier	Silver foil	Acceptable		
Drainage	PVC	Acceptable		Inspect with certified installer. NO leaks noted
Ventillation	Base boards	Acceptable		
Piles	Timber	Acceptable		Well braced.
Obvious alternations	Yes	Appears Acceptable	Check LIM report	Master bedroom and ensuite and deck area.
Floor type	Particle boards	Acceptable		
Insulation	Silver foil	Acceptable		
Plumbing	Present	Appears Acceptable	Maintenance	Inspect with certified installer. Leaks noted around the hot water tank.
Electrical	Present	Appears Acceptable		Inspect with certified installer
Insect and pest	No evidence noted			
Debris		Acceptable		
PLEASE REFER TO PHOTO SECTION FOR MORE DETAILS				

STRUCTURE, EXTERIOR AND ROOF

INSPECTION FOCUS **EXTERIOR**

The exterior is inspected visually at grade level. The inspector's evaluation is based on generally accepted building practices and the age of the components.

SIDING

Exterior trim, eaves, fascias and soffits should be dry and painted to protect them from the elements. Siding should be free of contact with ground and/or trees and shrubs. Moisture conditions that continually affect exterior siding should be corrected. Caulking and/or flashing should be applied where building materials intersect.

VENEER

Movement caused by improper ties or footings are detected by the presence of cracks in mortar or waves in walls.

DOORS

If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

WINDOWS

Styles can be fixed, double hung, casement or sliding. They should operate easily and close securely.

HOSE FAUCETS/OUTSIDE TAPS

Exterior hose faucets should be checked for leakage and loose fittings.

ELECTRICAL CABLE

Either underground or overhead electric cable is provided by a public utility. Service entrance conductors should be encased in protective material to avoid hazards.

ELECTRICAL

All exterior electrical wires and outlets should be weatherproof. Outside circuits (i.e. outlets, switches, fixtures) should be RCD protected. Underground branch wiring should be appropriately installed.

INSPECTION FOCUS **ROOF**

Roofs are inspected visually and from an area that does not put either the inspector or the roof at risk. Steep or wet roofs are not walked on. Slate, tile or asbestos roofs are not walked on. Specifics will be in the report.

ROOF COVERINGS

The type of roof and the condition of the top layer will be reported and commented upon. Valleys and roof penetrations are prone to leaking. Worn, missing, patched or otherwise defective surfaces will be inspected and reported based upon normal wear and aging.

FLASHINGS

Flashings provide a water tight seal at roof penetrations (i.e. plumbing, chimneys, flues), which are prone to leaking and should be re-inspected annually.

SKYLIGHTS

Skylights, like flashings, are prone to leaking and should be re-inspected annually.

CHIMNEYS

Chimneys are very susceptible to the elements and usually are not completely visible due to location and height. Spalling of masonry units is a common problem. Interior flue linings often are not visible especially if equipped with a cap covering to prevent down drafts or screening to prevent sparks. Only visible conditions of Chimney are inspected and reported, seek professional contractor to inspect chimney.

GUTTER SYSTEMS

Gutters carry rain water off the roof and away from the foundation. Often they become clogged with leaves and other debris, or will develop sags and/or leaks at the joints. Gutters need periodic maintenance and cleaning.

EXTERIOR AND ROOF

AREA	Material/Presence	Condition	Action	Comments/Location
Exterior				
Surface finish 1	Weather boards Fibre cement	Acceptable/Maintenance	Maintenance/Monitor. Keep a good coverage of paint/stain	Needs washing down and repainting. Some cracking noted.
Surface finish 2	Fibre cement flat sheet	Acceptable/Maintenance	As above	Needs washing down and repainting. Some cracking noted to the joints. these need filling before house is painted.
Surface finish 3				
Windows	Aluminium	Acceptable/Maintenance	Maintenance/Monitor	Scriber need fitting to the front door and ranch slider. Windows need sealing to the cladding on the flat sheet areas. Weep holes need to be kept clean so condensation doesn't pool on window sills/run down walls.
Main Door	Metal	Acceptable/Maintenance		Needs scriber fitting
Other Doors	Aluminium	Acceptable/Maintenance	Monitor	All slide and open well
Top flashing	Aluminium	Acceptable	Not required	
Penetrations	Various	Acceptable/Maintenance	Monitor	Sealed through cladding
Clearances to ground level		Acceptable		
Enclosed balconies	N/A			
Roof				
Material type 1	Corrugated iron	Acceptable/Maintenance		Needs washing down
Material type 2				
Material type 3				
Flashing	Metal	Acceptable	Monitor	
Soffits	None			
B/boards, Fascia	Timber	Maintenance		Need washing down and painting.
Gutters	Metal	Acceptable/Maintenance	Maintenance/Monitor	Need the debris cleaning out. Internal gutter over the front of the house needs to be cleaned out and monitored for debris.
Downpipes	Plastic	Acceptable/Maintenance		Recommend fitting spade pipes to the bottoms of the down pipes over roofed areas
Valleys				
Chimney	False chimney to the front of the house.	Maintenance		Needs washing and painting. wasn't painted last time the house was.
Clearances to cladding	Good clearance	Acceptable	Maintenance	
PLEASE REFER TO PHOTO SECTION FOR MORE DETAILS				

ATTIC(ROOF SPACE), GARAGE AND CARPORT

INSPECTION FOCUS ATTIC

Attic inspections are visual. Inspectors will access the attic if possible.

ACCESS

Inspectors will locate and access if the attic has adequate clearance and is unobstructed. Some attics are too narrow to enter or are not present due to cathedral ceilings.

FRAMING

Attic framing creates space between the ceiling and the roof. It should be sturdy enough to carry the weight of the framing and roof.

INSULATION

Attics are subject to extreme temperature changes due to direct exposure of the sun on the roof in summer and the lack of a heat source on winter days. Therefore, adequate attic insulation is necessary for energy efficiency.

EXPOSED WIRING

Attic wiring, a part of the branch circuit wiring for the living space, should not be covered with insulation or have any splices or open junction boxes.

PLUMBING VENTS / CHIMNEYS / FLUES

Plumbing vents, chimneys and flues should terminate above the roof line and be free of leaks around flashed areas.

INSPECTION FOCUS GARAGE AND CARPORT

Garages and car-ports are inspected based on accessibility and are reported as being attached or detached from the house structure. The exterior components (i.e. roof, walls, eaves, fascias, gutters, etc.) should be reported when defects exist. Interior components (i.e. walls, etc.) should be reported when defects exist.

DOOR OPENER

Electric garage door openers have been known to trap people, especially children, under the door as it closes. For this reason, all garage door openers should be equipped with a safety device to reverse the direction of the door, if necessary. Non-reversing door openers should be replaced for safety. Safety reversing devices should be checked monthly.

ATTIC(ROOF SPACE), GARAGE AND CARPORT

Area	Material/Type	Condition	Action	Comments/Location
Attic (Roof Space) No access				
Frame	Pitched roof	Acceptable		No access to this area
Insulation	Not inspected			
Roof underlay	Not inspected			
Insects and pest	Not inspected			
Vents discharging into attic	None			
Car port				
Structure	N/A			
Roof	N/A			
Floor	N/A			
Garage				
Structure	Part of the house	Acceptable		
Roof	Part of the house	Acceptable		
Floor	Concrete	Acceptable		
Garage door	Metal - Sectional door	Acceptable		Opener working when tested Damage noted to garage door. Garage door surrounds need painting.
PLEASE REFER TO PHOTO SECTION FOR MORE DETAILS				

PLUMBING AND ELECTRICAL

INSPECTION FOCUS PLUMBING

Plumbing inspections are visual and operational. Inspectors operate normal controls and put the system through a normal cycle.

SUPPLY PIPES

Supply pipes, especially galvanized, can become clogged with mineral deposits, which restrict functional water flow. If air gets trapped in the lines, the pipes can make a knocking sound, known as water hammer. Electrolysis, which occurs from the mixing of ferrous and non-ferrous metals, can cause leaks.

WASTE / VENT PIPES

Waste pipe inspections are limited to the visible portions of the drain system. Inspectors run water through the system and look for any indication of leaks, defective drainage or venting, functionality of water flow and waste drain.

SEPTIC SYSTEM

Inspections of septic systems are very limited. Only presence of the system and abnormal smell will be reported. Refer to specialist tradesman for proper inspection /recommended/.

WATER HEATER

Water heaters are inspected visually for proper installation and ability to provide adequate hot water.

INSPECTION FOCUS ELECTRIC

Electrical inspections are visual and operational. Inspectors operate all normal switches, test a representative number of outlets and observe visible lines.

Note

Pools, Irrigation systems, and their associated equipment are not inspected. We recommend evaluation by an appropriate service company.

SERVICES

Component	Type / Location	Condition	Action	Comments
Plumbing				
Water supply	Main	Acceptable		
Water Toby location	Front of the section	Acceptable		Located at the front right hand side of section (see photos) No leaks noted
Outside taps	Various	Acceptable		No leaks noted
Sumps	Various	Acceptable		
Septic	Council system	Appears Acceptable		Inspect with certified installer. No smell or leaks visable
Gully traps	Plastic	Acceptable		See photos. No leaks visible
Supply pipes	Plastic	Appears Acceptable		
Waste pipes	PVC	Appears Acceptable		
Attic area				
Hot Water System	Electric	Concern	250 litre mains pressure tank. Date stap 02/2002	See photos. Leak noted to the pipe work. Tank needs lifting off the ground.
Electrical				
Connection	Underground	Appears Acceptable		Inspect with certified installer
Main panel	On side of the house	Acceptable	Outside the garage	Meter box needs finishing around and scribber painting.
Security/outdoor lights	On side of the house	Maintenance		Some of the units are broken.
Outdoor p/points	N/A			
Distribution panel	Breakers and fuses	Appears Acceptable	In the garage area	Inspect with certified installer. (see photos)
Indoor p/points	Various	Acceptable		
Lights	Various	Acceptable		Tested OK
Subfloor area	Wires clipped where visible	Acceptable		
Attic area	Various	Acceptable		Inspect with certified installer
Other				

SERVICES continued

Component	Type / Location	Condition	Action	Comments
Gas supply				
Supply system	Bottle	Acceptable		Under the house
Alarm				
Security alarm	N/A			
Smoke alarm/detectors	Present	Concern	Needs reinstalling and extra one fitting	One smoke alarm with in three meters of any bedroom and at least one smoke alarm per level.
Other Systems				
Heating systems	N/A			
Venting systems	N/A			
Other				
Letter Box	Present	Acceptable		
Clothesline	Present	Acceptable		
Antenna	Present	Acceptable		
Spa	Present	Concern	Locking tabs need attention	
Pool				
PLEASE REFER TO PHOTO SECTION FOR MORE DETAILS				

MOISTURE SCAN AS PART OF A STANDARD INSPECTION

Limitations

Please note that unless a full specific moisture inspection was ordered, only a random moisture presence in readily accessible areas of possible concern or to confirm inspector's suspicions would've been checked on the interior with a non-invasive moisture meter. The condition and treatment type of internal framing is not known.

Because this is a limited inspection, we can make no guarantee, expressed or implied, that our observations and random moisture readings offer conclusive evidence that no installation or moisture problems exist, or that problems found are all-inclusive. This inspection company, its employees and any divisions shall not be liable for non-visual defects, unseen defects, unspecified defects or hidden damage and conditions existing on the subject property and hereby disclaims any liability or responsibility thereof. All parties concerned agree to hold harmless and indemnify this inspection company involving any liabilities that may result.

Moisture Meter Readings

Moisture Meter readings can add to your understanding of the indoor environment. The moisture meter we use is a non-penetrating meter designed to recognize moisture content of construction materials that have been tested. **The general rule of thumb in our industry is that moisture content in construction materials in excess of 18% MAY indicate a moisture problem.** Since we are often unable to test in wall cavities, attics, or other non-visible locations, we can only draw limited conclusions about the moisture of any area tested.

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

Moisture testing carried out with an Exoctec MC-160SA Professional Meter.

INTERNAL AREAS, RANDOM NON-INVASIVE MOISTURE TEST

AREA	Moisture	Water/Mold marks	Action	Comments
Ceiling	NO	NO		
Walls	YES	NO	Needs attention	Around the ranch slider from the second lounge.
Floor	NO	NO		
Around shower	NO	NO		
Around bath	NO	NO		
Next to toilet	NO	NO		
Laundry Area	NO	NO		
*NO /YES - high moisture readings were recorded during the inspection				
If a moisture scan reveals elevated or high moisture readings then further investigation might be needed to assess the framing condition. Consult with your Inspector. Obtain relevant information from the Vendor about past and present leaks if possible. Same applies to Marks - obtain relevant information from Vendor. Only water related marks will be reported in this section. As Mould could only be identified by a Lab, then "Mould" is used to describe possible Mould presence in black stains.				
PLEASE REFER TO PHOTO SECTION FOR MORE DETAILS				

INTERIORS

INSPECTION FOCUS INTERIOR

Interior room inspections are conducted visually. Inspectors examine and base findings on homes of similar construction and age.

WALLS / CEILINGS / FLOORS

Interior walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

FIREPLACE / WOOD STOVE

Fireplaces are visually inspected only. We do not operate these units. Flue interiors are not inspected. Please consult a professional chimney sweep.

SMOKE DETECTORS

The presence of smoke detectors are reported and should be located on each floor, and at/or near the bedroom sections of the home.

STAIRS / BALCONIES / RAILS

Railing and stair systems are inspected for safety. Proper railing installation and consistent stair riser and tread dimensions are necessary for safety.

INSPECTION FOCUS KITCHEN AND BATHROOM

Kitchen, bathroom and laundry inspections are visual and operational. Inspectors operate plumbing fixtures to determine the presence of leaks and look for water damage.

CABINETS / SHELVES

Kitchen, bathroom and laundry shelves, counters and cabinets are inspected for acceptable operation.

SINKS / TOILETS / BATH / SHOWERS

Kitchen, bathroom and laundry fixtures should be inspected for proper installation and operation.

Plumbing systems should be free from leaks and drain and vent properly.

Kitchen and laundry shelves and cabinets are inspected for acceptable operation.

Bathroom plumbing systems are inspected for leaks which may affect shower, tub and sink surroundings.

Inspectors examine and look for evidence of leaks at the junction of walls and floors that intersect with these units.

APPLIANCES (BUILT-IN)

Built-in appliances will be not operated. Presence only reported.

LAUNDRY

This section of the report will be completed in the same manner as the kitchen/bathroom portion.

DRYER VENTS / DRYER SERVICE

Dryer vents should be vented to the exterior. They should not terminate in the crawl space, garage or attic.

Presence of power forced /mechanical/ ventilation will be reported.

INTERIOR AND KITCHEN

Area	Material/Type	Condition	Action	Comments/Location
Excluded Kitchen, Bathroom, Laundry				
Ceiling	GIB Type	Acceptable		No cracks noted
Walls cover 1	GIB Type	Acceptable		Very minor cracking noted
Walls cover 2				
Floor cover 1	Carpet	Acceptable		
Floor cover 2	Tiles	Acceptable		
Doors	Timber hollow core	Acceptable/Maintenance	Needs attention	Second lounge doors very tight to the carpeted
Wardrobe doors	Timber hollow core	Acceptable		None rubbing on flooring or carpet
Windows	Aluminium and timber jambs	Acceptable	Monitor	Need to keep weep holes clear of debris so condensation can get to the outside. All closed properly.
Stairs	Timber	Acceptable		Legal rise and going. No movement or squeaks noted
Handrails	Timber	Acceptable		Required by council
Kitchen 1				
Benchtop	Laminate	Acceptable		No damage noted
Sink	Stainless steel	Acceptable		
Cabinetry	MDF panels	Acceptable		All closed properly
Floor cover type	Laminate hardwood flooring.	Acceptable		
Oven	Electric	Appears Acceptable		Could inspect with certified installer
Cook top	Gas	Appears Acceptable		Could inspect with certified installer
Dishwasher	Electric	Appears Acceptable		Working but not tested
In sink aerator	Installed	Acceptable		Working when tested.
Power forced ventilation	Electric	Appears Acceptable		Working and vented to the outside of the building.
Other				
Kitchen 2				
Benchtop	N/A			
Sink	N/A			
Cabinetry	N/A			
Floor cover type	N/A			
Oven	N/A			
Cook top	N/A			
Dishwasher	N/A			
In sink aerator	N/A			
Power forced ventilation	N/A			
Other	N/A			
PLEASE REFER TO PHOTO SECTION FOR MORE DETAILS				

BATHROOMS, TOILETS AND LAUNDRY

Area	Material/Type	Condition	Action	Comments/Location
Master Bathroom				
Bath	Plastic	Acceptable/Maintenance		See moisture comments and photos. Cracked tile noted to the bath. Silicone around the bath is starting to lift.
Shower	Tiled double	Concern	Needs attention	Cracked tile noted to the bottom of the wall in the shower.
Basin	Ceramic X 2	Acceptable/Maintenance		Needs sealing to the wall.
Toilet	Ceramic	Acceptable		See moisture comments and photos
Floor cover	Tiled	Acceptable		Well sealed around at floor to wall.
Power forced ventilation	None		I would recommend fitting on to this area	
Special features	Heated towel rail	Appears Acceptable		Working but not tested
Other				
Ensuite off master bedroom				
Bath	N/A			
Shower	Tiled double unit.	Acceptable		
Basin/Vanity	Ceramic two bowl unit	Acceptable		
Toilet	Ceramic	Acceptable		See moisture comments and photos
Floor cover	Tiled	Acceptable		
Power forced ventilation	Present	Appears Acceptable	I would recommend fitting on to this area	Working and vented to the outside of the building
Special features	Heated towel rail	Appears Acceptable		Working but not tested
Other	N/A			
Bathroom 2 off up stairs bedroom				
Bath	Plastic	Acceptable		
Shower	Over bath	Acceptable		
Basin/Vanity	Ceramic	Maintenance		Needs sealing against the wall
Toilet	Ceramic	Acceptable		
Floor cover	Tiled	Acceptable		
Power forced ventilation	None		I would recommend fitting one to this area.	
Special features	Heated towel rail	Appears Acceptable		Working but not tested.
Other	N/A			

BATHROOMS, TOILETS AND LAUNDRY continued

Area	Material/Type	Condition	Action	Comments
Toilet 1				
Basin/Vanity	Ceramic	Acceptable		
Toilet	Ceramic	Acceptable		
Floor cover	Tiled	Acceptable		
Power forced ventilation	Present	Acceptable		Vented to the outside
Special features	N/A			
Other	N/A			
Toilet 2				
Basin/Vanity	N/A			
Toilet	N/A			
Floor cover	N/A			
Power forced ventilation	N/A			
Special features	N/A			
Other	N/A			
Laundry				
Tab	Stainless steel	Acceptable		No leaks noted
Floor	Concrete	Acceptable		
Power forced ventilation	None		I would recommend fitting on to this area	
Other				
PLEASE REFER TO PHOTO SECTION FOR MORE DETAILS				

PHOTO SECTION



Roof area needs washing down



Recommend fitting spreader pipes to the bottoms of the down pipe.



Back soakers fitted to the weather boards.



Cracking note to the weather board around some of the flashings.



House will need repainting in the near future.



False chimney wasn't painted last time the house was. This needs attention.

PHOTO SECTION

Photo22.1



Internal gutter along the front of the house need the debris cleaning out.

Photo22.2



Scabber needs installing to the front door.

Photo22.3



Flat sheet cladding needs painting in the future.

Photo22.4



Fascia boards need painting.

Photo22.5



Paint is see thru in places

Photo22.6



Meter box needs the scabber finishing off and needs painting.

PHOTO SECTION



Dents noted in the garage door.



Garage door surround needs sealing and painting.



Debris in the internal gutter noted.



House will need repainting in the near future.



No smell or leaks noted to the gully traps.



Window need to be resealed to the cladding when the house is painted.

PHOTO SECTION



Outside light fitting is broken



Movement noted to the rear timber retaining wall.



Gas bottle for the gas hob is under the house.



Silver foil is under the flooring.
Drainage is well supported



Leak in the pipe fitting next to the hot water tank.



250 litre mains pressure hot water tank is under the house.
Date stamped 02/2002

PHOTO SECTION

Photo25.1



Water around the base of the hot water tank. This needs to be raised off the ground.

Photo25.2



Popped nails noted to the flat sheet cladding.

Photo25.3



Ranch slider need to have scribes fitted.

Photo25.4



Cracking noted to the joints on the flat sheet cladding.

Photo25.5



Broken and missing tabs noted to the SPA pool.

Photo25.6



Scriber fitted to the other doors.

PHOTO SECTION



Moisture reading to the dining area.
9.0%



Moisture reading where scribe not
installed.
13.0%



Moisture reading to the ranch slider
from the second lounge area.
30.4%



Repairs have been carried out to this
ranch slider



Moisture reading to the window in
the second lounge.
11.1%



Moisture reading in the office.
13.3%

PHOTO SECTION

Photo27.1



Moisture reading behind the down stairs toilet

Photo27.2



Supertub needs fixing to the wall.

Photo27.3



Duct from the toilet runs across the laundry area.

Photo27.4



Moisture reading to the stairwell window.
11.3%

Photo27.5



Smoke alarm need to be reinstalled.

Photo27.6



Moisture reading to bedroom 1
14.3%

PHOTO SECTION



Photo28.1
Moisture reading to the crack in the wall in bedroom 1.
11.5%



Photo28.2
Basins need to be silicone sealed against the wall.



Photo28.3
Silicone sealant around the bath is starting to lift. This will need redoing soon.



Photo28.4
Cracked tile in the shower. this needs attention.



Photo28.5
Moisture reading behind cracked tile in the shower.
13.8%



Photo28.6
Moisture reading at the cracked tile to the bath.
12.4%

PHOTO SECTION



Moisture reading in bedroom 2.
11.6%



Condensation damage noted to
some of the window sills.



Moisture reading to bedroom 3
12.4%



Moisture reading to the ensuite up
stairs basin.
9.1%



Moisture reading to the ensuite
shower/bath.
6.9%



Moisture reading to the master
bedroom.
13.6%

PHOTO SECTION



Moisture reading to the master ensuite shower.
13.9%



Moisture reading to the master ensuite basins.
8.5%



Moisture reading behind the master ensuite toilet.
11.6%



Gas hob with extracting hood and electric wall oven to the kitchen.

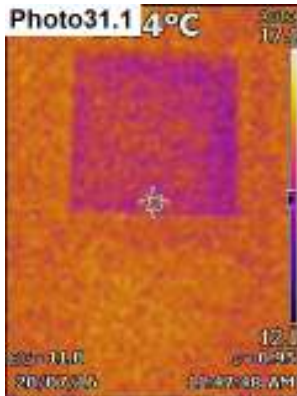


Waste disposer fitted and working.



Dish washer fitted to the kitchen area.

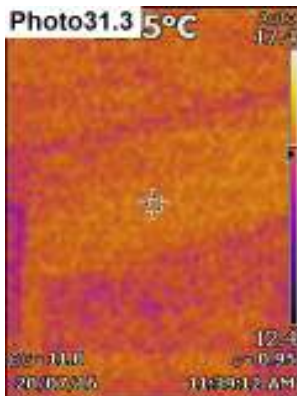
PHOTO SECTION



Thermal image of the stairwell window.



Moisture reading to the stairwell window.
14.3%



Thermal image of the internal gutter.



Moisture reading behind the internal gutter.
14.1%



Shared access driveway



Water toby at the front of the property.

SUMMARY

Roof

The roof is corrugated iron. The roof area needs to be washed down to remove the dust and debris. This is recommended at least once every 12 month, this helps to keep this product in good order and is required for the guarantees for this product.

There is debris noted to some of the gutter, this needs to be removed. There is a boxed internal gutter over the front of the house, this needs to be cleaned out and will need to be monitored over time for debris build up. If the overflow or dropper gets blocked it can flood back into the house. I would recommend fitting spreader pipes to the bottoms of the down pipes over roofed areas.

Barge boards, Fascia

The timber fascia and barge boards to the home are in fair condition generally. However some deterioration due to age and weathering is noted. These timbers due to their position, are prone to decay and should be kept well painted to prevent such deterioration. It is recommended that these be painted/stained every 3-5 years to protect them. The fascia are in need of a repaint at present.

Cladding

The cladding to this house are fibre cement weather boards and fibre cement flat sheet. The house needs washing down at present. This house will need to be repainted in the near future. 12-24 month. The paint is flaking in places and is seen through in others. The back of the false chimney needs to be painted at the same time, this was missed last time the house was painted. The front door and ranch slider to the deck need to have the scribe fitted to them, this is part of the system needed for weather tightness. The other windows to the weather boards have them fitted. The window to the flat sheet cladding need to be resealed around before the house is painted. There is cracking noted to the sealant around them. There is also cracking noted between some of the flat sheet joints, this will need to be addressed when the house is painted. There is also some cracking noted around some of the flashings in the weather board areas, this also will need to be addressed when the house is painted.

Window

The windows are aluminum units, they open and close as they should.

There is condensation damage noted to some of the window sills. The weep holes to the bottoms of the windows need to be kept free of dust and debris, so condensation can get to the outside of the building.

Foundation

The base to this house is concrete foundations with block work to the floor level to part of the house, and timber piles to the rest of the house. There is no movement noted to any of these areas. The piles are well braced. There is silver foil installed under the flooring where accessible. The hot water tank is under the house. This is a 250 litre mains pressure unit. There is a leak noted to the pipe work going to the tank, this needs to be fixed and the tank needs raising off the ground.

Services

Although generally comments are made of plumbing and electrical wiring, it is recommended that an electrical and plumbing specialist inspection be carried out to properly assess the conditions of these services. An electrical or plumbing inspection is not covered in this building inspection in accordance with New Zealand standards.

Drainage

This inspection was carried out during changeable weather conditions. The drainage appears to be fair, however should be monitored during periods of heavy rainfall as drainage cannot be fully assessed in these conditions. This is a visual inspection only and does not assess the condition of the pipe work in the ground.

SUMMARY continued

High moisture readings.

High moisture readings noted around some the ranch slider from the second lounge, has had repairs carried out to it, but there is still moisture noted to this door.

The accepted standard for dry in New Zealand is a moisture reading of 18% or less.

Interior

Minor cracks were noted to the internal walls in several rooms throughout the home. These cracks have been caused by settlement, Further cracking is not expected, however the area should be monitored over time. Repairs can be carried out prior to the next paint. there is also lived in wear and tear noted. The doors to the second lounge are rubbing on the carpet. One of the smoke alarms in the upstairs hallway has been removed, this needs to be reinstalled. There needs to be an extra smoke alarm installed to the master bed room area, this is required to comply with building regulations.

Bathrooms / Laundry

The main bathroom has a bath, tiled shower and two basins fitted. There is a broken tile noted to the shower area, this needs to be addressed. there is also a broken tile noted to the end of the bath. Neither of the basins are sealed to the wall, this is required for building regulations, the basin in the upstairs ensuite also need to be sealed to the wall.

The master ensuite has a tiled shower with double shower mixers fitted, a toilet and double bowls to the vanity.

The upstairs ensuite has a shower fitted over the bath, a basin and a toilet fitted.

There is also a separate toilet to the down stairs area, this also has a basin fitted to it.

The laundry is in the garage area, with a super tub fitted. I would recommend fitting an extracting fan to the laundry and the two upstairs bathroom areas. There is a fan fitted to the down stairs toilet that is ducted across the laundry area that could be joined into.

Kitchen

The kitchen is in very good order for it's age. The doors and draws all open and close as they should. There is hardwood timber flooring to this area. There is a gas hob with an extracting hood fitted over it, this is vented to the outside of the building. The gas bottle is under the house with easy access to it. There is an electric wall oven and dishwasher installed as well as a waste disposer.

Grounds

There is a shared access concrete driveway into the property, It would pay to check what your respectabilities are regarding cost and maintenance for this area. There is timber decks around the front, side and back of the house. There is a SPA pool to the front area under a roofed area, the locking tabs to the pool need some attention, Either broken or missing, at present they don't meet pool regulations. To the rear of the house is a timber retaining wall, there is some movement noted to this, this will need to be monitored over time. There is new timber fencing to the left hand side of the property and post and wire to the other. There is timber and baby corrugate iron fens and screens to the front of the property.

Other

Store goods and furniture in areas throughout the home and garage prevented complete inspection of some walls, floors and cupboards internally.

SUMMARY continued

CONCLUSION

This is a well constructed house. Built around 2002-03.

Concerns

- 1) Roof area needs cleaning down**
- 2) The house needs washing down**
- 3) The exterior needs repainting and the cracks to the cladding addressing.**
- 4) The windows need to be sealed to the cladding where there in the flat sheet and scribes needs fitting to the front door and ranch slider.**
- 5) The cracked tiles in the bath room needs addressing**
- 6) The smoke alarm needs reinstalling and extra fitted to master bedroom.**
- 7) The leak at the hot water tank needs addressing and the tank needs raising off the ground.**

There has been work carried out to the property that further investigation would be recommend (LIM report)

This is a lived in house and as such has some minor maintenance issues, which are easily addressed.

In conclusion, with the appropriate attention to the maintenance issues mentioned, this then gives peace of mind to the owner. Knowing then that prevention measures rather than cure, for the future, ensures this property can be enjoyed and last longer.

PURCHASER OBLIGATION:

IT IS UP TO THE PURCHASER AND THEIR AGENT TO ENQUIRE FROM THE VENDER IF THERE IS ANY WORK CARRIED OUT TO THE PROPERTY/BUILDING THAT HAS NOT HAD A BUILDING CONSENT AND/OR AN ENGINEER REPORT ISSUED FOR THE WORK THAT HAS BEEN DONE.

IT IS UP TO THE PURCHASER OR THEIR AGENT TO FIND OUT IF A CODE OF COMPLIANCE CERTIFICATE HAS BEEN OBTAINED FROM THE LOCAL AUTHORITY FOR THE SAID PROPERTY.

SAFE AND SOUND HOUSE INSPECTIONS LTD TAKES NO RESPONSIBILITY FOR THESE AS IT IS NOT PART OF THE HOUSE INSPECTION PROCESS CARRIED OUT BY US.