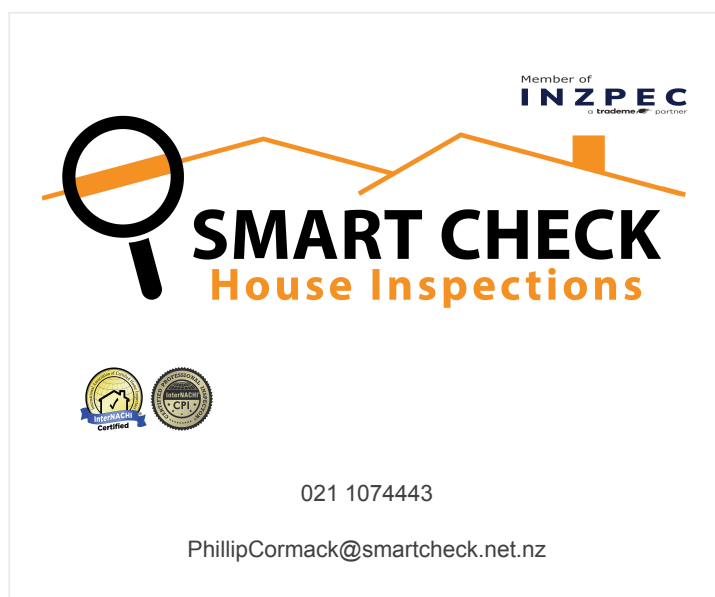


# Pre-Purchase inspection



Prepared on behalf of Example Lettings Ltd

Property inspected by A. Clerk

## Address

123 Preview Street  
Sample City  
London  
AB1 2CD



## Carried Out

**May**  
**29th 2024**  
09:00 NZST

Property report created with  **PROPERTY**  
INSPECT

Contents

Notes ..... 3

Disclaimers ..... 4

Areas ..... 7

    Executive Summary ..... 7

    Weather and Ground Conditions at the Time of Inspection ..... 7

    Building Data ..... 7

    General Information ..... 8

    Areas of Limited Access ..... 8

    Moisture Meter Devices ..... 9

    Site Grounds ..... 9

    Exterior ..... 12

    Roof Exterior ..... 15

    Roof continued ..... 17

    Exterior doors condition and weather stripping ..... 18

    Foundation and Floors ..... 18

    Crawl Space ..... 18

    Home Interior Overview ..... 20

    Halls and passageways ..... 20

    Lounge ..... 21

    Kitchen ..... 21

    Main/hall Bathroom including Toilet/Water closet ..... 23

    Master Bedroom ..... 25

    Bedroom 2 ..... 25

    Bedroom 3 ..... 25

    Bedroom 5 ..... 25

    Laundry ..... 25

    Garage Detached, single ..... 26

    Roof/ Ceiling Space ..... 27

    Services ..... 29

    Heat Pump 1 ..... 29

    Heat Pump 1 Continued ..... 30

    Electrical overview ..... 30

    Plumbing Overview ..... 31

    Hot Water Heater Cylinder ..... 32

    Recommendations ..... 32

Services Provider .....	32
The inspection has included the following areas .....	32
Inspected Features Checklist .....	33
Actions .....	36

## Notes

### AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property, and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion. A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy. The service that we have provided you is an inspection conducted within The standard pre-purchase inspection is a Residential Property Inspection guidelines of NZS4306:2005. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

Disclaimers

CONVENTIONS USED IN THIS REPORT

REPORT SECTION - Condition Terms:

- **SATISFACTORY:** Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

- **MARGINAL:** Indicates the component will probably require repair or replacement anytime within five years.
- **POOR:** Indicates the component will need repair or replacement now or in the near future.

SUMMARY SECTION CATEGORIES:

- **MAJOR CONCERNS:** Significant item(s) that have failed or have potential of failing soon. Systems or components that are considered significantly deficient.
- **MONITOR:** Item(s) that should be monitored to see if conditions worsen.

- **SAFETY HAZARD:** Item(s) or conditions that are unsafe and in need of prompt attention.
  - **MAINTENANCE:** Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement now or anytime during the next five (5) years, or could help increase the life of an item or help slow deterioration.
- 

Scope

It is the goal of the inspection to put a home buyer in a better position to make a buying decision.  
Not all improvements will be identified during this inspection. Unexpected repairs could still be anticipated.  
The inspection should not be considered a guarantee or warranty of any kind.  
It is the purchaser's responsibility to seek Records of Building Work, permits, or consents that might be required for this property.  
This summary is not the entire report. The complete report may include additional information.  
It is recommended that the purchaser read the complete report and it is the

**It is the purchaser's responsibility** to seek or obtain Records of Building Work, permits, or consents that might be required for this property for example council records  
LIM reports or codes or compliance.  
**It is the purchaser's responsibility** to decide if any action or follow-up is required and if further investigations Or re-evaluation by other suitably qualified persons or specific services is required.

**1. EXECUTIVE SUMMARY**

Ref	Name	Summary
1.1	Property Information	<p>123 DEMO STREET is a Residential property built in 1987 with 3 bedrooms, 1 bathroom and 1 parking space appears to be a well built house on a flat well draining section.</p> <p>The exterior is weather board and the interior is Gib style plaster board wall and pinex style ceilings. The roof appears to be in good condition.</p> <p>All windows and doors are Aluminium double glazed ,powder coated, and have been checked and appear to function well.</p> <p>All taps drains and water flow have been checked and appear okay.</p> <p>All lights, switches and sockets have been checked and are working.</p> <p>All appliances have been checked and working well.</p> <p>Floor levels have been taken across the house using a digital smart level and while there were variants across the floor all levels were within standard tolerances and satisfactory at the time of inspection..</p> <p>Moisture levels have been taken around windows and other penetrations using a pinless moisture meter and all levels were satisfactory.</p> <p>The attic space appears sound, well insulated and no signs of leaking.</p> <p>The crawl space has been checked and piles are well aligned and tied to bearers and sub floor appears sound.</p> <p>The garage has been checked and</p> <p>While all electrics appear okay only a qualified electrician can fully test wiring etc.</p> <p>It is the purchaser responsibility to seek Records of Building Work, permits or consents that might be required for this property.</p>
1.2	Overall Perspective	Overall this house appears to be satisfactory, well presented and no major issues were visible at the time of inspection, but as with all homes there will be some repairs, maintenance, and things to monitor and the report will try to highlight these

**2. WEATHER AND GROUND CONDITIONS AT THE TIME OF INSPECTION**

Ref	Name	Condition
2.1	Weather	RAIN; OVERCAST
2.2	Ground Cover Conditions	WET
2.3	Approximate Temperature	9
2.4	Other Comments	

**3. BUILDING DATA**

Ref	Name	Information
3.1	Approximate Age	37
3.2	Style	SINGLE FAMILY HOME
3.3	Main Entrance Faces	NORTH; WEST
3.4	State of Occupancy	FULLY
3.5	Other Comments	

**4. GENERAL INFORMATION**

Ref	Name	Answers	Additional Notes
4.1	Client Present	No	
4.2	Other People Present	Yes	Property Agent
4.3	Power On	Yes	
4.4	Water On	Yes	
4.5	Hot Water On	No	Not Switched on, operation could not be tested <b>Investigation required</b>
4.6	Smoke Alarms	Yes	NOT TESTED
4.7	Heating		
4.8	Heat Pump	Yes	
4.9	GAS		
4.10	Other Comments		

**5. AREAS OF LIMITED ACCESS**

Ref	Feature	Description
5.1	Sub Floor	<p>Note: The house may have areas that are not physically possible to check due to but not limited to the design of the house, items in the house, height above ground of some areas, or access not being given. Restrictions included Poor light or visibility.;</p> <p>Therefore, there will be a chance of defects, damage, moisture, or damage that may exist in any physically or visually obstructed areas that would only become apparent when access is made available. WE DO NOT GUARANTEE IN ANY WAY THAT THERE ARE OR ARE NOT any defects in these areas.</p>
5.2	Roof Cavity	<p>Note: The house may have areas that are not physically possible to check due to but not limited to the design of the house, items in the house, height above ground of some areas, or access not being given. Restrictions included Insulation which Obstructs the view of safe footing restricting movement and the inspection;</p> <p>Therefore, there will be a chance of defects, damage, moisture, or damage that may exist in any physically or visually obstructed areas that would only become apparent when access is made available. WE DO NOT GUARANTEE IN ANY WAY THAT THERE ARE OR ARE NOT any defects in these areas.</p>

**5. AREAS OF LIMITED ACCESS (CONT.)**

5.3	Roofs is above inspectable heights or Unsafe to walk.	<p>Note: The house may have areas that are not physically possible to check due to but not limited to the design of the house, items in the house, height above ground of some areas, or access not being given.</p> <p>Therefore, there will be a chance of defects, damage, moisture, or damage that may exist in any physically or visually obstructed areas that would only become apparent when access is made available. WE DO NOT GUARANTEE IN ANY WAY THAT THERE ARE OR ARE NOT any defects in these areas; Ristricted inspection due to Heavy rain making waking the roof unsafe. Later inspection from key points only</p>
5.4	Comments Observations	

**6. MOISTURE METER DEVICES**

Ref	Name	Condition
6.1	Calculated Industries 7445 AccuMaster Duo Pro Pin and Pinless Moisture Meter	Moisture levels were taken around a representative number of windows and other penetrations using a pinless moisture meter. All levels were satisfactory and no high moisture readings were found at the time of inspection.
6.2	Trotec T650	<p>The T660 device is a dielectric humidity sensor, which can be used for a quick and non-destructive/invasive localization of humidity or moisture distributions.. The measured values are interpreted as indicators as below;</p> <p>Dry - less than 40 digits; Damp - 40-80 digits; Wet - more than 80 digits ;</p> <p>The device enables the detection of near surface moisture in walls, ceiling or flooring. The T660 material moisture measuring device is a non-destructive tool that uses dielectric humidity sensors to quickly locate moisture or humidity in walls, ceilings, and flooring. The device's measurement method is based on capacitance-di-electric, and it has a scanning depth of up to 40mm, with a measurement range of 0-200 digits. It is primarily used for locating moisture problems in homes and building materials such as timber/wood, plasterboard, and concrete.;</p> <p>In summary, the T660 material moisture measuring device uses capacitance-di-electric sensors to detect near-surface moisture in walls, ceilings, and flooring. With a display that indicates three moisture ranges based on the number of digits displayed, the device can locate moisture problems in building materials up to 40mm deep, with a measurement range of 0-200 digits.</p>

**7. SITE GROUNDS**

Ref	Feature	General Condition	Additional Comments
7.1	Retaining Walls		N/A
7.2	Gardens description	Satisfactory	Well established; lawns, garden beds
7.3	Paths service walks	Satisfactory	Concrete; Typical cacks; Paver
7.4	Fences	Maintenance Required	Many defferent materials use, mostly satisfactory and functions as intended Repairs or Maintenance Required

7. SITE GROUNDS (CONT.)			
7.5	Portch	Satisfactory	Timber; Stained
7.6	Gates	Satisfactory	Operated Satisfactory at the time of inspection
7.7	Deck/Balcony	Satisfactory	Timber; Stained
7.8	Hose Bibs	Satisfactory	Water Entry and Hose Bib Taps have been checked and working and pressure at the tap was >75 PSI at the time of inspection
7.9	Driveway and Parking	Satisfactory	Concrete; Typical cacks
7.10	Comments Observations		



Ref #7 - Road View ,Driveway , Overview



Ref #7 - Driveway, Overview



Ref #7 - Grounds Overview



Ref #7 - Driveway , Grounds Overview

7. SITE GROUNDS (CONT.)



Ref #7 - Grounds Overview



Ref #7 - Grounds Overview



Ref #7 - Grounds Overview



Ref #7 - Grounds Overview



Ref #7 - Driveway Overview, typical cracking



Ref #7 - Grounds Overview

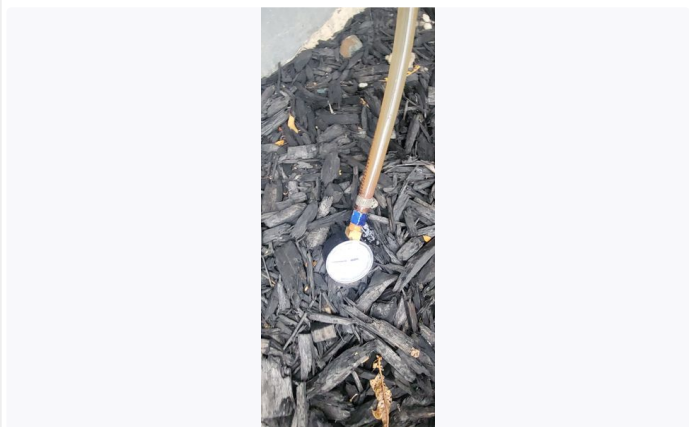
7. SITE GROUNDS (CONT.)



Ref #7 - Grounds Overview



Ref #7 - Grounds Overview



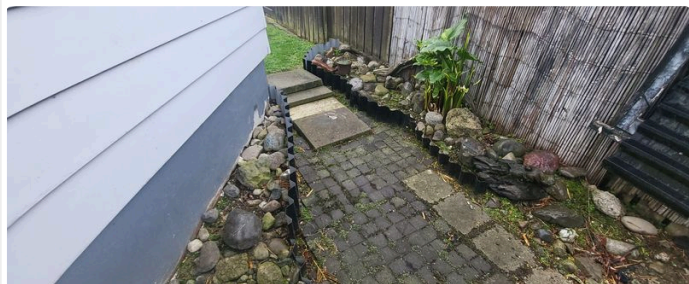
Ref #7 - Water entry pressure Satisfactory 75psi



Ref # 7.4 - Timber break in the fence rail

8. EXTERIOR			
Ref	Feature	General condition	Additional Comments
8.1	Cladding Sidding	Satisfactory; a small amount of cracks , some Maintenance Required	Cement weatherboard; Fiberboard Repairs or Maintenance Required
8.2	Windows Type & Exterior Condition	Satisfactory	Aluminum joinery, Double glazing; Retrofitted

8. EXTERIOR (CONT.)			
8.3	Flashings	Satisfactory	Timber; Painted Steel
8.4	Gutters/Scuppers/ Eavestrough	Satisfactory	PVC/Vinyl Repairs or Maintenance Required
8.5	Downpipes	Satisfactory	PVC/Vinyl
8.6	Eaves, Fascia & Soffits	Satisfactory	
8.7	Trims	Satisfactory	Timber; painted
8.8	Service Entry	Not Visible; Not Inspected	underground; not visible
8.9	Exterior wall Construction	Not Visible; Framed	Framed; not visible
8.10	Fascia	Satisfactory	Timber; Fiberboard
8.11	Caulking	Satisfactory	
8.12	Slab-on-Grade/ Foundation		NA
8.13	Kick/Bace boards	Somp chips and rough in places, overall functions as intended	Timber; Cement Board
8.14	Comments Observations Recommendations	Some painting/sealing needed around the window scribing, and maby just the two cracks in the weathrboard that needs sealing up. the exterior cladding is overall satisfactory	



Ref #8 - Exterior overview #7



Ref #8 - Exterior overview #2

8. EXTERIOR (CONT.)



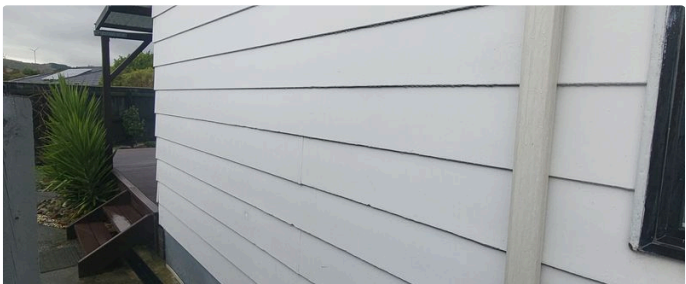
Ref #8 - Exterior overview #6



Ref #8 - Exterior overview #7



Ref #8 - Exterior overview #9



Ref #8 - Exterior overview #11

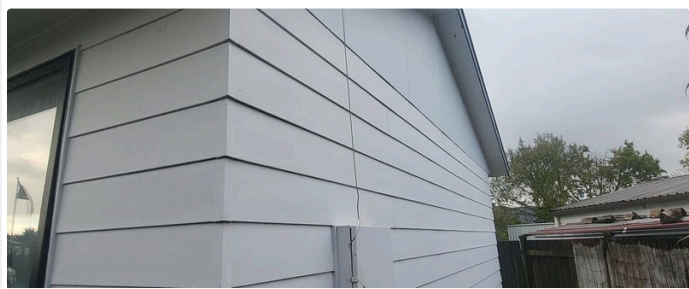


Ref #8 - Exterior overview #9



Ref #8 - Exterior overview #13

8. EXTERIOR (CONT.)



Ref #8 - Exterior overview #10



Ref #8 - Exterior overview #4



Ref # 8.1 - Repair or seal cracks in weatherboard



Ref # 8.1 - Repair or seal cracks in weatherboard



Ref # 8.1 - Chipped weatherboard in places



Ref # 8.4 - Some Repairs/Maintenance required

9. ROOF EXTERIOR		
Ref	Feature	Description
9.1	Roof Visibility	Ristricted inspection due to Heavy rain making waking the roof unsafe. Ladder inspection from key points only
9.2	Approximated Age	Same age as the house
9.3	Inspected from	Ristricted inspection due to Heavy rain making waking the roof unsafe. Ladder inspection from key points only

9. ROOF EXTERIOR (CONT.)		
9.4	Pitch	Medium/steep
9.5	Roof Material	Corrugated iron; painted or powder coated
9.6	Fixings used	Nails
9.7	Skylights	NA
9.8	Ventilation	Satisfactory at the time of inspection; soffit; ridge; roof
9.9	Comments Observations Recommendations	Overall good condition for its age, no rust or issues visible at the time of the inspection



Ref #9 - Satisfactory at the time of the inspection, Roof overview #3;



Ref #9 - Satisfactory at the time of the inspection, Roof overview #1



Ref #9 - Satisfactory at the time of the inspection, Roof overview #9



Ref #9 - Satisfactory at the time of the inspection, Roof overview #4

9. ROOF EXTERIOR (CONT.)



Ref #9 - Satisfactory at the time of the inspection, Roof overview #8;



Ref #9 - Satisfactory at the time of the inspection, Roof overview #10



Ref #9 - Satisfactory at the time of the inspection, Roof overview #11



Ref #9 - Satisfactory at the time of the inspection, Roof overview #17



Ref #9 - Satisfactory at the time of the inspection, Roof overview #14

10. ROOF CONTINUED

Ref	Name	General Condition	Additional Comments
10.1	Chimney/Flue and flashing if any		NA
10.2	Lichen/Moss Growth	Satisfactory	
10.3	Roof General Condition	Satisfactory	

**10. ROOF CONTINUED (CONT.)**

10.4	Plumbing Vents	Satisfactory	
10.5	Flashing	Satisfactory	
10.6	Comments Observations Recommendations		

**11. EXTERIOR DOORS CONDITION AND WEATHER STRIPPING**

Ref	Name	Condition and weather stripping	Additional Comments
11.1	Main entrance	Satisfactory	
11.2	Rear Door	Satisfactory	
11.3	Patio Door	Satisfactory	
11.4	Other		
11.5	Comments Observations		

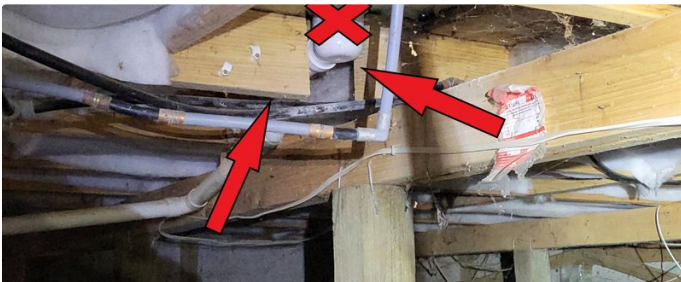
**12. FOUNDATION AND FLOORS**

Ref	Feature	Description
12.1	Foundation Type and condition	Treated Pine Timber Piles , Satisfactory , Straight and well tied to the timber joists and bearers
12.2	Floor Type	Chipboard
12.3	Floor Levels	Floor levels have been taken across the house using a digital smart level and while there were variants across the floor all levels were within standard tolerances and satisfactory at the time of inspection
12.4	Foundation walls	NA
12.5	Evidence of Borer or wood mites	None Visible in the accessible and inspectable areas at the time of the inspection
12.6	Comments Observations	

**13. CRAWL SPACE**

Ref	Feature	Description
13.1	Location of access point	Outside Ring wall or foundation
13.2	Ground Clearance and Accessibility	Restricted inspection due to home being build to low to the ground for inspection access

13. CRAWL SPACE (CONT.)		
13.3	Joists/Beams	Timber; Jost has been cut to fit the shower tray, one section is now not supported, This should be supported <b>Repairs or Maintenance Required</b>
13.4	Rotting Timber	None were observed at the time of the inspection
13.5	Insulation Type	Dacron; Fiberglass Bats; None Fitted
13.6	Subfloor	Chipboard; Refer to Risticted inspection section; Fitted insulation
13.7	Ground Condition	Dry
13.8	Ground Vapour Barrier	Yes Polly Blanket
13.9	Drainage	Not visible or necessary; None Drains naturally
13.10	Adequate Ventilation	Yes , Perimeter vents
13.11	Pile type, instability and condition	Treated Pine Timber Straight and well tied to the timber joists and bearers
13.12	Obvious Structural Alterations	See Underfloor section below
13.13	Visible Plumbing.	Mixed Modern plumbing materials, pipes and fittings observed;SomeQuest Dux polybutlene still installed; Dux Quest plumbing is now over 35 years old and past the manufacturer's expected lifetime <b>Monitor</b>
13.14	Underfloor Plumbing issues observed	No S trap installed in the shower, recomend fitting one to stop fowel water/gas from rising back into the shower and home. <b>Repairs or Maintenance Required</b>
13.15	evidence Insect or Pest Infestation	None at the time of the inspection
13.16	Comments Observations Recommendations	



Ref # 13.3 - Joist cut out, needs suporting



Ref # 13.14 - No S trap installed in the shower

14. HOME INTERIOR OVERVIEW		
Ref	Name	Condition
14.1	ceilings	Plaster Board and Pinex Mix
14.2	Walls	Plasterboard; Painted; satisfactory; general marks and wear
14.3	Windows	A representative number of windows have been checked and functioned satisfactorily at the time of the inspection
14.4	Moisture Readings	Moisture readings were taken from many key points around the rooms and windows and all readings were satisfactory at the time of inspection
14.5	General Floor coverings	Fitted Carpet; linoleum; Tiles , general marks and wear and tear bumps and scrapes; Satisfactory
14.6	Lights	A representative number of lights have been checked and functioned satisfactorily at the time of the inspection
14.7	Switches	A representative number of Switches have been checked and functioned satisfactorily at the time of the inspection
14.8	Socket outlets	A representative number of Sockets polarity and earth have been checked and functioned satisfactory at the time of the inspection
14.9	Interior doors	Hollow core; Painted; General ware observed; satisfactory
14.10	Glass glazing	Satisfactory
14.11	Trims and finishings	Timber or MDF Painted
14.12	Comments Observations	Overall well presented and satisfactory.

15. HALLS AND PASSAGEWAYS		
Ref	Name	Condition
15.1	Floorings	Carpet (Fitted)
15.2	Walls	Plasterboard; Painted; general marks and wear
15.3	Lights and sockets	A representative number of lights have been checked and functioned satisfactorily at the time of the inspection; A representative number of Switches have been checked and functioned satisfactorily at the time of the inspection
15.4	Windows	A representative number of windows have been checked and functioned satisfactorily at the time of the inspection
15.5	Hot water cupboard	Some historic water staning and minor damage to the chipboard flooring, mostly cosmetic now damage visible under the flooring. <span>Monitor</span>

15. HALLS AND PASSAGEWAYS (CONT.)



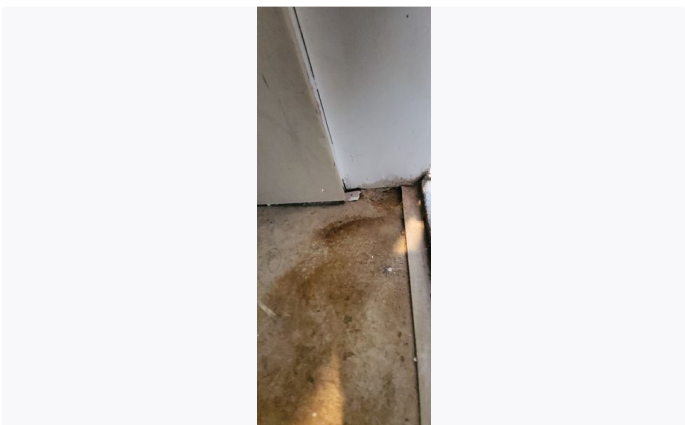
Ref # 15.5 - historic water staining and minor damage to the chipboard flooring



Ref # 15.5 - historic water staining and minor damage to the chipboard flooring



Ref # 15.5 - Tested and No Moisture was recorded at the time of the inspection



Ref # 15.5 - historic water staining and minor damage to the chipboard flooring

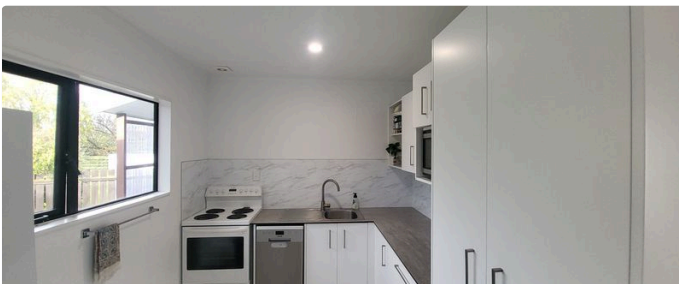
16. LOUNGE

Ref	Feature	Description
16.1	Comments Observations	Satisfactory

17. KITCHEN

Ref	Feature	General Condition	Additional Comments
17.1	Bench Top	Satisfactory	Near new condition
17.2	Cabinets	Satisfactory	Near new condition
17.3	Sink and Taps	Satisfactory	Stainless Steel sink; Taps Functioned satisfactory at the time of the inspection
17.4	Drainage and Plumbing	Satisfactory	Flows satisfactory at the time of the inspection; no leaks
17.5	Oven	Satisfactory	Electric; Observed Functioning at the time of the inspection

17. KITCHEN (CONT.)			
17.6	Hob	Satisfactory	electric; Observed Functioning at the time of the inspection
17.7	Dishwasher	Satisfactory	Observed functioning at the time of the inspection
17.8	Extractor	Monitor	Did not evaluate , switch not found
17.9	Cupboards	Satisfactory	
17.10	Floor	Satisfactory	Tiles , Satisfactory at the time of inspection
17.11	Walls and Ceiling	Satisfactory	general marks and wear and tear bumps and scrapes
17.12	Lights and Fittings	Satisfactory	Switches lights and outlets polarity and earths are tested and Functioned satisfactory at the time of the inspection; earth
17.13	Doors		
17.14	Windows	Satisfactory	Functioned satisfactory at the time of the inspection
17.15	Splashbacks	Satisfactory	
17.16	Moisture Levels	Satisfactory	Moisture readings were taken from key points around the room and windows and all reading were satisfactory at the time of inspection
17.17	Caulking and sealing	Satisfactory	
17.18	Comments Observations	Satisfactory	Kitchen well presented and morden

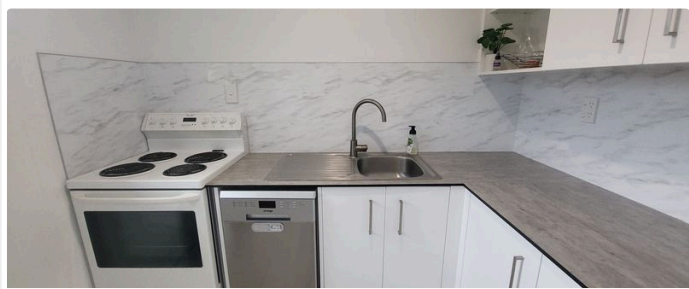


Ref #17



Ref #17

17. KITCHEN (CONT.)



Ref #17



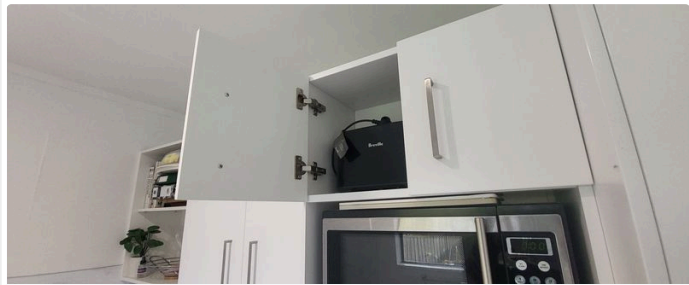
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Ref #17



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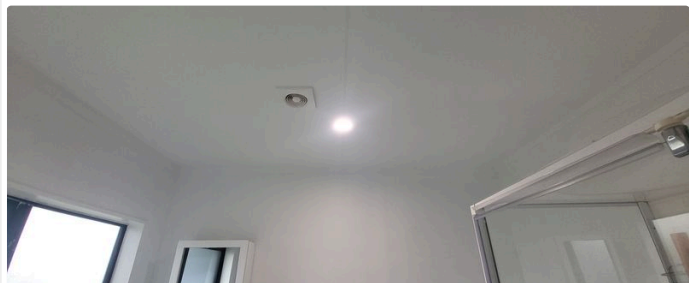
Ref #17



Ref #17

18. MAIN/HALL BATHROOM INCLUDING TOILET/WATER CLOSET		
Ref	Feature	Description
18.1	Bath	No leaks and drains flow freely at the time of the inspection
18.2	Toilet	operated at the time of the inspection
18.3	Shower	No leaks and drains flow freely at the time of the inspection; sealer is old and a bit fragile and moldy , concider removing old sealer and resealing,

18. MAIN/HALL BATHROOM INCLUDING TOILET/WATER CLOSET (CONT.)		
18.4	Vanity	Satisfactory general ware observed
18.5	Floor or floor coverings	Fitted Tiles; some loose grouting around the shower.; Satisfactory at the time of inspection; general wear
18.6	Walls and Ceiling	Painted wall panels; tiles; sealing required
18.7	Extractor	Observed operating at the time of the inspection
18.8	Heating	NA
18.9	Moisture Levels	Moisture readings were taken from key points around the room and windows and all reading were satisfactory at the time of inspection
18.10	Comments Observations	



Ref #18 - Ceiling fan tested satisfactory



Ref #18 - Overview



Ref #18 - No Plumbing issues visible

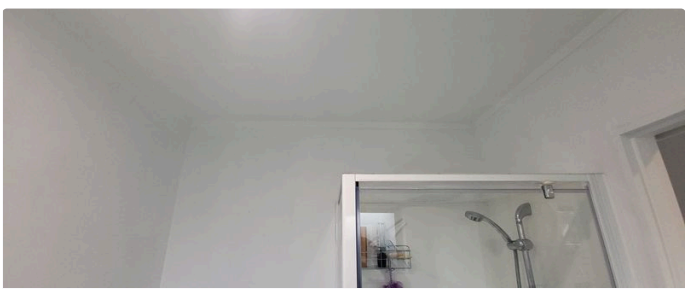


Ref #18 - moldy silicone , loose grout

18. MAIN/HALL BATHROOM INCLUDING TOILET/WATER CLOSET (CONT.)



Ref #18 - overview



Ref #18 - overview

19. MASTER BEDROOM

Ref	Feature	Description
19.1	Comments Observations	Satisfactory; Normal/General wear and tear observed at the time of inspection

20. BEDROOM 2

Ref	Feature	Description
20.1	Comments Observations	Satisfactory; Normal/General wear and tear observed at the time of inspection

21. BEDROOM 3

Ref	Feature	Description
21.1	Comments Observations	Satisfactory; Normal/General wear and tear observed at the time of inspection

22. BEDROOM 5

Ref	Name	Condition
22.1	Comments Observations	Satisfactory; Normal/General wear and tear observed at the time of inspection

23. LAUNDRY

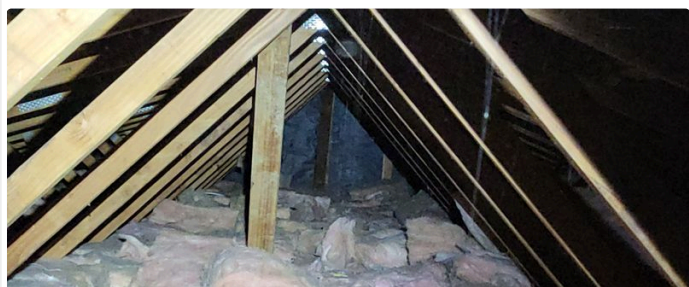
Ref	Feature	Description
23.1	Location	garage
23.2	Floor or floor coverings	
23.3	Walls and Ceiling	
23.4	Ventilation	

23. LAUNDRY (CONT.)		
23.5	Trims	
23.6	Laundry Tub	No Leaks observed at the time of the inspection
23.7	Stand Pipe	yes
23.8	Waste pipe	yes
23.9	Moisture Levels	
23.10	Comments Observations	Satisfactory; Normal/General wear and tear observed at the time of inspection

24. GARAGE DETACHED, SINGLE		
Ref	Feature	Description
24.1	Floor or floor coverings	Concreate; typical cracks
24.2	Service entry door	Metal
24.3	Access Door	Timber, painted
24.4	Walls and Ceiling	linned; General wear and tear observed at the time of inspection
24.5	Sub Electrical board	yes
24.6	Lights and Fittings	Switches lights and outlets polarity and earths are tested and Functioned satisfactory at the time of the inspection; earth
24.7	Roof	Iron
24.8	Guttering	Metal, satisfactory
24.9	Cladding	Same as the house
24.10	Garage door	Metal; tilting door; Door not tested, opened manually , some loose hardware, some maintince required; power auto lifter not functioning at the time of the inspection <b>Investagation required</b>
24.11	Automatic Door	Metal; tilting door; Door not tested, opened manually , some loose hardware, some maintince required; power auto lifter not functioning at the time of the inspection
24.12	Comments Observations	Satisfactory; Normal/General wear and tear observed at the time of inspection

25. ROOF/ CEILING SPACE		
Ref	Feature	Description
25.1	Accessibility	Some restrictions , see restrictions section. fitted insulation restricts visible safe footing.
25.2	Inspected from	In The roof or cavity; large percentage was still inspected, satisfactory , no issues observed
25.3	Insulation	Batts; glass installed over loose vermiculite (can contain asbestos)
25.4	Insulation Depth	200mm + well insulated
25.5	Structural problems observed	None were observed in the inspectable areas, at the time of the inspection
25.6	Evidence of condensation or moisture	No Moisture or condensation was visible or detected at the time of the inspection
25.7	Roof structure	Pine Wood plated Truss
25.8	Insect and Pest Infestation	No Evidence of rodents; No Damage observed in the inspectable areas, at the time of the inspection
25.9	Rotting Timbers	None was observed in the inspectable areas, at the time of the inspection; rotten timber in some roof battens
25.10	Vent Ducting	None Damage or issues were observed in the inspectable areas, at the time of the inspection; No damage
25.11	Discharges into Roof Space	No
25.12	Debris	No; typical debris only
25.13	HVAC Ducting	Na
25.14	Evidence of leaking	No visible leaking was observed in the inspectable areas, at the time of the inspection
25.15	In Wall insulation	Not Visible; unknown
25.16	Comments Observations	Dry, well insulated, and vented.

25. ROOF/ CEILING SPACE (CONT.)



Ref #25 - Insulation , Ceiling and Structure Overview #1



Ref #25 - Insulation , Ceiling and Structure Overview #2



Ref #25 - Insulation , Ceiling and Structure Overview #8



Ref #25 - Insulation , Ceiling and Structure Overview#11



Ref #25 - Insulation , Ceiling and Structure Overview #5



Ref #25 - Insulation, Ceiling and Structure Overview #7

25. ROOF/ CEILING SPACE (CONT.)



Ref #25 - Insulation , Ceiling and Structure Overview #3

26. SERVICES

Ref	Name	Description
26.1	Hot Water	Electric
26.2	Electrical Services	Line and metered supply
26.3	Smoke Alarms	Not tested, It is recommended that you replace any Smoke and Co2 Detectors upon moving in, this offers good peace of mind .
26.4	Heating	Heat Pump

27. HEAT PUMP 1

Ref	Name	Condition
27.1	location (room)	Livingroom
27.2	Make	Dikin
27.3	Model	RXM50UVMZ; approx 5kw hot and cold performance
27.4	Approximate age	7yrs
27.5	Exterior Disconnect	yes , functions correctly
27.6	Installation type	Split unit with standard back-to-back installation; out door unit with wall mounted unit
27.7	Comments Observations	

27. HEAT PUMP 1 (CONT.)



Ref #27 - Heat pump tested satisfactory under heavy load and normal operation




28. HEAT PUMP 1 CONTINUED

Ref	Name	General condition	Additional Comments
28.1	Installation type	Satisfactory	Standard outdoor unit, back-to-back installation
28.2	Drain	Satisfactory	
28.3	Insulation	Satisfactory	
28.4	Ducting/ trunking	Satisfactory	
28.5	Level	Satisfactory	
28.6	Isolation Disconnect Switch	Satisfactory	
28.7	Comments Observations		

29. ELECTRICAL OVERVIEW

Ref	Name	Condition
29.1	Switch/Fuse Board	near new; Moden Main Board Installed; RDC installed
29.2	Main Feed	Copper , underground ,
29.3	Branch wire	Copper
29.4	Wiring Type	Modern Wiring Observed; Wiring has been updated from what would have been originally installed; TPS wiring observed
29.5	Smart Meter	Smart meter installed
29.6	Switched Hot Water Meter	Yes

29. ELECTRICAL OVERVIEW (CONT.)

29.7	Comments Observations	
		<div><p>Ref #29 - Modern newly installed main board inc RCDs and breakers, smart meter instal</p></div> <div><p>Ref #29 - Garage Sub Board</p></div> <div><p>Ref #29 - all socket outlets tested including earth and polarity</p></div>

30. PLUMBING OVERVIEW

Ref	Name	Condition
30.1	Main Shut off	Foot Path
30.2	Water Entry Piping	not visible
30.3	Led Joints	Unknown
30.4	Water Distribution Line	; Polybutylene Plastic; some Dux Quest Piping visible
30.5	Drains Waste	Copper/galv; not visible; PVC
30.6	Vent Stack	Satisfactory
30.7	Drain flow	Drains Flowed Satisfactory at the time of inspection
30.8	P/Traps S/Traps	Satisfactory; No Leaks

**30. PLUMBING OVERVIEW (CONT.)**

<b>30.9</b>	Comments Observations	
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**31. HOT WATER HEATER CYLINDER**

Ref	Name	Condition
<b>31.1</b>	Location	Hall Closet
<b>31.2</b>	Energy	Electric
<b>31.3</b>	Approximate age	Approx Same as the house
<b>31.4</b>	Size	unknown; approx 180lt
<b>31.5</b>	Seismic restraints Required	No
<b>31.6</b>	Vent pipe	Satisfactory
<b>31.7</b>	comments	Hot water could not be tested, truned off at the time of the inspection

**32. RECOMMENDATIONS**

Ref	Feature	Recommendation
<b>32.1</b>	Overall	

**33. SERVICES PROVIDER**

Ref	Name	Answer
<b>33.1</b>	Water Source	Council Mains
<b>33.2</b>	Sewer Disposal	Council Mains
<b>33.3</b>	Power Supply	Meter
<b>33.4</b>	Gas Supply	

**34. THE INSPECTION HAS INCLUDED THE FOLLOWING AREAS**

Ref	Area	Answer	Additional Notes
<b>34.1</b>	Site	Yes	Accessible and visible areas only
<b>34.2</b>	Subfloor	Yes	Accessible and visible areas only
<b>34.3</b>	Ceiling Cavity	Yes	Accessible and visible areas only

**34. THE INSPECTION HAS INCLUDED THE FOLLOWING AREAS (CONT.)**

34.4	Insulation	Yes	Accessible and visible areas only
34.5	Interior	Yes	
34.6	Cladding	Yes	
34.7	Roof Exterior	Yes	
34.8	Guttering	Yes	
34.9	Services	Yes	
34.10	Out Buildings	Yes	

**35. INSPECTED FEATURES CHECKLIST**



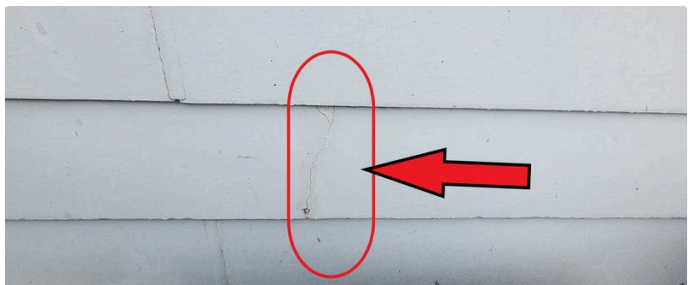

Ref	Feature Name	Feature Inspected	Additional Notes
35.1	Site - Site Exposure, contour & vegetation	Yes	
35.2	Site - Paths, Steps, Handrails & Driveways	Yes	
35.3	Site - Fencing	Yes	
35.4	Subfloor - Location of access Point	Yes	
35.5	Subfloor - Accessibility	Yes	
35.6	Subfloor - Foundation type & condition	Yes	Accessible and visible areas only
35.7	Subfloor - Foundation Walls	Yes	Accessible and visible areas only
35.8	Subfloor - Ground Condition	Yes	Accessible and visible areas only
35.9	Subfloor - Ground Vapour Barrier	Yes	
35.10	Subfloor - Drainage	Yes	Accessible and visible areas only
35.11	Subfloor - Ventilation adequacy	Yes	Accessible and visible areas only
35.12	Subfloor - Pile type, Instability & Condition	Yes	Accessible and visible areas only




35. INSPECTED FEATURES CHECKLIST (CONT.)			
35.13	Subfloor - Pile to bearer connections	Yes	Accessible and visible areas only
35.14	Subfloor - Obvious structural alterations	Yes	Accessible and visible areas only
35.15	Subfloor - Ground clearance of timber framing	Yes	Accessible and visible areas only
35.16	Subfloor - Floor type (Timber or suspended concrete)	Yes	
35.17	Subfloor - Timber framing & bracing	Yes	Accessible and visible areas only
35.18	Subfloor - Insulation Type approximate thickness, coverage & condition	Yes	Accessible and visible areas only
35.19	Subfloor - Plumbing- Material types, leakage & supports	Yes	
35.20	Subfloor - Electrical, Wiring type & support	Yes	Accessible and visible areas only
35.21	Subfloor - Insect and pest infestation	Yes	Accessible and visible areas only
35.22	Subfloor - Rotting Timbers	Yes	
35.23	Subfloor - Debris	Yes	
35.24	Exterior - Construction Type	Yes	
35.25	Exterior - Cladding	Yes	
35.26	Exterior - Balconies, Verandas Patios etc...	Yes	
35.27	Roof - Roof Material	Yes	
35.28	Roof - Roof Condition	Yes	Accessible and visible areas only
35.29	Roof - Downpipes	Yes	
35.30	Roof - Eaves, fascia & soffits	Yes	
35.31	Roof Space - Accessibility	Yes	
35.32	Roof Space - Roof Cladding, thermal insulation type, clearance, approx. thickness, Coverage	Yes	Accessible and visible areas only





35. INSPECTED FEATURES CHECKLIST (CONT.)			
35.33	Roof Space - Roof underlay and support	Yes	
35.34	Roof Space - Roof Frame construction & Connections	Yes	Accessible and visible areas only
35.35	Roof Space - Ceiling construction	Yes	Accessible and visible areas only
35.36	Roof Space - Obvious structural alterations	Yes	
35.37	Roof Space - Insect and pest infestation	Yes	Accessible and visible areas only
35.38	Roof Space - Rotting timbers	Yes	Accessible and visible areas only
35.39	Roof Space - Discharges into roof space	Yes	Accessible and visible areas only
35.40	Roof Space - Plumbing material type, leakage & Support	Yes	Accessible and visible areas only
35.41	Roof Space - Electrical wiring type & support	Yes	Accessible and visible areas only
35.42	Roof Space - Tile fixings	Yes	
35.43	Interior - Ceilings	Yes	
35.44	Interior - Walls	Yes	
35.45	Interior - Timber floors	Yes	
35.46	Interior - Doors and frames	Yes	
35.47	Interior - Electrical operation of switches etc.	Yes	
35.48	Interior - Heating Systems	Yes	
35.49	Interior - Kitchen - Bench Top	Yes	
35.50	Interior - Kitchen - Cabinetry	Yes	
35.51	Interior - Kitchen - Sink	Yes	
35.52	Interior - Bathroom - WC Ensuite	Yes	
35.53	Interior - Bathroom - Floor	Yes	

35. INSPECTED FEATURES CHECKLIST (CONT.)			
35.54	Interior - Bathroom - Cistern. Pan bidet	Yes	
35.55	Interior - Bathroom - Bath	Yes	
35.56	Interior - Bathroom - Shower	Yes	
35.57	Interior - Bathroom - Vanity	Yes	
35.58	Interior - Bathroom - Ventilation	Yes	
35.59	Interior - Laundry - Location	Yes	
35.60	Interior - Laundry - Floor	Yes	
35.61	Interior - Laundry - Tubs/Cabinets	Yes	
35.62	Interior - Laundry - Ventilation	Yes	If Any
35.63	Interior - Exit windows and doors	Yes	
35.64	Services - Electrical Systems	Yes	Accessible and visible areas only
35.65	Services - Water services		Accessible and visible areas only
35.66	Services - Hot water services	Yes	
35.67	Services - Foul water services	Yes	Accessible and visible areas only
35.68	Services - Grey water recycling systems	Yes	Accessible and visible areas only

Actions Required			
Ref	Action Required	Responsibility	Comments
<a href="#">4.5</a> General Information » Hot Water On	Investigation required	N/A	Not Switched on, operation could not be tested
<a href="#">7.4</a> Site Grounds » Fences	Repairs or Maintenance Required	N/A	Some maintenance/repairs required

Actions Required			
<div><p>Ref # 7.4 - Timber break in the fence rail</p></div>			
8.1 Exterior » Cladding Sidding	Repairs or Maintenance Required	N/A	Repair or seal cracks in weatherboard
<div><div><p>Ref # 8.1 - Repair or seal cracks in weatherboard</p></div><div><p>Ref # 8.1 - Repair or seal cracks in weatherboard</p></div></div>			
<div><p>Ref # 8.1 - Chipped weatherboard in places</p></div>			
8.4 Exterior » Gutters/Scuppers/ Eavestrough	Repairs or Maintenance Required	N/A	Some Repairs/Maintenance required

Actions Required			
<div><p>Ref # 8.4 - Some Repairs/Maintenance required</p></div>			
<a href="#">13.3</a> Crawl Space » Joists/Beams	Repairs or Maintenance Required	N/A	Joist has been cut to fit the shower tray, one section is now not supported, This should be supported;
<div><p>Ref # 13.3 - Joist cut out, needs suporting</p></div>			
<a href="#">13.13</a> Crawl Space » Visible Plumbing.	Monitor	N/A	Dux Quest plumbing is now over 35 years old and past the manufacturer's expected lifetime
<a href="#">13.14</a> Crawl Space » Underfloor Plumbing issues observed	Repairs or Maintenance Required	N/A	No S trap installed in the shower, recomend fitting one to stop fowel water/gas from rising back into the shower and home.;
<div><p>Ref # 13.14 - No S trap installed in the shower</p></div>			

Actions Required			
<a href="#">15.5</a> Halls and passageways » Hot water cupboard	Monitor	N/A	Some historic water staining and minor damage to the chipboard flooring, mostly cosmetic now damage visible under the flooring.
 <p>Ref # 15.5 - historic water staining and minor damage to the chipboard flooring</p>		 <p>Ref # 15.5 - historic water staining and minor damage to the chipboard flooring</p>	
 <p>Ref # 15.5 - Tested and No Moisture was recorded at the time of the inspection</p>		 <p>Ref # 15.5 - historic water staining and minor damage to the chipboard flooring</p>	
<a href="#">24.10</a> Garage Detached, single » Garage door	Investagation required	N/A	Not tested, electric opener not functioning, neutral lock jammed.

