

Pre-Purchase inspection



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Prepared on behalf of Example Lettings Ltd

Property inspected by A. Clerk

Address

123 Preview Street
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Carried Out

June
3rd 2025
09:00 NZST

Property report created with  Property Inspect

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AN INSPECTION VERSUS A WARRANTY

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.

CONVENTIONS USED IN THIS REPORT

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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 or functioning as intended.
- **MARGINAL:** Indicates the component might be working or is satisfactory but should be considered for replacement or repair.
- **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

Scope of Inspection: The primary objective of this inspection is to provide the prospective home buyer with pertinent information to facilitate their purchasing decision. It is important to understand that this inspection is not exhaustive, and not all deficiencies or potential issues may be identified. Unforeseen repairs remain a possibility, and limitations in access, safety concerns, or other factors often preclude the inspection of certain areas. This inspection should not be construed as a guarantee or warranty of any kind regarding the property's condition. This Executive Summary is an abridged version of the complete report, which may contain additional relevant details. It is strongly recommended that the purchaser review the entire report thoroughly. The purchaser bears the responsibility for determining whether any findings necessitate further investigation or re-evaluation by appropriately qualified specialists or if additional services are required. Furthermore, it is the purchaser's responsibility to seek and obtain relevant documentation such as Records of Building Work, permits, council records, LIM reports, or compliance certificates pertaining to this property.

1. EXECUTIVE SUMMARY		
Ref	Name	Summary

1. EXECUTIVE SUMMARY (CONT.)		
1.1	Property Information	<p>*Pre-Purchase Inspection Report: ;</p> <p>This pre-purchase inspection report, prepared by Phillip Cormack of Smart Check House Inspections on June 3rd, 2025, details the findings for A Clerk regarding the property at 7 That Terrace, Palmerston North, 4412.</p> <p>Property Overview</p> <p>This single-story family home, approximately 90m² and built in 1964, comprises 3 bedrooms, 1 bathroom, and ample parking. The building appears to be in its original condition, with no alterations or floor plan changes evident since its construction.</p> <p>Interior Assessment</p> <p>The home's interior boasts Gib-style plasterboard walls and a combination of plasterboard and Pinex-style ceilings, all finished with paint. Flooring throughout includes fitted carpets, linoleum, and timber. Overall, the interior presents very well and is tidy for a home of its age, design, and typical use.</p> <p>Roofing System</p> <p>This assessment includes the garage. The roofing system is a roll-pressed, short-run, lapped corrugated iron, likely original to the 1964 build. It currently appears satisfactory, with no leaks or moisture detected at the time of inspection, including within the ceiling space. However, we noted some oxidation or early rust in the lap-joins of the iron, and the fixings are older-style lead head nails, some of which are loose or missing. Due to these observations, we recommend a qualified roofing specialist evaluate the garage roof and flashing system to ensure its long-term integrity.</p> <p>Recommended Future Roof Maintenance</p> <p>A key area for future maintenance involves the roof fixings. The existing lead head nails can loosen over time, potentially leading to weeping leaks and eventual wood rot in roof battens and the structure. We strongly advise considering the replacement of these with modern screw fixings and oversized waterproof washers. This common and expected maintenance for homes of this age will significantly enhance the roof's security and prevent future leaks. Additionally, any rust, exposed iron, or loose paint discovered should be promptly treated or removed.</p> <p>Exterior and Moisture Detection</p> <p>The exterior finish of the home appears well-sealed and well-maintained, with no immediate concerns or wood rot observed. While the exterior paint generally appears satisfactory and well-sealed, some blemishes and blisters are visible in areas. Given its role as the primary protection for the cladding, consistent monitoring and maintenance of the paintwork are crucial for ensuring its effectiveness and lifespan. All exterior moisture tests conducted showed satisfactory readings, and interior moisture levels around windows and other penetrations, measured with a pinless moisture meter and thermal imaging camera, were also satisfactory.</p> <p>Windows</p> <p>The windows are retrofitted single-glazed aluminum units that have been further enhanced with an interior form of double glazing. A representative number of windows were tested and functioned satisfactorily.</p> <p>Plumbing & Appliances</p> <p>Our plumbing inspection was limited to visible areas (taps, drains, and water flow) due to the majority of the system being concealed within the floor or walls. Based on inspectable areas, the system appears to be functioning adequately with modern plumbing materials observed. All tested appliances, including the heat pumps, were operational at the time of inspection, although general maintenance will be required for the heat pumps as detailed in the full report.</p> <p>Electrical System</p> <p>A representative number of sockets and switches were tested for functionality, polarity, and earth, all of which performed satisfactorily. The electrical wiring is newer TPS, indicating the system has been upgraded to a much more modern standard than originally installed. While our tests showed good results, a qualified electrician can provide a comprehensive assessment of the entire wiring system.</p> <p>Structural & Subfloor Assessments</p> <p>Floor levels throughout the house were meticulously assessed using a digital smart level and laser survey. Any observed variations were very minor and well within standard tolerances. The</p>

1. EXECUTIVE SUMMARY (CONT.)		
		<p>inspectable areas of the attic appear sound and well-insulated, with no signs of leaking, though access was limited. Similarly, the crawl space was checked, with piles well-aligned and tied to bearers. While subfloor insulation limited full visibility, inspectable areas appeared sound. Access to the subfloor and crawl space was restricted in areas due to insulation and low floor-to-ground clearance.</p> <p>Garage</p> <p>The interior of the garage could not be inspected due to a lack of access. However, the exterior of the garage appears satisfactory for its age and intended use.</p> <p>Important Disclosure:</p> <p><i>Please be aware that the purchaser is solely responsible for obtaining any necessary Records of Building Work, permits, or consents for this property. Furthermore, the decision regarding whether any findings in this report warrant further investigation, repairs, or maintenance rests exclusively with the purchaser. This report serves as a guide to the property's condition at the time of inspection only. Any blank spaces within this report indicate that the item was not present, not tested, or not applicable to this property.</i></p>

2. AREAS OF LIMITED ACCESS, INSPECTION RESTRICTION, DISCLAIMERS

Ref	Feature	Description
2.1	Sub Floor	It is important to understand that due to limitations in physical access and visual observation (including but not limited to structural design, interior contents, height restrictions, and access constraints), there are areas of the property where the presence of defects, damage, or moisture cannot be definitively determined at this time. Any such issues in these obstructed areas would only become apparent with improved access. Therefore, the absence of reported issues in these areas should not be interpreted as a guarantee that no defects exist.
2.2	Exterior of Roof	Please be aware that this inspection was subject to limitations in accessibility and visual assessment due to the property's design, its construction and materials (which do not support walking weight in certain areas), elevated portions, or where access was not provided. Consequently, defects, damage, or moisture may exist in physically or visually obstructed areas, including those with structural weight limitations. These issues would only become apparent with safe access or specialized inspection. No guarantee is provided regarding the condition of these areas.
2.3	Roof Cavity	Due to limitations in physical access and visual observation, including the property's design, construction and materials (which preclude walking access in some areas), interior contents, height restrictions, instances where access was not granted, fitted insulation obstructing safe movement, and overall safety considerations during the inspection, certain portions of the dwelling could not be fully assessed. As a result, the potential exists for defects, damage, or moisture to be present in these obstructed areas. Identification of such issues would require safe access or alternative inspection methods. Therefore, the absence of reported findings in these areas should not be interpreted as a guarantee of their condition.
2.4	Poured Concrete Foundations	This property features poured concrete foundations. The nature of this construction, combined with existing floor coverings and other restrictions, restricts our ability to thoroughly inspect the foundations. A structural engineer's assessment, potentially with testing, is necessary to determine their overall condition. We do not guarantee the absence of defects in these foundation areas.
2.5	Plumbing	<p>Plumbing Inspection Limitations: The plumbing inspection was significantly limited as the majority of the system is located beneath the floor or within the walls, with restricted access during the inspection.</p> <p>General Access Limitations: Please be aware that certain areas of the property may have been physically inaccessible or visually obstructed due to factors such as the building's design, the presence of personal belongings, elevated areas, or lack of access. As a result, the possibility of defects, damage, or moisture issues existing in these concealed or inaccessible areas cannot be excluded and would only be ascertainable upon gaining full access. No guarantee is provided regarding the condition of these areas.</p>
2.6	Bora Or Wood Mites	No visual evidence of Bora or Bora mite (wood-boring insects) infestation was apparent at the time of this inspection. However, it is important to note that properties of this era and construction may contain soft timber components, which are conducive to Bora habitation and may be concealed within the building fabric. Consequently, the potential for an active Bora infestation or latent damage exists. Please be advised that we offer no guarantee regarding the absence of active Bora or related damage within this property. Prospective purchasers are strongly encouraged to obtain independent expert consultation to evaluate the potential for Bora infestation and any required remedial actions. Furthermore, we recommend that all purchasers independently research Bora and its treatments to gain a comprehensive understanding of the associated risks, thereby facilitating informed decision-making.

2. AREAS OF LIMITED ACCESS, INSPECTION RESTRICTION, DISCLAIMERS (CONT.)

2.7	Asbestos	<p>Asbestos-containing building materials may be present in this property. However, laboratory testing is required for definitive confirmation. While undisturbed asbestos-containing materials are generally considered safe, the risk of contamination arises during work such as repairs, maintenance, or removal, which can release airborne asbestos fibers that may be inhaled. It is essential to seek appropriate information and advice, including proper disposal methods, before undertaking any such activities. We do not guarantee the absence of asbestos in this property. Purchasers are advised to conduct their own research on asbestos to understand potential risks and make informed decisions.;</p>
2.8	Fitted Tiles	<p>This House has Fitted Tiles.</p> <p>Fitted tiles need to be fitted correctly with the correct under-surface preparation and the correct products used. This is more so important in wet areas and wet floor showers. Wet areas are required to go through the council permit and consenting process.</p> <p>Because the tile is the finished view, there is no way to tell what the installation process was, and if the correct procedures and products were used or sufficient for that application. Therefore WE DO NOT GUARANTEE IN ANY WAY THAT THERE ARE OR ARE NOT any defects in these areas and any comments or feedback referring to tiles will only be the visible surface layer and grout.</p>
2.9	Comments Observations	

3. DEVICES AND METERS		
Ref	Name	Condition
3.1	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; 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>
3.2	Thermal Image Camera One	<p>Perfectprime Ir0006</p> <p>Perfectprime Ir0006, 320 X 240 Infrared Ir Thermal Imager & Visible Light Camera With Ir Resolution 76,800 Pixels & Temperature Range From -4~572°f, 9 Hz Refresh Rate Perfectprime Ir0006, 320 X 240 Infrared Ir Thermal Imager & Visible Light Camera With Ir Resolution 76,800 Pixels & Temperature Range From -4~572 °f, 9 Hz Refresh Rate</p>
3.3	Thermal Image Camera Two	<p>Uni-T UT305C+ Infrared Thermometer (-50°C~1850°C) UT305C+ is a high-precision, high-distance ratio (55:1), wide temperature range (-50°C~2200°C) non-contact infrared thermometer.; Relative humidity 10%RH~90%RH; Infrared temperature measurement. ; Accuracy: -50°C~0°C, ±(1.0°C+0.1°C/°C)-58°F~32°F, ±(2.0°F+0.1°F/°F)-0°C~2200°C, ±1.0°C or ±0.01×t°C (Which is greater)-32°F~3992°F, ±2.0°F or ±0.01×t°F (Which is greater); temperature coefficient ±0.1°C/°C or ±0.1°C/°C, ±0.1°F/°F or ±0.1°F/°F (Which is greater)</p>

4. BUILDING DATA		
Ref	Name	Information
4.1	Approximate Age	61
4.2	Style	SINGLE STORY FAMILY HOME
4.3	Main Entrance Faces	EAST
4.4	Other Comments	

5. WEATHER AND GROUND CONDITIONS AT THE TIME OF INSPECTION		
Ref	Name	Condition
5.1	Weather	RECENT RAIN; SHOWERS
5.2	Ground Cover Conditions	WET
5.3	Approximate Temperature	12
5.4	Other Comments	

6. GENERAL INFORMATION			
Ref	Name	Answers	Additional Notes
6.1	Owner Present	No	
6.2	Other People Present	No	
6.3	Property furnished at the time	Yes	
6.4	Power On	Yes	
6.5	Water On	Yes	
6.6	Hot Water On	Yes	
6.7	Smoke Alarms	Yes	NOT TESTED
6.8	Heat Pump x2	Yes	
6.9	GAS	No	
6.10	Log Fire	No	decommissioned
6.11	Other Comments	No	

7. SITE GROUNDS			
Ref	Feature	General Condition	Additional Comments
7.1	Retaining Walls		N/A
7.2	Gardens description	Satisfactory	Well established lawns and gardens
7.3	Paths service walks	Satisfactory	Concrete Typical cacks
7.4	Fences	Satisfactory	Many different materials use, mostly satisfactory and functions as intended; some maintenance may be required.
7.5	Patio		
7.6	Gates		Operated Satisfactory at the time of inspection
7.7	Deck/Balcony	Satisfactory	
7.8	Hose Bibs	Satisfactory	Water Entry and Hose Bib Taps have been checked and working and pressure at the tap was > 68 PSI at the time of inspection
7.9	Driveway and Parking	Satisfactory	newly pored concrete, appears satisfactory , no road to drive run up installed.
7.10	Comments Observations		



Ref #7 - Site Grounds Reference and example photos;

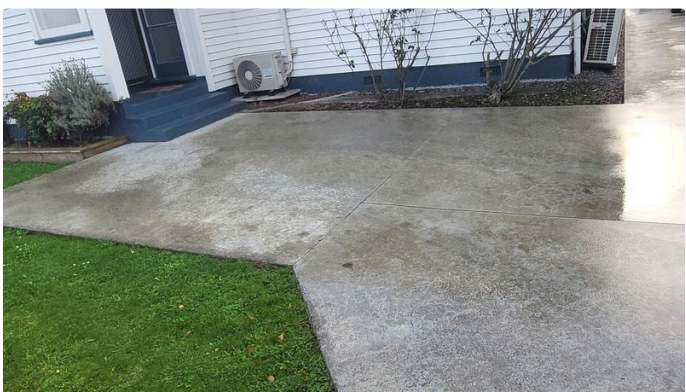


Ref #7 - Site Grounds Reference and example photos;

7. SITE GROUNDS (CONT.)



Ref #7 - Site Grounds Reference and example photos;



Ref #7 - Site Grounds Reference and example photos;



Ref #7 - Site Grounds Reference and example photos;



Ref #7 - Site Grounds Reference and example photos;



Ref #7 - Site Grounds Reference and example photos;



Ref #7 - Site Grounds Reference and example photos;

7. SITE GROUNDS (CONT.)



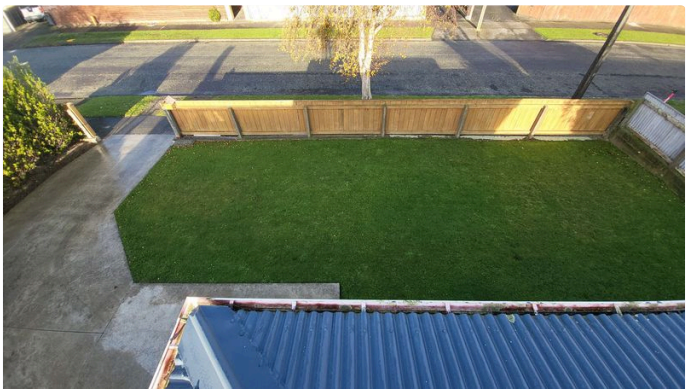
Ref #7 - Site Grounds Reference and example photos;



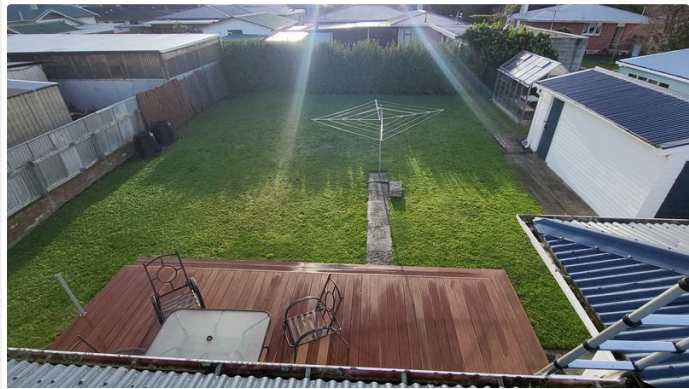
Ref #7 - Site Grounds Reference and example photos;



Ref #7 - Site Grounds Reference and example photos;



Ref #7 - Site Grounds Reference and example photos;



Ref #7 - Site Grounds Reference and example photos;

8. EXTERIOR			
Ref	Feature	General condition	Additional Comments
8.1	Cladding Sidding	Satisfactory at the time of inspection	(Refer to executive summary for more); Timber cladding with painted finish.; No areas of wood rot observed, Painting and sealing is not perfect, some areas of paint blistering, however given its age etc it is in mostly satisfactory condition. Monitor
8.2	Exterior Moisture Testing	Exterior Moisture Testing readings were satisfactory at the time of the inspection	
8.3	Windows Type & Exterior Condition	Satisfactory at the time of inspection	Aluminum inserts with retro fitted double glazing. overall satisfactory , typical rubberwear shrinkage in some windows. Monitor
8.4	Flashings	Satisfactory at the time of inspection	Satisfactory at the time of inspection
8.5	Gutters/Scuppers/ Eavestrough	Satisfactory at the time of inspection	Satisfactory at the time of inspection
8.6	Downpipes	Satisfactory at the time of inspection	Satisfactory at the time of inspection
8.7	Eaves, Fascia & Soffits	Satisfactory at the time of inspection	
8.8	Trims	Satisfactory at the time of inspection	
8.9	Service Entry		Overhead; underground; not visible
8.10	Exterior wall Construction		Framed; not visible
8.11	Fascia	Satisfactory at the time of inspection	
8.12	Caulking	Satisfactory at the time of inspection	
8.13	Slab-on-Grade/ Foundation		Poured Concrete; Not Evaluated; Not Visible;See Inspection restriction disclaimer
8.14	Kick or Barge boards		
8.15	Comments Observations Recommendations		

8. EXTERIOR (CONT.)



Ref #8 - Exterior Reference and example photos;



Ref #8 - Exterior Reference and example photos;



Ref #8 - Exterior Reference and example photos;



Ref #8 - Exterior Reference and example photos;



Ref #8 - Exterior Reference and example photos;



Ref #8 - Exterior Reference and example photos;

8. EXTERIOR (CONT.)



Ref #8 - Exterior Reference and example photos;



Ref #8 - Exterior Reference and example photos;



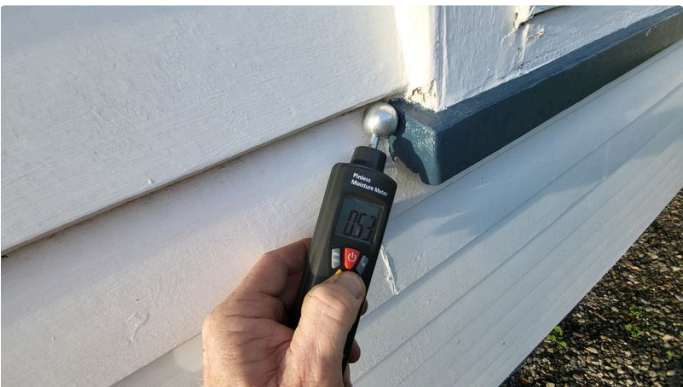
Ref #8.2 - Exterior Moisture Testing reference and example photos;



Ref #8.2 - Exterior Moisture Testing reference and example photos;



Ref #8.2 - Exterior Moisture Testing reference and example photos;



Ref #8.2 - Exterior Moisture Testing reference and example photos;

8. EXTERIOR (CONT.)



Ref #8.2 - Exterior Moisture Testing reference and example photos;



Ref #8.2 - Exterior Moisture Testing reference and example photos;

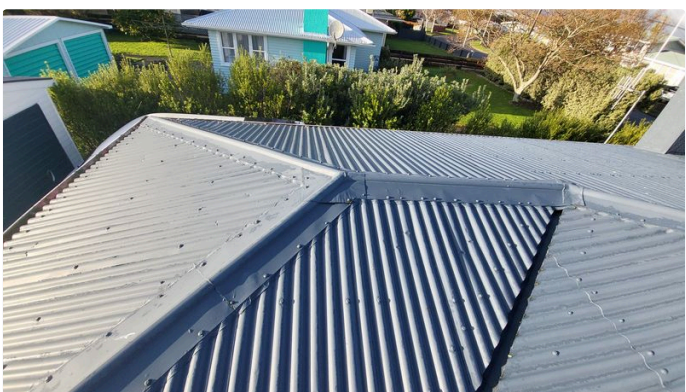


Ref #8.2 - Exterior Moisture Testing reference and example photos;

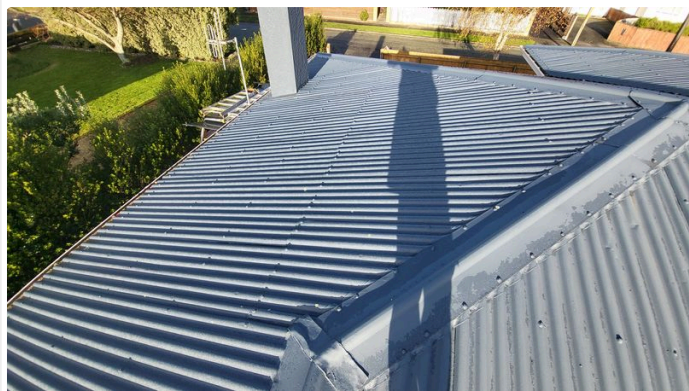
9. ROOF EXTERIOR		
Ref	Feature	Description
9.1	Roof Visibility	Representative area
9.2	Approximated Age	Same age as the home
9.3	Inspected from	Walking the roof in safe areas only
9.4	Pitch	>22
9.5	Roof Material	Corrugated iron; painted/powder coated finish
9.6	Fixings used	Nails (lead Head)
9.7	Skylights	
9.8	Ventilation	Satisfactory at the time of inspection; soffit; ridge; roof
9.9	Flashing	formed iron, zinc or galv , painted or powder coated finish
9.10	Comments Observations Recommendations	



Ref #9 - Roof Exterior Reference and example photos;



Ref #9 - Roof Exterior Reference and example photos;



Ref #9 - Roof Exterior Reference and example photos;



Ref #9 - Roof Exterior Reference and example photos;

9. ROOF EXTERIOR (CONT.)



Ref #9 - Roof Exterior Reference and example photos;



Ref #9 - Roof Exterior Reference and example photos;



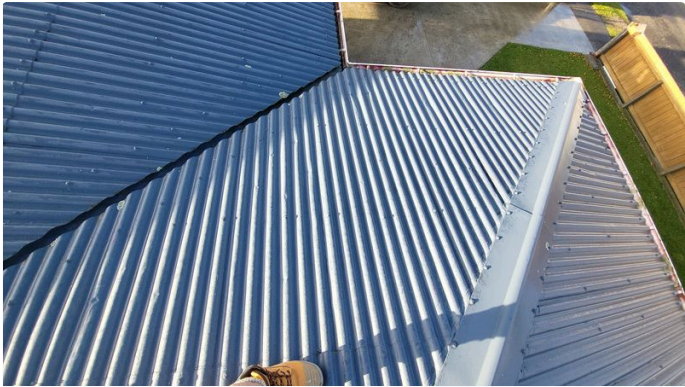
Ref #9 - Roof Exterior Reference and example photos;



Ref #9 - Roof Exterior Reference and example photos;



Ref #9 - Roof Exterior Reference and example photos;



Ref #9 - Roof Exterior Reference and example photos;

9. ROOF EXTERIOR (CONT.)



Ref #9 - Roof Exterior Reference and example photos;

10. ROOF CONTINUED			
Ref	Name	General Condition	Additional Comments
10.1	Chimney/Flue and flashing if any	Satisfactory	
10.2	Lichen/Moss Growth	Satisfactory	
10.3	Roof General Condition	Marginal	some oxidation or rust visible in the laps, some historic repairs visible Investagation required
10.4	Plumbing Vents	Satisfactory	
10.5	Fixings	Marginal	Some loose or missing lead heads ; Even though the remaining lead head nails look satisfactory now, we can't guarantee there isn't any existing damage. Over time, these nails tend to loosen, allowing water to collect underneath. This trapped water can then lead to oxidation, corrosion, and rust, which silently degrade the roofing iron. Eventually, this can cause water to leak through, potentially resulting in water damage or wood rot. It's important to know that lead head nails were discontinued in the 1980s precisely because of these inherent problems. Repairs or Maintenance Required
10.6	Flashing Condition	Marginal	
10.7	Comments Observations Recommendations		



Ref #10.3 - Some oxidation or rust is visible in the laps joins, and some historic repa



Ref #10.3 - Some oxidation or rust is visible in the laps joins, and some historic repa

10. ROOF CONTINUED (CONT.)



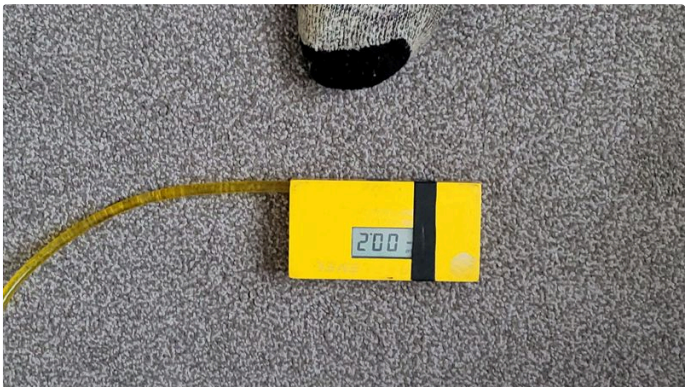
Ref #10.5 - Some loose or missing lead heads

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		
11.4	Other		
11.5	Comments Observations		

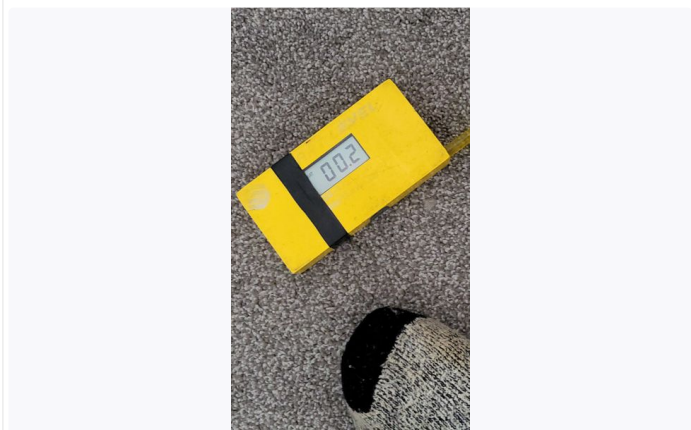
12. FOUNDATION AND FLOORS		
Ref	Feature	Description
12.1	Foundation Type and condition	raised concrete piles,
12.2	Floor Type	timber flooring
12.3	Floor Levels	Floor levels have been taken across the house using a digital smart level and Laser survey completed while there were variants across the floor all levels were within standard tolerances and satisfactory at the time of inspection
12.4	Foundation walls	Concrete ring foundation, (also refer to inspection restrictions).; overall appears satisfactory no cracks of visible areas of concern
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	



Ref #12.3 - Floor level calibration reference photos,;



Ref #12.3 - Floor level reference photos



Ref #12.3 - Floor level reference photos



Ref #12.3 - Floor level reference photos

12. FOUNDATION AND FLOORS (CONT.)



Ref #12.3 - Floor level reference photos



Ref #12.3 - Floor level reference photos

13. CRAWL SPACE		
Ref	Feature	Description
13.1	Crawl Space	Restricted inspection due to fitted insulation or lack of safe access, See Inspection restriction disclaimer
13.2	Location of access point	Outside Ring wall or foundation
13.3	Ground Clearance and Accessibility	Satisfactory at the time of inspection
13.4	Joists/Beams	Timber
13.5	Rotting Timber	None were observed at the time of the inspection
13.6	Insulation Type	Fitted Dacron
13.7	Subfloor	Not Visible or inspected as it has insulation fitted, however the inspectable areas were satisfactory
13.8	Ground Condition	Dry
13.9	Ground Vapour Barrier	None Fitted
13.10	Drainage	None, Appears to Drain naturally
13.11	Adequate Ventilation	Yes , Perimeter vents
13.12	Pile type, instability and condition	Concrete, piles are well aligned and tied to bearers and sub floor
13.13	Obvious Structural Alterations	None at the time of the inspection
13.14	Visible Plumbing.	Modern plumbing materials, pipes and fittings observed
13.15	Underfloor Plumbing issues observed	No
13.16	evidence Insect or Pest Infestation	None at the time of the inspection
13.17	Comments Observations Recommendations	

13. CRAWL SPACE (CONT.)



Ref #13 - Crawl Space example and reference photos;



Ref #13 - Crawl Space example and reference photos; insulation example



Ref #13 - Crawl Space example and reference photos;

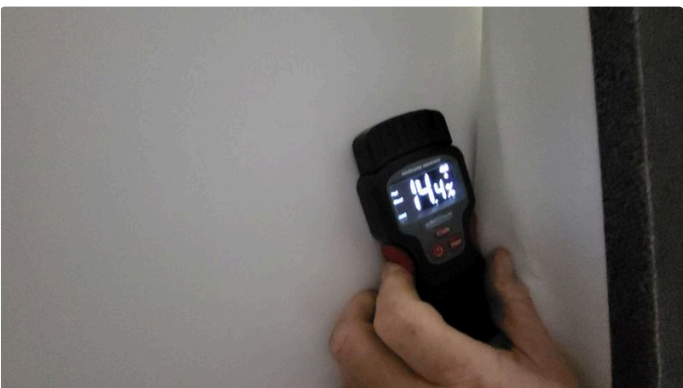


Ref #13 - Crawl Space example and reference photos; pile attachment method

14. HOME INTERIOR OVERVIEW		
Ref	Name	Condition
14.1	ceilings	Plasterboard; Painted finish, satisfactory General ware observed
14.2	Walls	Plasterboard; Painted finish, satisfactory General ware observed
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 levels have been taken around indoor windows and other penetrations and key areas using a pinless moisture meter and Thermal imaging camera and all levels were satisfactory at the time of the inspection.
14.5	General Floor coverings	Fitted Carpet; linoleum; timber; general wear observed
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; satisfactory
14.10	Glass glazing	
14.11	Trims and finishings	Timber or MDF Painted
14.12	Comments Observations	



Ref #14.4 - Moisture Readings Reference example photos;



Ref #14.4 - Moisture Readings Reference example photos;

14. HOME INTERIOR OVERVIEW (CONT.)



Ref #14.4 - Moisture Readings Reference example photos;



Ref #14.4 - Moisture Readings Reference example photos;



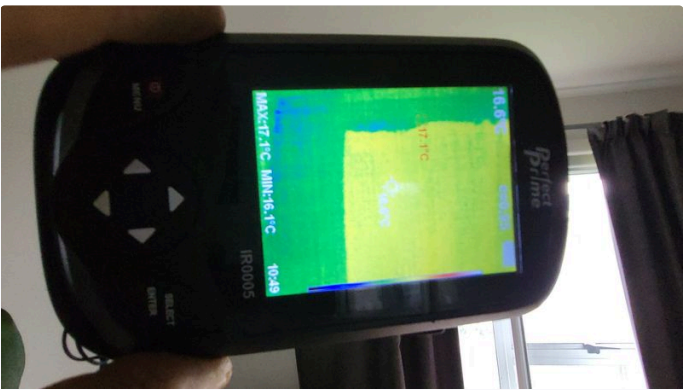
Ref #14.4 - Moisture Readings Reference example photos;



Ref #14.4 - Moisture Readings Thermal image Reference example photos;

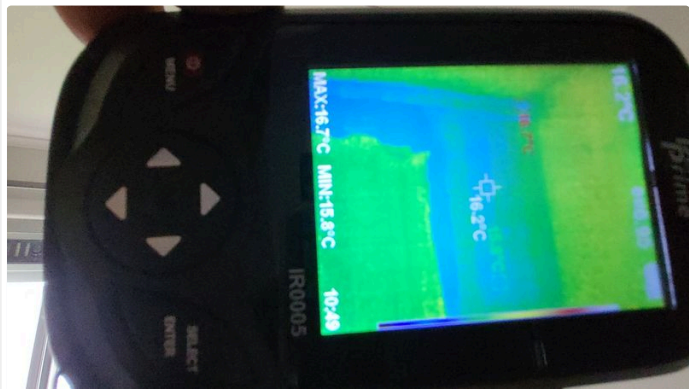


Ref #14.4 - Moisture Readings Thermal image Reference example photos;

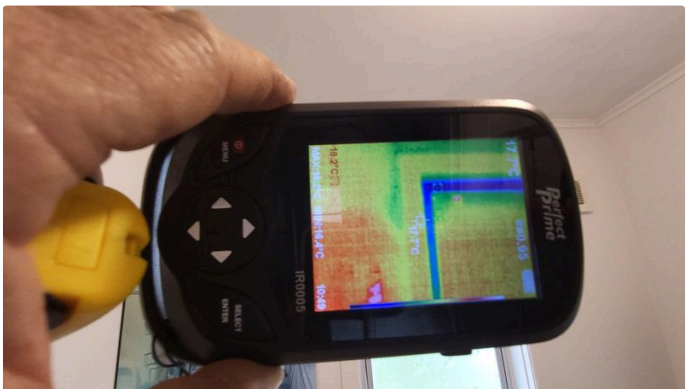


Ref #14.4 - Moisture Readings Thermal image Reference example photos;

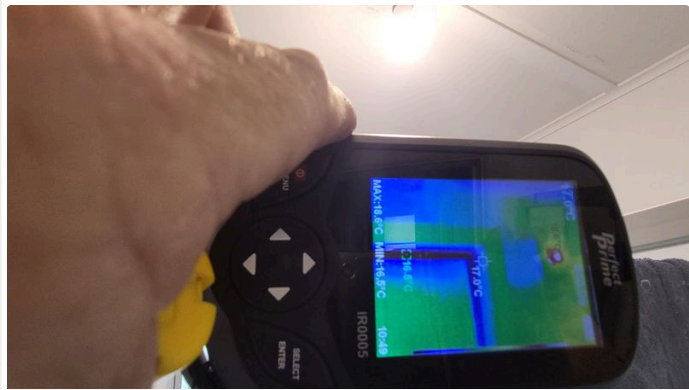
14. HOME INTERIOR OVERVIEW (CONT.)



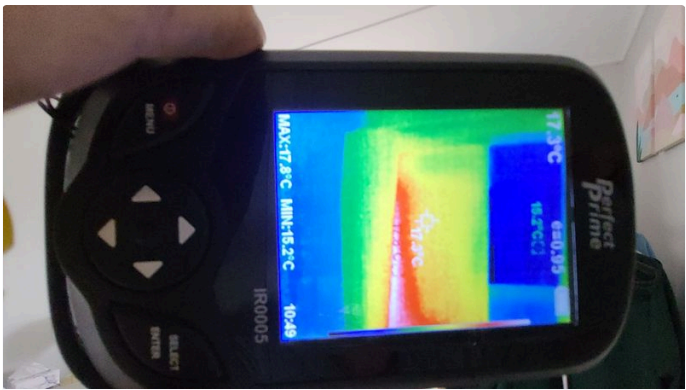
Ref #14.4 - Moisture Readings Thermal image Reference example photos;



Ref #14.4 - Moisture Readings Thermal image Reference example photos;



Ref #14.4 - Moisture Readings Thermal image Reference example photos;



Ref #14.4 - Moisture Readings Thermal image Reference example photos;

15. HALLS AND PASSAGEWAYS		
Ref	Name	Condition
15.1	Floorings	Satisfactory , general marks and wear
15.2	Walls	Satisfactory , general marks and wear
15.3	Lights and sockets	A representative number of Lights and Sockets switches, polarity and earth have been checked and functioned satisfactory at the time of the inspection
15.4	Comments Observations	

16. LOUNGE		
Ref	Feature	Description
16.1	Comments Observations	Satisfactory; Normal/General wear and tear observed at the time of inspection

17. KITCHEN			
Ref	Feature	General Condition	Additional Comments
17.1	Bench Top	Satisfactory	General wear and tear; Areas of mould growing in the silicone sealer, consider re-sealing for health and hygiene Safety Hazard, Action Required
17.2	Cabinets	Satisfactory	General wear and tear
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
17.6	Hob		Electric; Observed Functioning at the time of the inspection
17.7	Dishwasher		Observed functioning at the time of the inspection
17.8	Extractor		Operated; needs filters cleaned
17.9	Cupboards	Satisfactory	general marks and wear observed
17.10	Floor	Satisfactory	Fitted timber; Satisfactory at the time of inspection; general wear
17.11	Walls and Ceiling	Satisfactory	general marks and wear observed
17.12	Lights and Fittings	Satisfactory	Switches, lights and outlets polarity and earth were tested and Functioned satisfactory at the time of the inspection
17.13	Doors		hollow painted doors; satisfactory at the time of the inspection; general marks and wear observed
17.14	Windows	Satisfactory	Functioned satisfactory at the time of the inspection; Missing hardware; Painted shut
17.15	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
17.16	Comments Observations		

17. KITCHEN (CONT.)



Ref #17.1 - Areas of mould growing in the silicone sealer, consider re-sealing for heal



Ref #17.6 - Electric elements Observed Functioning at the time of the inspection;



Ref #17.8 - Operated; needs filters cleaned;

18. MAIN/HALL BATHROOM INCLUDING W/CS		
Ref	Feature	Description
18.1	Bath	No leaks and drains flow freely at the time of the inspection; some grout or sealing required
18.2	Toilet	operated at the time of the inspection
18.3	Toilet Secure	Feels Secure Loose Satisfactory
18.4	Shower	No leaks and drains flow freely at the time of the inspection
18.5	Vanity	Satisfactory general ware observed
18.6	Floor or floor coverings	Fitted Linoleum; Satisfactory at the time of inspection; general marks and wear observed
18.7	Walls and Ceiling	Painted wall panels; tiles; Satisfactory at the time of inspection; general marks and wear observed
18.8	Extractor	Observed operating at the time of the inspection
18.9	Heating	NA
18.10	Moisture Levels	Moisture readings were taken from key points around the room and windows and all reading were satisfactory at the time of inspection
18.11	Comments Observations	

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. LAUNDRY		
Ref	Feature	Description
22.1	Location	off the back porch
22.2	Floor or floor coverings	Fitted Linoleum Satisfactory at the time of inspection; general wear
22.3	Walls and Ceiling	Satisfactory at the time of inspection; general wear
22.4	Ventilation	
22.5	Trims	Satisfactory at the time of inspection; general wear
22.6	Laundry Tub, taps and cabnets	No Leaks observed at the time of the inspection; loose tapware, water damaged cabinetry, still functions but consider replacing Repairs or Maintenance Required
22.7	Stand Pipe	yes
22.8	Waste pipe	yes
22.9	Moisture Levels	Moisture readings were taken from key points around the room and windows and all reading were satisfactory at the time of inspection
22.10	Comments Observations	Satisfactory; Normal/General wear and tear observed at the time of inspection



Ref #22.6 - puffy MDF, water damage



Ref #22.6 - loose tapware, no hot water from the faucet



Ref #22.6 - cabnet is in overall poor condition

23. ROOF/ CEILING SPACE

Ref	Feature	Description
23.1	Accessibility	Limited access due to fitted insulation (see Restrictions section)
23.2	Inspected from	In The roof or cavity in safe footed areas only
23.3	Insulation	Batts; glass wool
23.4	Insulation Depth	approx 250-300mm
23.5	Structural problems observed	None were observed in the inspectable areas, at the time of the inspection
23.6	Evidence of condensation or moisture	No Moisture or condensation was visible or detected at the time of the inspection
23.7	Roof structure	Wood Rafter Collar ties Purlins Not Visible
23.8	Insect and Pest Infestation	Evidence of rodents; No Damage observed in the inspectable areas, at the time of the inspection
23.9	Rotting Timbers	None was observed in the inspectable areas, at the time of the inspection
23.10	Vent Ducting	None Damage or issues were observed in the inspectable areas, at the time of the inspection; No damage
23.11	Discharges into Roof Space	No
23.12	Debris	No; typical debris only
23.13	HVAC Ducting	No Damage visible at the time of the inspection
23.14	Evidence of leaking	No visible leaking was observed in the inspectable areas, at the time of the inspection
23.15	In Wall insulation	Not Visible; unknown
23.16	Comments Observations	



Ref #23 - Roof/ Ceiling construction and insulation example and reference photos;



Ref #23 - Roof/ Ceiling construction and insulation example and reference photos;

23. ROOF/ CEILING SPACE (CONT.)



Ref #23 - Roof/ Ceiling construction and insulation example and reference photos;



Ref #23 - Roof/ Ceiling construction and insulation example and reference photos;

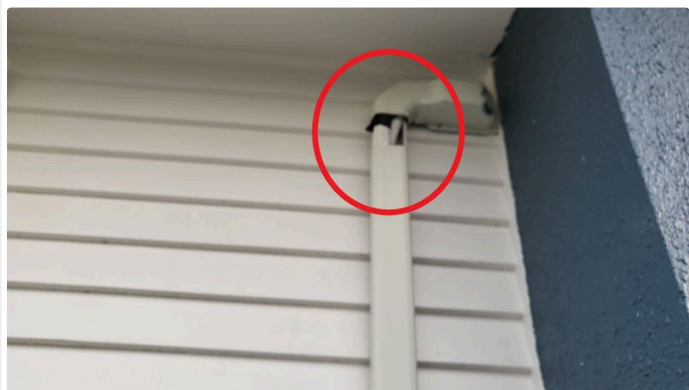
24. SERVICES		
Ref	Name	Description
24.1	Hot Water	Electric
24.2	Electrical Services	Line and metered supply
24.3	Smoke Alarms	Not tested, It is recommended that you replace any Smoke and Co2 Detectors upon moving in, this offers good peace of mind .
24.4	Heating	Heat Pump

25. HEAT PUMP 1		
Ref	Name	Condition
25.1	location (room)	Living Room
25.2	Make	Panasonic
25.3	Model	Panasonic , approximately 5.5KW heating and 4.4KW cooling Capacity
25.4	Approximate age	10<
25.5	Exterior Disconnect	Yes , tested working at the time of the inspection
25.6	Installation type	Split unit with standard back-to-back installation; out door unit with wall mounted unit
25.7	Comments Observations	The heat pump operated satisfactorily in both heating and cooling modes under normal testing conditions.
25.8	Recomendations	Even though this may have been inspected, We strongly recommend that all log fires, gas-energized or Heat Pump Heating systems/units be professionally serviced before use, This will help ensure they are working efficiently and are safe to operate.

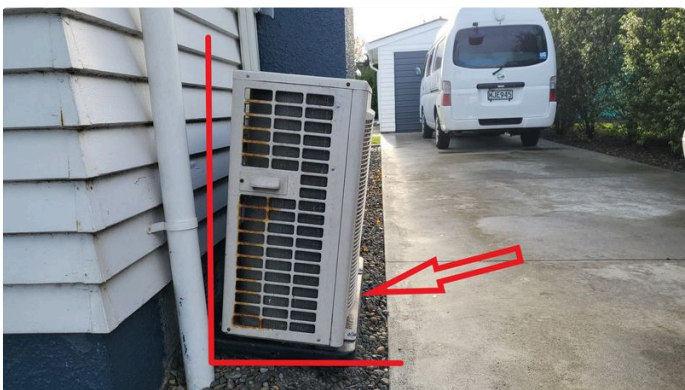


Ref #25.7 - The heat pump operated satisfactorily

26. HEAT PUMP 1 CONTINUED			
Ref	Name	General condition	Additional Comments
26.1	Installation type	Satisfactory	Split unit with standard back-to-back installation; out door unit with wall mounted unit
26.2	Drain	Satisfactory	
26.3	Insulation	Satisfactory	
26.4	Ducting/ trunking	Maintenance Required	ducting has come loose, minor maintained required Repairs or Maintenance Required
26.5	Level	Poor	Out door unit not secure, requires better foundation and needs leveling Repairs or Maintenance Required
26.6	Isolation Disconnect Switch	Satisfactory	
26.7	Comments Observations		



Ref #26.4 - ducting has come loose, minor maintained required;



Ref #26.5 - Out door unit not secure, requires better foundation and needs leveling

27. HEAT PUMP 2		
Ref	Name	Condition
27.1	Location (room	Hallway
27.2	Make	Hitachi
27.3	Model	approximately 4.6KW heating and 3.5KW cooling Capacity;
27.4	Approximate age	10<
27.5	Exterior Disconnect	Yes , tested working at the time of the inspection
27.6	Installation type	Split unit with standard back-to-back installation; out door unit with wall mounted unit
27.7	Comments Observations	The heat pump operated satisfactorily in both heating and cooling modes under normal testing conditions.
27.8	Recomendations	Even though this may have been inspected, We strongly recommend that all log fires, gas-energized or Heat Pump Heating systems/units be professionally serviced before use, This will help ensure they are working efficiently and are safe to operate.;



Ref #27.7 - The heat pump operated satisfactorily

28. HEAT PUMP 2 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	Repairs or Maintenance Required
28.5	Level	Marginal	Repairs or Maintenance Required
28.6	Isolation Disconnect Switch	Satisfactory	
28.7	Comments Observations	Satisfactory	



Ref #28.4 - ducting has come loose, minor maintained required;



Ref #28.5 - not secure, requires better foundation

29. HVAC		
Ref	Name	Condition
29.1	Type	basic HRV Multy Room
29.2	Operational	Functioned satisfactory at the time of the inspection
29.3	Recomendations	Even though this may have been inspected, We strongly recommend that all log fires, gas-energized or Heat Pump Heating systems/units be professionally serviced before use, This will help ensure they are working efficiently and are safe to operate.
29.4	Comments Observations	The system operated satisfactorily in both heating and cooling modes under normal testing conditions.



Ref #29 - Functioned satisfactory at the time of the inspection;

30. ELECTRICAL OVERVIEW		
Ref	Name	Condition
30.1	Switch/Fuse Board	Modern breakers and updated on original Main Board.
30.2	Main Feed	Copper
30.3	Branch wire	Copper
30.4	Wiring Type	Copper; TPS wiring observed
30.5	Earth Rod and bonding	not observed, possibly under the deck?
30.6	Smart Meter	Smart meter installed
30.7	Switched Hot Water Meter	Service provider swicthed Hot water
30.8	Comments Observations	While all electrics appear okay only a qualified electrician can fully test wiring etc.
30.9	Sockets, outlets, switches	A representative number of Sockets polarity and earth have been checked and functioned satisfactory at the time of the inspection



Ref #30 - Main board; mixed morden breakers installed



Ref #30 - Supplier switched Hot water installed

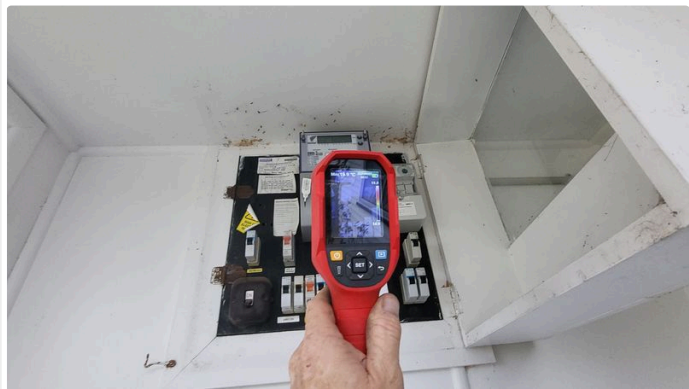


Ref #30 - Smart Meter



Ref #30 - modern RCD installed

30. ELECTRICAL OVERVIEW (CONT.)



Ref #30 - No thermal hot spots visible;



Ref #30 - Sockets polarity and earth have been checked

31. PLUMBING OVERVIEW		
Ref	Name	Condition
31.1	Main Shut off	Foot Path
31.2	Water Entry Piping	not visible
31.3	Led Joints	Unknown
31.4	Water Distribution Line	Copper and Polybutylene Plastic observed
31.5	Drains Waste	Copper/galv and PVC
31.6	Vent Stack	Satisfactory
31.7	Drain flow	Drains Flowed Satisfactory at the time of inspection
31.8	P/Traps S/Traps	Satisfactory; No Leaks
31.9	Gas	
31.10	Comments Observations	While the plumbing system appeared okay at the time of the inspection, only a qualified plumber can fully test its suitability and function, etc.
31.11	Recomendations	

32. HOT WATER HEATER OR CYLINDER		
Ref	Name	Condition
32.1	Location	Hall Closet; All in good, working order; wall mounted califont gas hot water system
32.2	Energy	Electric; 2kw
32.3	Approximate age	12y approx
32.4	Size or Volume	120lts
32.5	Seismic restraints	not required
32.6	Vent pipe	Satisfactory; not required
32.7	Comments	The Hot water tested safe under 65 degrees at all outlets in the home.



Ref #32.7 - The Hot water tested safe under 65 degrees at all outlets in the home

33. RECOMMENDATIONS		
Ref	Feature	Recommendation
33.1	Overall	

34. SERVICES PROVIDER		
Ref	Name	Answer
34.1	Water Source	Council Mains
34.2	Sewer Disposal	Council Mains
34.3	Power Supply	Meter
34.4	Gas Supply	Council Mains




35. THE INSPECTION HAS INCLUDED THE FOLLOWING AREAS			
Ref	Area	Answer	Additional Notes
35.1	Site	Yes	Accessible and visible areas only
35.2	Subfloor	Yes	Accessible and visible areas only
35.3	Ceiling Cavity	Yes	Accessible and visible areas only
35.4	Insulation	Yes	Accessible and visible areas only
35.5	Interior	Yes	
35.6	Cladding	Yes	
35.7	Roof Exterior	Yes	
35.8	Guttering	Yes	
35.9	Services	Yes	
35.10	Out Buildings	No	





36. INSPECTED FEATURES CHECKLIST			
Ref	Feature Name	Feature Inspected	Additional Notes
36.1	Site - Site Exposure, contour & vegetation	Yes	
36.2	Site - Paths, Steps, Handrails & Driveways	Yes	
36.3	Site - Fencing	Yes	
36.4	Subfloor - Location of access Point	Yes	
36.5	Subfloor - Accessibility	Yes	
36.6	Subfloor - Foundation type & condition	Yes	Accessible and visible areas only
36.7	Subfloor - Foundation Walls	Yes	Accessible and visible areas only
36.8	Subfloor - Ground Condition	Yes	Accessible and visible areas only
36.9	Subfloor - Ground Vapour Barrier	Yes	
36.10	Subfloor - Drainage	Yes	Accessible and visible areas only
36.11	Subfloor - Ventilation adequacy	Yes	Accessible and visible areas only
36.12	Subfloor - Pile type, Instability & Condition	Yes	Accessible and visible areas only
36.13	Subfloor - Pile to bearer connections	Yes	Accessible and visible areas only
36.14	Subfloor - Obvious structural alterations	Yes	Accessible and visible areas only
36.15	Subfloor - Ground clearance of timber framing	Yes	Accessible and visible areas only
36.16	Subfloor - Floor type (Timber or suspended concrete)	Yes	
36.17	Subfloor - Timber framing & bracing	Yes	Accessible and visible areas only
36.18	Subfloor - Insulation Type approximate thickness, coverage & condition	Yes	Accessible and visible areas only

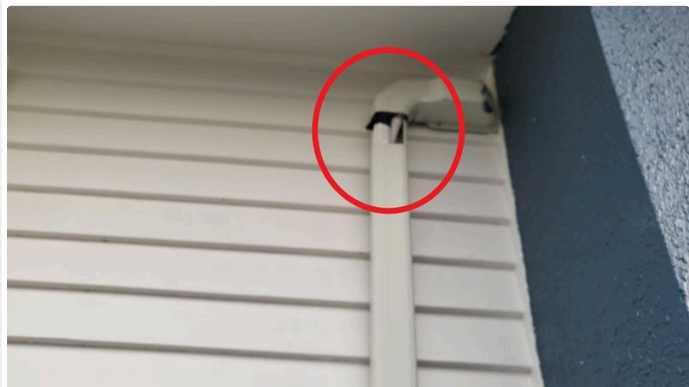
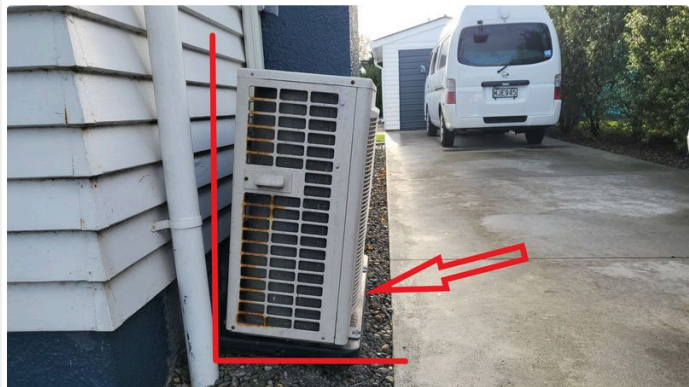

36. INSPECTED FEATURES CHECKLIST (CONT.)			
36.19	Subfloor - Plumbing- Material types, leakage & supports	Yes	
36.20	Subfloor - Electrical, Wiring type & support	Yes	Accessible and visible areas only
36.21	Subfloor - Insect and pest infestation	Yes	Accessible and visible areas only
36.22	Subfloor - Rotting Timbers	Yes	
36.23	Subfloor - Debris	Yes	
36.24	Exterior - Construction Type	Yes	
36.25	Exterior - Cladding	Yes	
36.26	Exterior - Chimneys	Yes	Accessible and visible areas only
36.27	Exterior - Exterior Stairs	Yes	
36.28	Exterior - Balconies, Verandas Patios etc...	Yes	
36.29	Roof - Roof Material	Yes	
36.30	Roof - Roof Condition	Yes	Accessible and visible areas only
36.31	Roof - Downpipes	Yes	
36.32	Roof - Eaves, fascia & soffits	Yes	
36.33	Roof Space - Accessibility	Yes	
36.34	Roof Space - Roof Cladding, thermal insulation type, clearance, approx. thickness, Coverage	Yes	Accessible and visible areas only
36.35	Roof Space - Roof underlay and support	Yes	Accessible and visible areas only
36.36	Roof Space - Roof Frame construction & Connections	Yes	Accessible and visible areas only
36.37	Roof Space - Ceiling construction	Yes	Accessible and visible areas only
36.38	Roof Space - Obvious structural alterations	Yes	

36. INSPECTED FEATURES CHECKLIST (CONT.)			
36.39	Roof Space - Insect and pest infestation	Yes	Accessible and visible areas only
36.40	Roof Space - Rotting timbers	Yes	Accessible and visible areas only
36.41	Roof Space - Discharges into roof space	Yes	Accessible and visible areas only
36.42	Roof Space - Plumbing material type, leakage & Support	Yes	Accessible and visible areas only
36.43	Roof Space - Electrical wiring type & support	Yes	Accessible and visible areas only
36.44	Roof Space - Tile fixings	Yes	
36.45	Interior - Ceilings	Yes	
36.46	Interior - Walls	Yes	
36.47	Interior - Timber floors	Yes	
36.48	Interior - Concrete Floors	Yes	
36.49	Interior - Doors and frames	Yes	
36.50	Interior - Electrical operation of switches etc.	Yes	
36.51	Interior - Heating Systems	Yes	
36.52	Interior - Kitchen - Bench Top	Yes	
36.53	Interior - Kitchen - Cabinetry	Yes	
36.54	Interior - Kitchen - Sink	Yes	
36.55	Interior - Kitchen - Air Extraction System	Yes	
36.56	Interior - Bathroom - WC Ensuite	Yes	
36.57	Interior - Bathroom - Floor	Yes	
36.58	Interior - Bathroom - Cistern. Pan bidet	Yes	
36.59	Interior - Bathroom - Bath	Yes	

36. INSPECTED FEATURES CHECKLIST (CONT.)			
36.60	Interior - Bathroom - Shower	Yes	
36.61	Interior - Bathroom - Vanity	Yes	
36.62	Interior - Bathroom - Ventilation	Yes	
36.63	Interior - Laundry - Location	Yes	
36.64	Interior - Laundry - Floor	Yes	
36.65	Interior - Laundry - Tubs/Cabinets	Yes	
36.66	Interior - Laundry - Ventilation	Yes	If Any
36.67	Interior - Exit windows and doors	Yes	
36.68	Services - Ventilation systems	Yes	Accessible and visible areas only
36.69	Services - Electrical Systems	Yes	Accessible and visible areas only
36.70	Services - Water services	Yes	Accessible and visible areas only
36.71	Services - Hot water services	Yes	Accessible and visible areas only
36.72	Services - Foul water services	Yes	Accessible and visible areas only
36.73	Services - Grey water recycling systems	Yes	Accessible and visible areas only

Actions Required			
Ref	Action Required	Responsibility	Comments
8.1 Exterior » Cladding Sidding	Monitor	N/A	Painting and sealing is not perfect, some areas of paint blistering, however given its age etc it is in mostly satisfactory condition
8.3 Exterior » Windows Type & Exterior Condition	Monitor	N/A	typical rubberwear shrinkage in some windows.;
10.3 Roof continued » Roof General Condition	Investagation required	N/A	Some oxidation or rust is visible in the laps joins, and some historic repairs visible.
<div>  <p>Ref #10.3 - Some oxidation or rust is visible in the laps joins, and some historic repa</p> </div> <div>  <p>Ref #10.3 - Some oxidation or rust is visible in the laps joins, and some historic repa</p> </div>			
10.5 Roof continued » Fixings	Repairs or Maintenance Required	N/A	Some loose or missing lead heads
<div>  <p>Ref #10.5 - Some loose or missing lead heads</p> </div>			
17.1 Kitchen » Bench Top	Safety Hazard, Action Required	N/A	Aeras of mould growing in the silicone sealer, consider re-sealing for health and hygiene

Actions Required			
<div>  <p>Ref #17.1 - Aeras of mould growing in the silicone sealer, consider re-sealing for heal</p> </div>			
<div> <p>22.6 Laundry » Laundry Tub, taps and cabnets</p> </div>	<div> <p>Repairs or Maintenance Required</p> </div>	<div> <p>N/A</p> </div>	<div> <p>loose tapware, no hot water from the faucet, cabinet is in poor condition</p> </div>
<div>  <p>Ref #22.6 - puffy MDF, water damage</p> </div> <div>  <p>Ref #22.6 - loose tapware, no hot water from the faucet</p> </div>			
<div>  <p>Ref #22.6 - cabnet is in overall poor condition</p> </div>			
<div> <p>26.4 Heat Pump 1 Continued » Ducting/ trunking</p> </div>	<div> <p>Repairs or Maintenance Required</p> </div>	<div> <p>N/A</p> </div>	<div> <p>ducting has come loose, minor maintained required;</p> </div>

Actions Required			
<div>  <p>Ref #26.4 - ducting has come loose, minor maintained required;</p> </div>			
<div> <p>26.5 Heat Pump 1 Continued » Level</p> </div>	<div> <p>Repairs or Maintenance Required</p> </div>	<div> <p>N/A</p> </div>	<div> <p>Out door unit not secure, requires better foundation and needs leveling</p> </div>
<div>  <p>Ref #26.5 - Out door unit not secure, requires better foundation and needs leveling</p> </div>			
<div> <p>28.4 Heat Pump 2 Continued » Ducting/ trunking</p> </div>	<div> <p>Repairs or Maintenance Required</p> </div>	<div> <p>N/A</p> </div>	<div> <p>ducting has come loose, minor maintained required;</p> </div>
<div>  <p>Ref #28.4 - ducting has come loose, minor maintained required;</p> </div>			
<div> <p>28.5 Heat Pump 2 Continued » Level</p> </div>	<div> <p>Repairs or Maintenance Required</p> </div>	<div> <p>N/A</p> </div>	<div> <p>not secure, requires better foundation</p> </div>

Actions Required



Ref #28.5 - not secure, requires better foundation

