



# PRE-PURCHASE BUILDING INSPECTION REPORT

for John Smith

May 23, 2018

## PROPERTY ADDRESS

100B Sample Street  
Sample Town, Wellington  
6010, New Zealand

Inspection Date: 23 May 2018

| Inspected by: Kieran Long

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# 03 Summary of Inspection

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## Results of Building Inspection - Summary

	Found	Not Found
Safety Hazard	✓	
Action Required	✓	
Minor Maintenance	✓	

Please refer to the report for explanations.

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is Average - At time of inspection, for age of property..

# 04 Terms & Conditions

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## 1 CheckHome building inspection terms and conditions

- 1 These terms and conditions govern the property inspection services that CheckHome will provide to you. You must confirm in writing that you accept the terms and conditions before CheckHome will provide the property inspection services.
- 2 The terms and conditions cover:
  - 2.1 the scope of CheckHome's inspection;
  - 2.2 limitations on the resulting inspection report; and
  - 2.3 CheckHome's terms of trade.

### Scope of the inspection -- visual inspection only

- 3 The scope of CheckHome's inspection is limited the visual inspection of the components of the building that the inspector has reasonable access to and that are in the inspector's clear line of sight.
- 4 The inspection will not include:
  - 4.1 examination of any areas or components which are concealed or closed behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which require the moving of anything which impedes access or limits visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil);
  - 4.2 intrusive or destructive inspection of any part of the building or any building component, disassembly of equipment, or the removal or testing of electrical or other building components or materials.

### Reasonable access to be provided

- 5 You agree to ensure that reasonable access can be gained to the property, including but not limited to the roof cavity and foundation spaces and any such spaces if they exist are cleared for an inspection to be carried out.
- 6 'Reasonable access' means access that is safe, unobstructed and which has a minimum clearance of 600mm for a roof cavity and 500mm for a floor cavity.
- 7 For safety reasons, access to the exterior of any roof surface for inspection purposes will only occur if:
  - 7.1 the weather is fine;
  - 7.2 the roof is dry;
  - 7.3 the roof slope does not exceed 35°; and
  - 7.4 the roof height does not exceed 3.6m.
- 8 Any area of the property that cannot be reasonably accessed will not be inspected and will be excluded from any inspection report.

### Scope of the inspection report

- 9 The inspection report should be seen as a reasonable attempt to identify any significant fault or defect visible at the time of the inspection, rather than an all encompassing report dealing with the home from every aspect. The reporting of any significant fault or defect is on an exceptional basis, rather than reporting on items, which are in an acceptable condition for their age.



- 10 We define significant fault or defect as 'a matter that requires substantial repairs or urgent attention and rectification'.
- 11 We will address the significant fault and/or defect in the summary section of the report as maintenance or remedial work.

### Limitations of inspection report

- 12 The inspection report is intended only as a general guide to help you make your own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase.
- 13 The report expresses the opinions of the inspector, based on his or her visual examination of the conditions that existed at the time of the inspection only.
- 14 The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered.
- 15 All building components and conditions which, by nature of their location are concealed, deliberately hidden, camouflaged or difficult to inspect are excluded from the report.
- 16 Any suggestions or recommendations contained in the report are suggestions only and it is the responsibility of the person or persons carrying out any design or building work to ensure that the most appropriate remedy is carried out in conjunction with any further discoveries, warranties or manufacturer's recommendation and warranties, and any necessary local authority concerns conveyed prior to proceeding with remedial work.
- 17 Inspections of the systems at the home are outside the scope of our report. The inspector will, however, conduct a cursory inspection of the hot water system, the plumbing system, and the electrical system. You should note this will only be the opinion of the inspector, who is not a qualified plumber, electrician or gas fitter.
- 18 The inspection and report should not be construed as a compliance inspection of any building, legal or territorial authority standards, codes or regulations. The report is not intended to be a warranty or guarantee of the present or future weather tightness, adequacy or performance of the structure, its systems, or their component parts. The report does not constitute any express or implied warranty of merchantability, fitness for use or habitation, or building code compliance and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or extended life of components are general statements based on information about similar components and occasional variations are to be expected between such estimates and actual experience.
- 19 You accept that the inspector will not detect some faults because:
- 19.1 The fault only occurs intermittently
  - 19.2 Part of the home has not been used for a while and the fault usually occurs after regular use (or detection of the fault would only occur after regular use).
  - 19.3 The type of weather that would normally reveal the fault is not prevailing at, or around, the time of the inspection.
  - 19.4 The fault has been deliberately concealed.
  - 19.5 Furnishings are obscuring the fault.
  - 19.6 We have been given incorrect information by you, the vendor, the real estate consultant, or any other person.
  - 19.7 The fault is/was not apparent on a visual inspection.



## Disputes

- 20 Should any dispute arise as a result of the inspection or report, it must be submitted to CheckHome in writing immediately.
- 21 You agree that upon raising a dispute, the contents of the report may not be used to satisfy any terms of a sale and purchase agreement until the disagreement/dispute has been resolved.
- 22 You agree that if, after raising a dispute, you used the inspection or report to make an unconditional offer or confirm the sale and purchase agreement, that you waive all of your rights to continue with the dispute, and/or raise any future dispute or claim about the inspection or report with CheckHome.
- 23 In the event of a claim/dispute regarding damage to a home, you will allow CheckHome to investigate the claim prior to any repairs to the home being undertaken or completed. You agree that if you do not allow CheckHome to investigate the claims of damage before any repairs are carried out, that you waive your rights to continue with and/or make any claims against CheckHome.
- 24 In the event of any dispute, you agree not to disturb, alter, repair, or attempt to repair anything that may constitute evidence relating to the dispute without first providing Checkhome with a reasonable opportunity to reinspect the building, except in the case of an emergency. You agree that if you do not provide Checkhome with a reasonable opportunity to reinspect the building before anything that may constitute evidence relating to this dispute is disturbed, altered, or repaired, that you waive your rights to continue with and/or make any claims against Checkhome.

## Limitation of liability

- 25 If CheckHome becomes liable to you, for any reason, for any loss, damage, harm or injury in any way connected with the completion of the inspection and/or report, its liability shall be limited to a sum not exceeding the cost of the inspection and report. CheckHome will not be liable to you for any consequential loss of whatever nature suffered by you or any other person injured and you agree to indemnify Checkhome in respect of any claims concerning any such loss.

# 05 Inspector

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## 2 Inspector

Kieran Long, Qualified Builder

Ph. 0212621120

kieran@checkhome.co.nz

# 06 Glossary

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## 3 Glossary

**Fascia boards and barge boards:** Is a board fastened to the projecting gables of a roof to give them strength and mask, hide and protect the otherwise exposed end of the horizontal timbers or purlins of the roof to which they were attached.

**Soffit/Eaves:** The exposed under surface of any exterior overhanging section of a roof eave.

**Cladding:** The exterior wall claddings is the application of one material over another to provide a skin or layer intended to control the infiltration of weather elements, or for aesthetic purposes. Cladding does not necessarily have to provide a waterproof condition but is instead a control element.

**Trim:** (Skirting, scotia and architraves) the finishing timbers around the floor and ceiling and the timbers around windows and doors.

**Hardware:** Door handles, door hinges, bolts, latches, window hardware, screws, switch plates, and doorknockers.

**Gully Trap:** A gully trap is a basin in the ground with a water seal to prevent foul odour of the sewer reaching the surface.

**Flashings:** Are placed around discontinuities or objects which protrude from the roof of a building (such as pipes and chimneys, or the edges of other roofs) to deflect water away from seams or joints.

**Bearer and Joists:** A joist, in architecture and engineering, is one of the horizontal supporting members that run from wall to wall, wall to beam, or beam to beam to support a ceiling, roof, or floor. It may be made of wood, steel or concrete. Typically, a beam is bigger than, and is thus distinguished from, a joist. Joist are often supported by beams and are usually repetitive.

**GIB:** (Drywall), also known as plasterboard or gypsum board, is a panel made of gypsum plaster pressed between two thick sheets of paper. It is used to line interior walls and ceilings.



# 07 Description of Building

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Type of Building:

✓ Residential

Style of Building:

✓ Townhouse

Number of Stories:

✓ Two storey

Age of Building:

✓ 30-50 years old

Roof Covering:

✓ Concrete tiles

Roof Frame:

✓ Timber hand pitched

External Walls:

✓ Timber weather board

Floor Construction:

✓ Timber on timber framed

Footings:

✓ Concrete piles,  
Concrete ring foundation

Building Tenancy:

✓ Owner

Building Furnished:

✓ Yes

Building Frontage Faces:

✓ East



# 08 General

Weather Conditions at the time of the inspection:

✓ Clear & sunny

Recent weather conditions:

✓ Overcast & recent rain

Date and time of inspection:

✓ 23 May 2018 10:00 PM

Building Furnished:

✓ Yes

Occupied By:

✓ Owner

Onsite attendees:

✓ Vendor

Did the homeowner, Agent or representation disclose any known issues to the property?

✓ No

Inspection Requested:

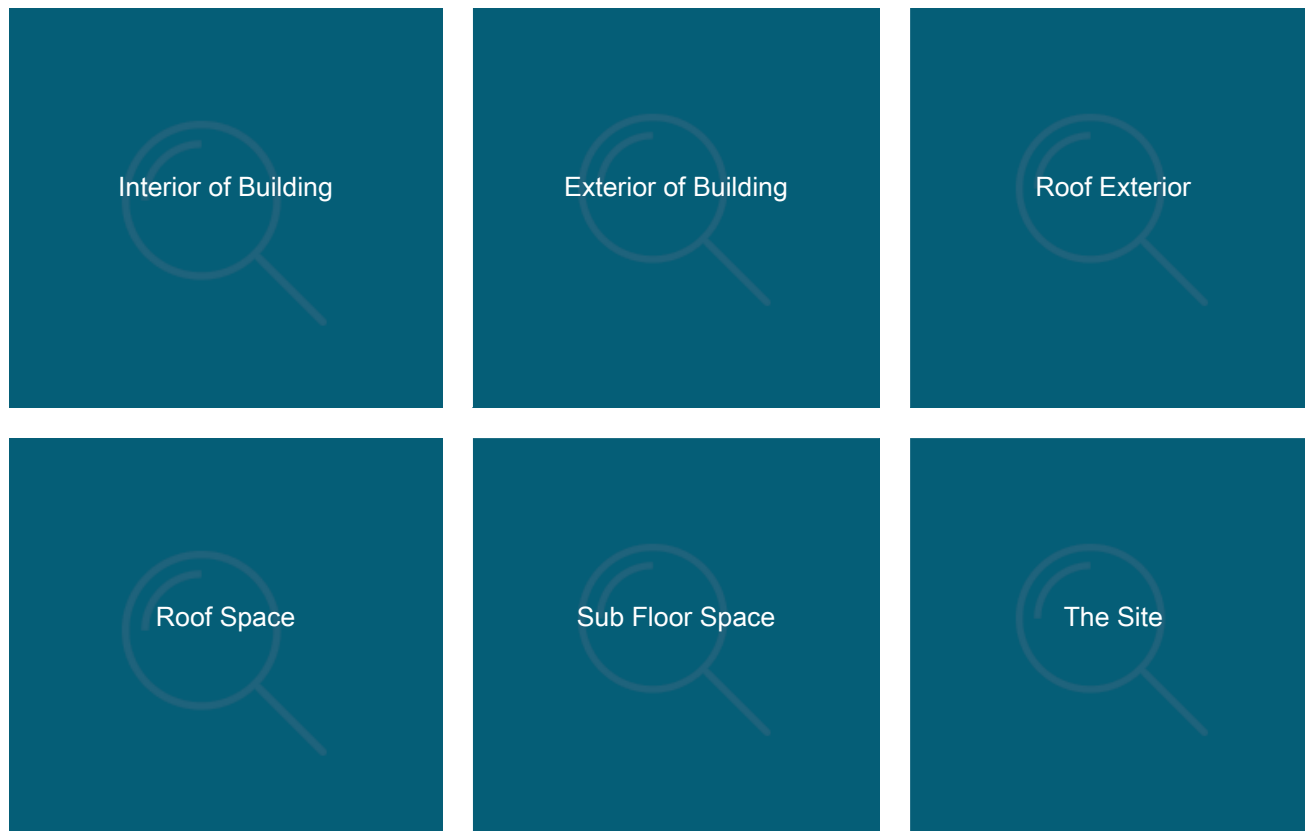
✓ Pre-Purchase Building

Terms & Conditions Accepted:

✓ Yes

# 09 Areas Inspected

The Actual Areas Inspected were:



Did the inspector have unrestricted access to all areas?

✗ No

EXPLANATIONS	<p>Areas not inspected including reasons were::</p> <p>Areas to which access should be gained, or fully gained, are::</p>	<p>Internally; some walls, skirting board, floor linings and the like were not visible due to storage/ furniture,Internally; cupboards also had storage items that restricted full visibility of areas</p> <p>Internally; storage/furniture,Internally; cupboard storage</p>
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# 10 Interior of Building

## 10 Interior of Building

### Access Limitations

○ Furniture

Ceilings; Are all ceilings free of sagging, nail popping, cracking, staining or other damage?

✗ No - Plaster and paint imperfections were sighted.

#### SUPPLEMENTARY INFORMATION

General plaster cracks were sighted to the kitchen ceilings due to age; areas can be rectified by a plasterer and a painter if desired.

#### EXPLANATIONS

Location :  
Details :  
Rating: Minor Maintenance

#### IMAGES



Walls; Are the wall linings free of bulging, nail popping, cracking, dampness/staining, vertical distortion and other damage?

✗ No - General deterioration was sighted due to the age.

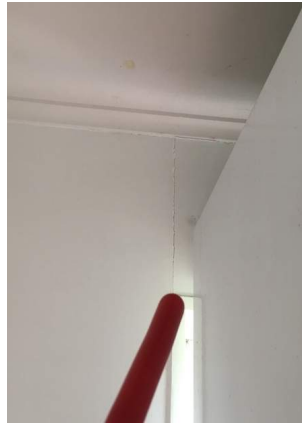
#### SUPPLEMENTARY INFORMATION

General deterioration was sighted due to the age, paint improvements can be made if desired. Some plaster cracks were sighted from movement and settlement over time, seek a plasterer and a painter to improve this area if desired.

#### EXPLANATIONS

Location :  
Details :  
Rating: Minor Maintenance

## IMAGES



Floors; Are floors free of defects and cracking, and are they free of dampness/staining and other damage?

✓ Yes

Windows (Metal framed); Are all windows free of broken/cracked glass, damage to glazing seals, staining/corrosion, or do they operate freely?

✗ No - General deterioration was detected.

## SUPPLEMENTARY INFORMATION

Upgrades and improvements can be made to the hardware, rubber seals and window sills. Ensure the windows are kept sealed and watertight to prevent deterioration. Cleaning maintenance is always recommend to the sill drains.

## EXPLANATIONS

Location :

Details :

A cracked pane of glass was sighted to one of the lounge windows, replacement of the affected pane is recommended by a glazing specialist.

Rating:

Minor Maintenance

## IMAGES



## IMAGES



Windows & doors joinery: Was there double glazing in place?

✗ No - Single glazed units were in place.

## SUPPLEMENTARY INFORMATION

Single glazed units were in place, overtime a great improvement would be to upgrade the joinery to double-glazing as this will improve energy efficiency and help to reduce condensation.

## EXPLANATIONS

Location :  
Details :  
Rating: Recommendation

Doors/Frames; Do all doors and hardware operate freely and do not bind on frames, and are they free of decay/corrosion and other damage?

✗ No

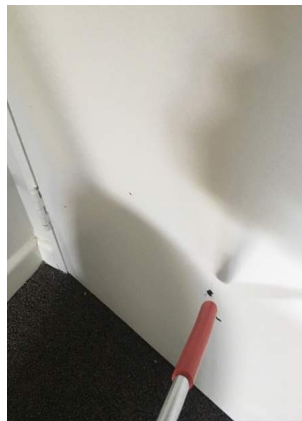
## SUPPLEMENTARY INFORMATION

Minor paint imperfections were sighted to some of the interior doors, paint maintenance can take place by a tradesman painter if desired.

## EXPLANATIONS

Location :  
Details :  
Rating: Minor Maintenance

## IMAGES



Locks; Do all doors and windows have security locks?

✓ Yes on the doors & some windows.

Kitchen; Is the benchtop free of lifting, delamination, water damage or other damage?

✓ Yes

Kitchen; Are the cupboards free of water damage, musty odour?

✓ Yes

Kitchen; Do the cupboard doors and drawers operate freely, and are they in good condition?

✗ No - General deterioration was sighted due to age.

#### SUPPLEMENTARY INFORMATION

Minor swelling was sighted to one of the cupboards sitting on the bench top, improvement can be made if desired.

#### EXPLANATIONS

Location :  
Details :  
Rating: Minor Maintenance

#### IMAGES



Kitchen; Are the sinks/taps free of chips, cracks and/or water leaks?

✓ Yes

Kitchen; Are the taps free of movement?

✓ Yes

Kitchen; When water supply is switched on, does it operate and drain correctly?

✓ Yes

Kitchen; Are the floor coverings in good condition, free of defects and appear water tight?

✓ Yes

Bathrooms/WC; Are cisterns/pans/bidets free of cracks, leakages, and do they flush correctly?

✓ Yes

Bathrooms/WC; Are cisterns/pans/bidets correctly installed and are they stable/rigid?

✓ Yes

Bathrooms/WC; Are taps free of leaks, and does the water supply operate correctly?

✓ Yes

Bathrooms/WC; Are the floor coverings in good condition, free of defects and appear water tight?

✓ Yes

Bathrooms/WC; Is the bath free of damage, and is it properly recessed at the junction with the wall?

✓ Yes

Bathrooms/WC; Is the shower screen free of cracks, and is it adequately sealed at the floor/wall junctions?

✓ Yes

Bathrooms/WC; Around the shower, is it free of signs of leaking/seepage?

✓ Yes

Bathrooms/WC; Are the vanity basin, cabinet and mirrors free of damage, and do the doors/drawers operate correctly?

✓ Yes

Bathrooms/WC; Is the room free of condensation damage, and is it adequately ventilated?

✓ Yes

Laundry; Are taps free of leaks, and does the water supply operate correctly?

✓ Yes

Laundry; Is the tub/cabinet free of water damage, corrosion or other defect?

✓ Yes

Laundry; Are the floor coverings in good condition, free of defects and appear water tight?

✓ Yes

Laundry; Is the room free of condensation damage and is it adequately ventilated?

✓ Yes

Stairs; Are the stringers, handrails, balusters, treads and risers sufficiently rigid and free of damage?

✗ No - The handrail height is under 1000mm and non-compliant.

#### SUPPLEMENTARY INFORMATION

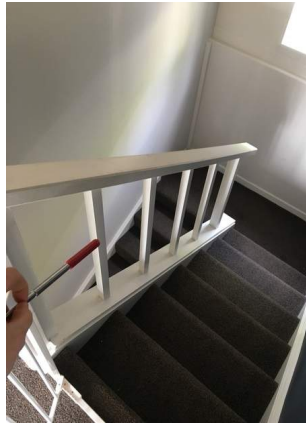
The handrail/barrier around the top and down the stairs may have complied when first built; however, this does not comply with the current building code and is a safety hazard. Upgrades are recommended by a tradesman builder.

#### EXPLANATIONS

Location :  
Details :  
Rating: Safety Hazard



IMAGES



All rooms; Are all rooms free of any other damage or defects?

✓ Yes

# 11 Exterior of Building

## 11 Exterior of Building

### Access Limitations

✓ No limitations

Walls; Are all walls/wall cladding free of defect/damage, and is the paint/coating maintained?

✗ No - General cladding maintenance.

### SUPPLEMENTARY INFORMATION

Paint deterioration was sighted due to age, repairs and maintenance is required now by a tradesman painter to protect the timber and prevent further deterioration. Timber repairs will also be required by a tradesman builder prior to painting as timber deterioration was sighted to the southeastern box corner.

### EXPLANATIONS

Location :

Details :

Rating:

Minor Maintenance

### IMAGES



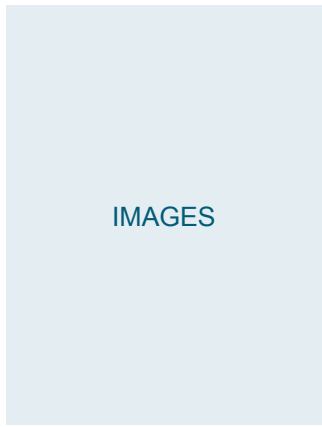
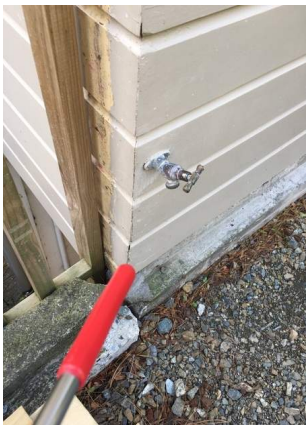
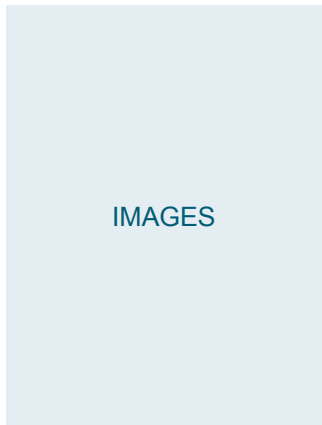
### IMAGES



Walls; Does the wall cladding have suitable flashings and damp proof course, and is it free of dampness damage?

✗ No - Flashing work is required on the external corners.

SUPPLEMENTARY INFORMATION	I recommend installing corner soaker flashings or timber boxed corners on the open corners of the house to prevent moisture penetration and deterioration of the timber.
EXPLANATIONS	Location : Details : Rating: Minor Maintenance



Walls; For doors & windows, do suitable flashings, mouldings, and sills exist & are they free of defect/damage?

✗ No - Aluminium window maintenance required.

#### SUPPLEMENTARY INFORMATION

I recommend all the shrunken glazing rubbers are replaced to ensure the windows and doors are completely watertight & sealed. Some light corrosion is evident around the aluminium window frames, seek advice from an aluminium window glazier as to how this can be repaired. Adjustments can be made in areas to enable the windows to pull up tight when closed; an aluminium window glazier can be used to achieve this also.

#### EXPLANATIONS

Location :

Details :

- The rusted head flashing over the laundry door requires rust treatment to help prevent further corrosion.
- Gaps were sighted between the windows and timber cladding, the installation of timber scallops or sealant is required to help prevent the chance of water ingress.

Rating:

Minor Maintenance

#### IMAGES



#### IMAGES



IMAGES



Wall frames (Timber or steel); Are frames free of bulging, appear plumb and structurally rigid?

✓ Yes

Balconies/verandahs/patios/decks/suspended floors/balustrades; do they appear structurally sound and free of defects?

✓ Yes

#### SUPPLEMENTARY INFORMATION

Appears to be in reasonable condition for their age

Balconies/verandahs/patios/decks/suspended floors/balustrades; Are handrails at correct height to comply with Building Code? and are they in good condition?

✓ Yes

General; Is the exterior free of any other damage or defects?

✓ Yes



# 12 Roof Exterior

## 12 Roof Exterior

### Access Limitations

✓ No limitations

Roof; For tiles, shingles, slates, is the roof free of cracked and broken/decayed tiles?

✗ No - Ridge capping mortar cracking.

### SUPPLEMENTARY INFORMATION

Ridge capping mortar cracking and openings visible, this can allow water penetration during rainfall and requires rectification to prevent water ingress. See a licensed roofing specialist to have re-pointed.

### EXPLANATIONS

Location :  
Details :  
Rating: Minor Maintenance

### IMAGES



Roof; Is the roof free of bulges, sagging or other movement?

✓ Yes



Gables; Are the gables free of defects/damage, and are the paint/coatings in good condition?

✗ No - Paint/coating in poor condition.

#### SUPPLEMENTARY INFORMATION

Paint deterioration was sighted, I recommend paintwork takes place now by an experienced painter to ensure areas are sealed and weathertight.

#### EXPLANATIONS

Location :

Details :

Further investigation is required to determine if the area located contains asbestos, this is unknown without lab testing.

Rating:

Further investigation

#### IMAGES



Vents & flues; Do the services and flashings appear water tight?

✓ Yes

Gutters & downpipes; Are they free of rust, and do they appear to drain effectively?

✗ No - Gutter cleaning maintenance is required.

#### SUPPLEMENTARY INFORMATION

The guttering requires cleaning out to prevent blocking of downpipes and leaking into eaves and fascia.

#### EXPLANATIONS

Location :

Details :

Rating:

Minor Maintenance

IMAGES



Eaves/fascias/barges; Are they free of corrosion/decay and do they appear to be sufficiently rigid?

✗ No - Paint deterioration detected.

SUPPLEMENTARY  
INFORMATION

Paint deterioration was sighted, I recommend paintwork takes place now by a tradesman painter to ensure areas are sealed and weathertight.

EXPLANATIONS

Location :  
Details :  
Rating: Minor Maintenance

IMAGES



General; Is the roof free of any other damage or defects?

✓ Yes



# 13 Roof Space

## 13 Roof Space

### Access Limitations

☐ Insulation covering the joists.

#### SUPPLEMENTARY INFORMATION

The roof space was only inspected from the man hole and no ceiling joists were inspected as these were covered by insulation.

Roof; Is the underside of the roof free of water staining or observed daylight?

✓ Yes

Roof framing; Does the framing appear to be structurally sound and free of defects/decay/corrosion or other damage?

✓ Yes

#### SUPPLEMENTARY INFORMATION

The visible roof framing members were in reasonable condition for the age of this dwelling

Roof framing; Is the framing free of modifications?

✓ Yes

Roofing paper; Is the building paper in place, and is it free of holes/tears or other damage?

✓ Yes

Party walls; If party walls exist, do they appear structurally sound, and do they fully compartmentalise the roof space?

✓ Yes

Insulation; If insulation exists on the upper surface of the ceiling, does it fully cover the ceiling area, and not interfere with electrical fixtures?

✓ Yes\*

#### SUPPLEMENTARY INFORMATION

Insulated and adequate clearance from electrical fixtures.

General; Is the roof space free of any other damage or defects?

✓ Yes

# 14 Sub Floor Space

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## 14 Sub Floor Space

### Access Limitations

☐ Insulation covering the flooring.

#### SUPPLEMENTARY INFORMATION

The flooring was not visible at the time of inspection as this was covered by insulation which was restricting the view

Timber floor; Are bearers and joists free of deflection and sag, are they free of cracks, corrosion and decay?

✓ Yes

#### SUPPLEMENTARY INFORMATION

Where visible the bearers and joists appear in sufficient condition for their age.

Timber floor; Do piles/posts appear to be structurally sound, with undamaged antcaps, and free of cracks, corrosion, decay?

✓ Yes

#### SUPPLEMENTARY INFORMATION

The piles where visible appear in sufficient condition for there age at time of inspection.

Timber floor; Does the sub floor area appear to be adequately ventilated, and free of dampness?

✓ Yes

#### SUPPLEMENTARY INFORMATION

The ventilation appears adequate where visible.

Timber floor; Are the floor boards free of dampness and decay?

✓ Yes



Timber floor; Was there underfloor insulation in place and was it in good condition?

☐ Other - Partial insulation installed.

#### SUPPLEMENTARY INFORMATION

There has been a partial install of insulation in the subfloor. I recommend completion of this as this will help the household stay warm in the colder months and may reduce heating costs.

#### EXPLANATIONS

Location :  
Details :  
Rating: Minor Maintenance

#### IMAGES



Has the house been re piled?

☐ Not required.

#### SUPPLEMENTARY INFORMATION

The piles where visible appear in sufficient condition for the age of the property.

What type of piles were in place?

☐ Concrete

Were there pile connectors in place and were they free of corrosion?

☒ Yes

#### SUPPLEMENTARY INFORMATION

Pile connectors were sighted where visible.

General; Is the sub floor space free of any other damage or defects?

✗ No - Ring foundation crack detected.

#### SUPPLEMENTARY INFORMATION

A crack was sighted to the back of the ring foundation, repairs are required now by a concrete specialist or engineer on how to repair and the necessary steps that should be taken.

#### EXPLANATIONS

Location :

Details :

Rating:

Action Required

#### IMAGES






# 15 Moisture

## 15 Moisture

This was a non invasive moisture test to random areas of possible concern (like around the windows and doors on the exterior walls and wet areas; or areas with pipe work running through them). Accessible areas have been checked on the interior to check for moisture within the wall cavity. The moisture measurement is up to approximately 40mm deep. Levels will vary from house to house and any elevated reading will be recorded and further investigation will be required. The conditions and treatment type of internal framing is not known. An invasive instrument will never be used to prevent damage.

Were the moisture readings sufficient at the time of the inspection?

✓ Yes - No elevated readings were detected

SUPPLEMENTARY INFORMATION	To avoid high moisture readings keep the exterior sealed and watertight, keep all vegetation clear from the perimeter of the dwelling and all surface water directed away from the house. Ensure the spouting is flowing and is watertight, sufficient ventilation is always recommended. Bathrooms and laundries should have vented fans in place, the windows of the dwelling should be vented often and use of a dehumidifier or moisture system is recommended.		
EXPLANATIONS	Location(s) - Optional: Comments - Optional: Rating: No Defect Observed		
IMAGES			

IMAGES



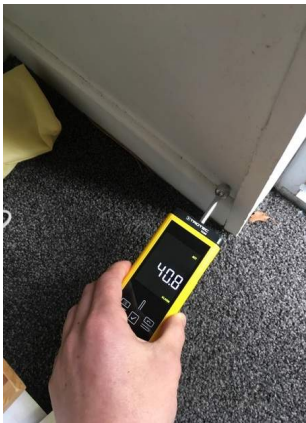
IMAGES



IMAGES



IMAGES



## IMAGES



Does the house have a moisture system (HRV, DVS, Moisture Master)?

✗ No - Recommend installing

### SUPPLEMENTARY INFORMATION

It is recommended a moisture system is installed to improve ventilation and eliminate condensation and dampness.

Moisture instrument used

○ Trotec T660, Protimeter Surveymaster

### SUPPLEMENTARY INFORMATION

The Trotec T660 is a non invasive moisture meter that measures capacitance. This has a scale of 0 – 199 & detects up to 40mm deep. In general any reading above 60 generally indicates there could be moisture entering the building envelope., The Protimeter Surveymaster is a dual function non invasive plus probe moisture meter that measures capacitance. This has a measurement range of 0 - 999 digits (non invasive) and 7 - 99% (pin mode), This has a scanning depth of up to 19mm (non invasive). In general when the meter lights up orange or red this indicates there could be moisture entering the building envelope.

Recommendations: To keep readings down, keep exterior watertight and weather tight, ensure there is a sufficient amount of paint on the building, ensure the flashings meet the building code NZS 3604, and the roof is water tight.

# 16 Electrical

## 16 Electrical

Lights; Were the lights tested and working?

✓ Yes

Power Points; Were the power points tested and working?

✓ Yes

Electrical Cable type?

☐ TPS wiring sighted

### SUPPLEMENTARY INFORMATION

TPS wiring was detected, this style wiring is currently compliant

Overhead cables; Were the overhead wires clear from trees?

✓ Yes

Meter Board Position

☐ Front of house

Meter Type

☐ Smart meter

Fuse Switchboard

☐ Mixture of fuse types - Porcelain & Circuit breakers.

### SUPPLEMENTARY INFORMATION

Some older porcelain fuses sighted and some newer sighted. I recommend having a licensed electrician inspect this fuse board to see what fuses are in use. I recommend all fuses are circuit breakers, upgrades are recommended on this style switchboard in the near future to keep up with current safety standards.

### EXPLANATIONS

Location - Optional:  
Comments - Optional:  
Rating: Minor Maintenance



## IMAGES



Has the house been rewired?

☐ Not required

## SUPPLEMENTARY INFORMATION

The wiring sighted appears in sufficient condition for age where visible.

Alarm; Does the house have an alarm system?

☒ No

Exterior Lights; Tested and in good working order?

☒ Yes

Were Smoke Alarms Sighted?

☒ Yes, adequate number and type

## EXPLANATIONS

Replacement Recommended:	No
Type:	Battery Smoke Alarms

General; Are all the electrical areas free of any other damage or defects?

☒ Yes

# 17 Plumbing

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## 17 Plumbing

### Hot Water Cylinder

☐ Electric cylinder - Low Pressure System

### Age of Cylinder

☐ 1-3 years

Is the plumbing generally in good condition?

✓ Yes

#### SUPPLEMENTARY INFORMATION

The plumbing appears in sufficient condition for its age where visible.

### Plumbing Pipe Type Sighted

☐ Copper pipe, Grey pipe, PVC

### Gully Traps

☐ PVC with lid

Where gully traps clear and free of defect?

✓ Yes

### Foul Water (Sewer & Waste)

☐ PVC, Earthenware drains (older style)

Was the section runoff sufficient?

✗ No - Sufficient drainage is recommended

#### SUPPLEMENTARY INFORMATION

It is recommended that a drain be installed to ensure all water is directed away from the dwelling.

Were the downpipes connected to storm water?

✓ Yes

Was driveway or paving sump sighted

✗ No - Sufficient drainage is required

#### SUPPLEMENTARY INFORMATION

We recommend the install of sufficient drainage, this can be completed by a licensed drain layer.

Position of Water Toby

☐ Front of house

Did the hot water cylinder have a seismic strap & over flow tray in place?

☒ No - There is no seismic strap or overflow tray in place

SUPPLEMENTARY  
INFORMATION

It is recommended a seismic strap and a overflow tray is installed.

General; Is the plumbing or drainage free of any other damage or defects that can be visually seen?

☒ Yes

Plumbing Comments:

☐ The water pressure was sufficient

SUPPLEMENTARY  
INFORMATION

The water pressure was tested and sufficient for the current system in place.

*(Note: For underground pipe work we recommend a camera inspection, which will show the areas that we are unable to sight)*

# 18 The Site

## 18 The Site

### Access Limitations

☐ Vegetation

Retaining walls; For walls over 1500mm high, do they appear structurally sound, and free of decay?

✓ Yes

#### SUPPLEMENTARY INFORMATION

The retaining wall appears in reasonable condition for its age, where visible

Paths and Driveways; Are all areas free of subsidence/cracking, and are they undamaged and safe to walk upon?

✓ Yes

#### SUPPLEMENTARY INFORMATION

Pathways and driveways are in reasonable condition for the age of the property.

Steps; Are all areas free of subsidence, trips hazards and safe to walk upon?

✗ No handrail is in place

#### SUPPLEMENTARY INFORMATION

I recommend a compliant handrail is installed.

#### EXPLANATIONS

Location :  
Details :  
Rating: Recommendation

#### IMAGES



Fencing; Do general fences appear to be structurally sound and undamaged?

☐ Other

SUPPLEMENTARY  
INFORMATION

Unfinished fencing was sighted at the bottom of the property.

EXPLANATIONS

Location :  
Details :  
Rating: Observation

IMAGES



Surface water; Does rainwater drain effectively and not pond against structures?

☒ Yes

SUPPLEMENTARY  
INFORMATION

The paving or paths around the walls appeared to be adequately drained away from the foundation. There was no visible evidence of excess ponding or fall towards the homes walls at the time of the inspection.

General; Is the site free of any other damage or defects?

☒ No - The vegetation needs to be cleared from the dwelling.

SUPPLEMENTARY  
INFORMATION

I recommend all vegetation is kept clear from the perimeter of the dwelling to prevent moisture ingress and deterioration.

EXPLANATIONS

Location :  
Details :  
Rating: Minor Maintenance

IMAGES



# 19 Restrictions

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## 19 Restrictions

Did the inspector have unrestricted access to all areas?

✗ No

### EXPLANATIONS

Areas not inspected including reasons were::

- Internally; some walls, skirting board, floor linings and the like were not visible due to storage/furniture
- Internally; cupboards also had storage items that restricted full visibility of areas

Areas to which access should be gained, or fully gained, are::

- Internally; storage/furniture
- Internally; cupboard storage



# 21 Other Inspections and Reports Required

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## 21 Other Inspections and Reports Required

### **Recommendations for Further Inspections:**

CheckHome recommends the council records & the lim report are both checked by property lawyer before purchase. Yearly maintenance reports are also recommended



# 22 Cracking to Building Members

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## 22 Cracking to Building Members

Is there cracking to the Building Members:

✓ Not applicable



# 23 Summary

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## 23 Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

**The incidence of Action Required Items** in this Residential Building as compared with similar Buildings is considered:

**Typical - At time of inspection, for age of property.**

**The incidence of Minor Maintenance** in this Residential Building as compared with similar Buildings is considered:

**Typical**

**The overall condition** of this residential Dwelling in the context of its age, type and general expectations of similar properties is:

**Average - At time of inspection, for age of property.**

### Overall Condition Comments:

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There are a few main priority areas that need to be looked at in the immediate future to maintain the quality of the house.

**- Subfloor** - A crack was sighted to the back of the ring foundation, repairs are required now by a concrete specialist or engineer on how to repair and the necessary steps that should be taken.

**- Roof** - Hip capping mortar cracking and openings visible, this can allow water penetration during rainfall and requires rectification to prevent water ingress. See a licensed roofing specialist to have re-pointed.

Maintenance is important to all houses, I recommend washing down the house, clearing gutters and drains regularly. It is also important to keep a sufficient amount of paint on exterior cladding as paint acts as a protective coating. Always ensure your house is weather tight and sealed.

### Notes & Recommendations

- Heat pumps should be serviced & checked by a specialist & always cleaned as per manual.*
- It is unknown if wall insulation is in place as this cannot be visually seen, thermal imaging could determine this.*

**Please Note:**

This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

This report is for the use of John Smith and cannot be used be against CheckHome in anyway. This is the opinion of the building inspector on the day of the inspection

**This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in thie Report and anything in this summary, the information in the report shall override that in this summary.**

# 24 Certificate of Inspection

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## 24 Certificate of inspection



### Certificate of Inspection in accordance with NZS 4306:2005

<b>Client:</b>	John Smith
<b>Site Address:</b>	100B Sample Street Sample Town
<b>Inspector:</b>	Kieran Long
<b>Company:</b>	CheckHome
<b>Qualifications:</b>	Qualified Builder
<b>Report Type:</b>	Pre-Purchase Building Inspection Report
<b>Date of Inspection:</b>	23 May 2018
<b>Areas Inspected:</b>	Interior of Building, Exterior of Building, Roof Exterior, Roof Space, Sub Floor Space, The Site

### Certification

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential property inspection, and I am competent to undertake this inspection.

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against any problems.

Signature

A handwritten signature in blue ink, appearing to be "K.L." or similar, written over a faint blue line.

On behalf of CheckHome Limited

20 July 2018

# 25 Appendix

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## Appendix - Definitions

**High:** The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Typical:** The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Low:** The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Above Average:** The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

**Average:** The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

**Below Average:** The Building and its parts show some significant defects and/or poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

**Safety Hazard:** Is a Defect requiring building works to avoid unsafe conditions.

**Action Required:** Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

**Minor Maintenance:** Any Defect other than what is described as a major defect.

**Further Investigation:** Is an issue considered important to bring to your attention, which may or may not be a Safety Hazard, Action Required item or a Minor Maintenance item.

**Accessible area:** is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.