



BEFORE YOU BUY
BEFORE YOU BUILD

NZ Residential Property Inspection Report

Inspection Date: Wed, 30 Oct 2019

Property Address: N/A



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector on the day of inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions. This Report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist such as an engineer, surveyor or other trade or specific rectification or maintenance works. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards New Zealand reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Wed, 30 Oct 2019

The Parties

Name of the Client: Sample

Name of the Principal(If Applicable):

Job Address: N/A

Client's Email Address: N/A

Client's Phone Number: N/A

Consultant: Tony Greig Ph: 021 546 724
Email: Rolleston@jimbuildinginspections.co.nz

Meth Sampler Tech LBP113199 Class B Asbestos Assessor Site
Safe Supervisor

Company Name: Jim's Building Inspections (Rolleston)

Company Address and Postcode: Rolleston 7614

Company Email: Rolleston@jimbuildinginspections.co.nz

Company Contact Numbers: 021 546 724

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: N/A

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard		✓
Significant Defect		✓
Minor Defect	✓	

Overall Condition

In summary, the building, compared to others of similar age and construction is in good condition.

Section B General

General description of the property

Building Type	Townhouse, Residential
Company or Strata title	No
Floor	Concrete
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	West
Other Building Elements	
Other Timber Bldg Elements	Door Frames, Deck, Internal Joinery, Weatherboards, Skirting Boards, Fascias, Doors, Eaves, Porch / Patio
Roof	Timber Framed, Pitched, Profiled Metal tile
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Interior
- NZ Only
- Exterior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

Inaccessible Areas

The following areas were inaccessible:

- Not Applicable

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Wallpaper or Wall Coverings
- Porch
- Floor coverings
- Patio
- Fixed ceilings
- Ceiling linings
- External concrete or paving
- Chimney vents and flues
- Duct work

- Pipework
- Furniture
- Appliances and equipment
- Wall linings
- Insulation
- Debris in gutters
- External finished ground level
- Fixed Furniture - Built-in Cabinetry

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Medium**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

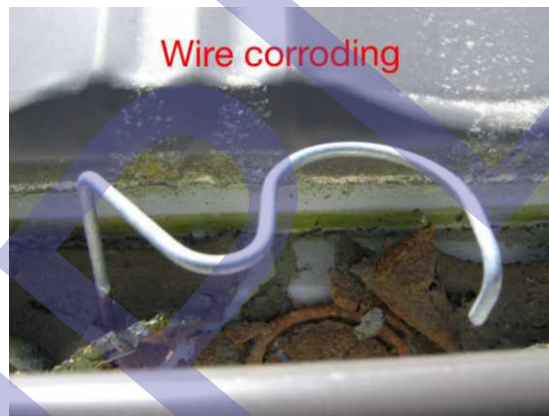
Section D Significant Items

Minor Defect

Defects 3.01

Building:	Main Building
Location:	Roof Exterior > All Areas,Rear
Finding:	Roofing/Gutters - Condition
Information:	Gutters direct water away from the structure and should remain clear in order to prolong the life span of the metal gutters.

Debris in the gutters was evident at the of inspection. Providing it is done safely, any debris and construction waste should be removed by a contractor or handy person at the cleints discretion.



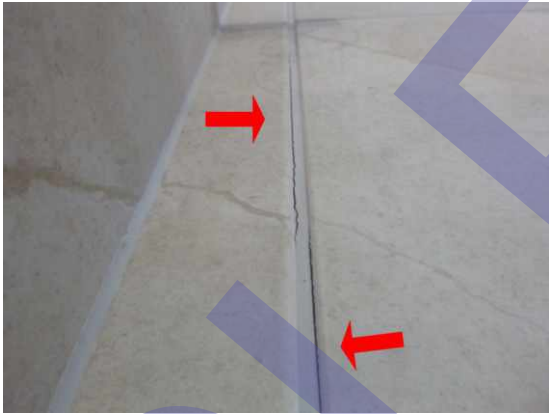
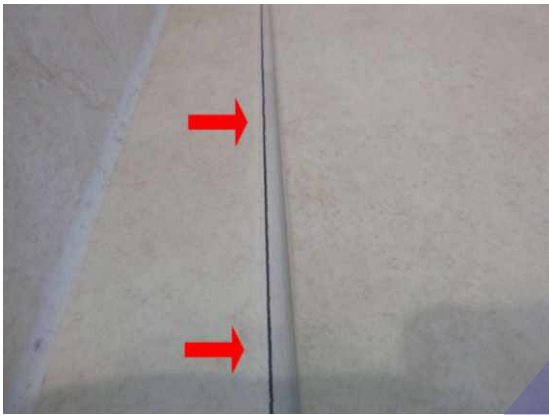


Defects 3.02

Building:	Main Building
Location:	Ensuite - Master > Front Right
Finding:	Grouting - Minor cracking
Information:	Different materials and floor areas move at different rates, which can typically cause the separation of sealant or grout from tiles.

It was noted during the inspection that grout was degraded or has separated from the tiles behind the ensuite door. There were no other cracks noted anywhere else in the ensuite during this inspection. It is suspected that due to the joint being located inline with the door jamb, excessive movement or possible door slamming has caused slight movement of the grout in that area causing separation.

A tiler could rake out the old grout and replace it at the client's discretion.



SAMPLE

Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- As identified in summary and defect statements

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.co.nz.

D5 Conclusion - Assessment of overall condition of property

Your report must be read in conjunction with your Certificate of Inspection in accordance with NZS 4306:2005 as provided by your inspector.

- At the time of inspection this home was in good condition when compared to similar homes of the same age and type in the area.

There was minor cracking observed to the garage flooring. It does appear to terminate near the centre of the floor but the boat was covering this area. Cracking like this can occur as part of the natural expansion and contraction process as the concrete cures.

Gutters will need cleaning as there was debris through out. It is recommended that the gutters are cleaned regularly in order to prolong the lifespan of the associated materials.

Minor paint cracking or separation was evident at a couple of door architraves. This can be typical when timber shrinks post construction.

Grout can separate from tiles when slight movement occurs. This is the case in the ensuite behind the door. This isn't considered to be a structural defect.

Moisture checks were taken at all external openings and wet areas with no elevated readings indicated during the inspection.

The roof space was in excellent condition and all ductings were secure and there were no signs of historical or active leaks.

This home will continue to provide it's occupants with a warm, dry and healthy home well into the future.

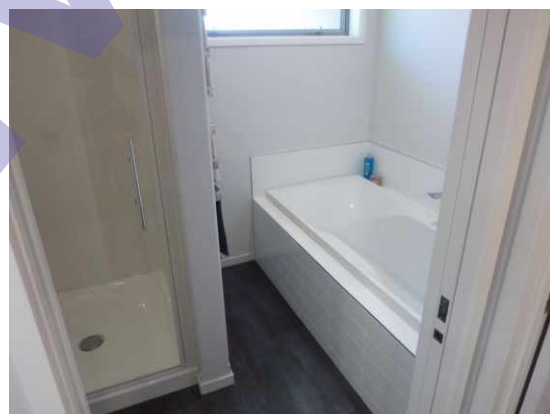
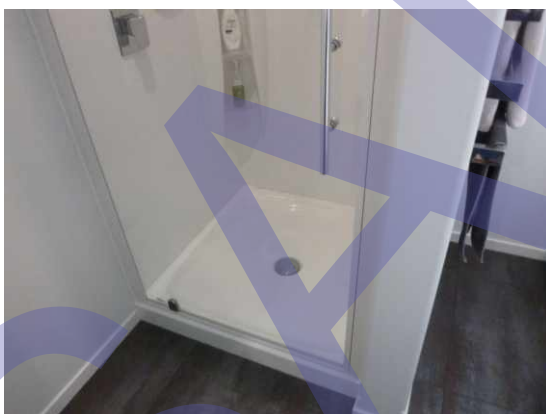
For further information, advice and clarification please contact Tony Greig on: 021 546 724

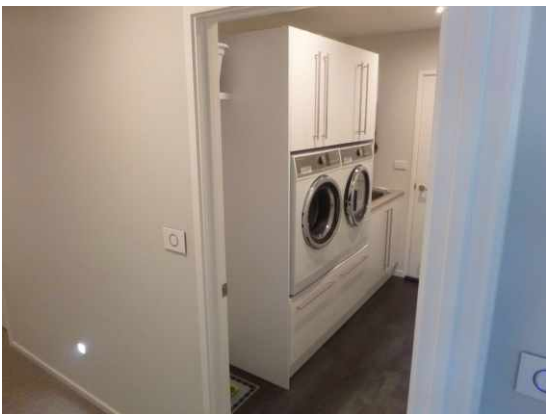
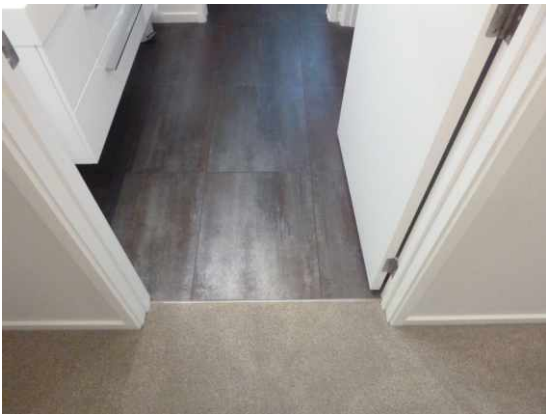
Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: Exterior > All Areas
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations. These obstructions can hide an array of defects.

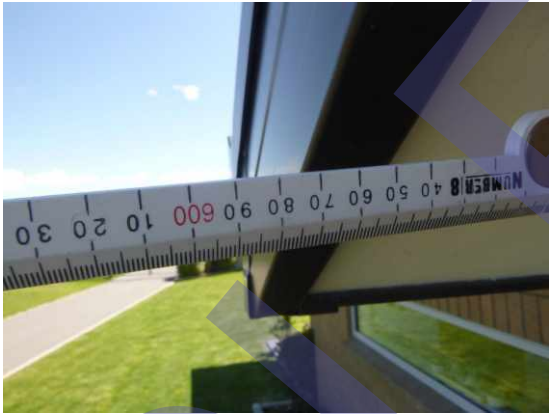




Noted Item

Building:	Main Building
Location:	NZ Only > All Areas
Finding:	General Weathertightness Risk - Low
Information:	<div><div>A. Wind Zone - Your risk rating is HIGH RISK</div><div>B. Number of Stories - Your risk rating is LOW RISK</div><div>C. Roof/Wall intersection design - LOW RISK</div><div>D. Eaves width - Your risk rating is MED RISK</div><div>E. Envelope complexity - Your risk rating is LOW RISK</div><div>F. Deck design - Your risk rating is LOW RISK</div></div>

For individual elevation risk scores please refer to the stamped specifications and plans.



Noted Item

Building: Main Building
Location: NZ Only > All Areas
Finding: Historical Earthquake
Information: There have been earthquakes in this area. Long term effects will only be visible over time, however no evidence was observed at the time of inspection. Verification of a building being "earthquake proofed" is outside of the scope of this inspection.

There was minor cracking observed on the garage floor which appeared to terminate towards the middle of the floor. The boat covered most of the crack. This type of crack can be typical of expansion and contraction where concrete will shrink post pour.

These are not considered structural defects, however, these cracks should still be monitored over time for any signs of lengthening or widening.





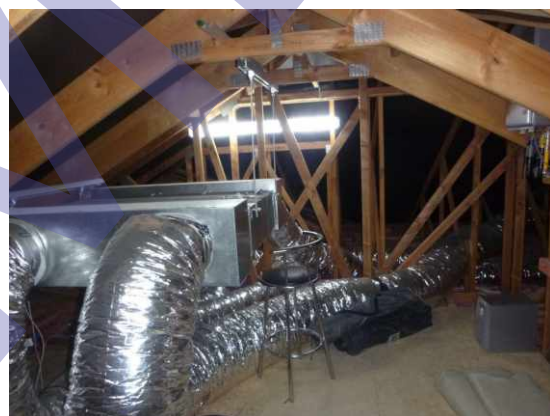
Boat covers crack



No crack observed in this area

Noted Item

Building: Main Building
 Location: Roof Void > All Areas, Centre
 Finding: Roof void - Condition
 Information: At the time of inspection the roof space, all ductings were secure to the heating units and the insulation was in good condition throughout.



Noted Item

Building: Main Building
 Location: Deck > All Areas

Finding: Deck - Insufficient gap

Information: At times owners like to have a seamless egress out on to the deck by butting the edge to the house.

Although this may appear to be aesthetically pleasing, this is contrary to the building standard where a 12 mm gap is required in order to allow water run off thus allowing the edge to remain dry. It is impractical to create this gap post construction therefore it is recommended that the decking remains clear and this edge is regularly cleaned.

This will ensure there is enough airflow keeping the decking timber along the buildings edge dry.



Noted Item

Building: Main Building

Location: Laundry and Ensuite > Front Left

Finding: Door Paint - Cracked

Information: At times paint can crack or peel away from it's surface especially near junctions like corners of architraves.

The timber can shrink as it dries over times which pulls paint away from the surface.

This is only an aesthetic defect and can be sanded back and painted by a decorator

or handy person at the clients discretion.



Noted Item

Building:	Main Building
Location:	Exterior > All Areas
Finding:	Additional Photos
Information:	Additional photos are provided for your general reference and could be considered to be in good condition. Despite this, the relevant specialist trade or profesionales should be consulted if any base line assessments are required.







Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Accessory Unit(s) (as defined in the Unit Titles Act)	Any area, usually with a specified purpose, which does not comprise part of the dwelling unit footprint, but is intended to be used in conjunction with the unit. Note: - costs may be the exclusive responsibility of the owner(s) of the dwelling(s) whose title(s) records their interest in the accessory unit. Such units might be a garage, carport, carpark, deck, garden, implement shed, landing, service area or access way.
Ancillary Spaces and Buildings	Any area, usually with a specified purpose, which does not comprise part of the dwelling unit footprint.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
CCTV (Abbreviation)	Closed Circuit Television
Client	The person or other entity for whom the inspection is being carried out.
Common Property (NZ)	An area that is owned collectively by all the unit owners and defined as such in the relevant documents. Note - Individual unit owners have no particular right to any part of the common property and their interest is not recorded on title however they have a responsibility for paying a proportionate share of related outgoings. Areas can include gardens, driveways, roof spaces, the exterior fabric of the building, service areas, units occupied by building managers etc.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
EIFS (Abbreviation)	External Insulation Finishing System
Inspection	Close and careful scrutiny of a building carried out without dismantling,

in order to arrive at a reliable conclusion as to the condition of the building.

Inspector (NZ)	A person, partnership or company qualified and experienced to undertake property inspections.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act.
Methamphetamine contamination NZ	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 1.5 micrograms/100 cm ² .
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor Fault or Defect	A matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance. Note - Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes. It is common for most of these defects to be rectified over the first few years of ownership as redecoration and renovation are undertaken.
Multi-Unit Property (ies)	Any property that accommodates more than one residential dwelling unit and where the owners have collective obligations. Note - Multi-unit properties will usually be owned under a body corporate, cross lease or company title where the relevant legislation along with the body corporate rules and unit plan, memorandum of lease and flat plan or constitution and occupation agreement define the areas of individual and collective responsibility.
OSH (Abbreviation)	Occupational Safety and Health
PCBs (Abbreviation)	Polychlorinated Biphenyls
Property Inspection (Inspection)	A non-invasive visual inspection of a residential building carried out in accordance with section 2.3 of NZS 4306:2005.
Property Report	The report referred to in section 3 of NZS 4306:2005.

RCD (Abbreviation)	Residual Current Device
Reasonable Access (NZ)	Areas where safe unobstructed access is provided and the minimum clearances specified in table 1 of NZS 4306:2005 are available or where these clearances are not available, areas within the inspector's unobstructed line of sight. Note - It shall be clearly stated if no access was available, or access to limited areas only was available at the time the inspection was carried out.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Significant Fault or Defect	A matter which requires substantial repairs or urgent attention and rectification.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Survey	A separate, detailed inspection and report that may require invasive and/or specialised testing equipment, and may require the specialist knowledge of a relevantly qualified expert.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.
WC (Abbreviation)	Water Closet
Weathertightness Risk	<p>A: Wind Zone</p> <p>Low-risk - Low wind zone as described by NZS 3604</p> <p>Medium-risk - Medium wind zone as described by NZS 3604</p> <p>High-risk - High wind zone as described by NZS 3604</p> <p>Very high-risk - Very high wind zone as described by NZS 3604</p>

B: Number of stories

Low-risk - One storey

Medium-risk - Two stories in part

High-risk - Two stories

Very high-risk - More than two stories

C: Roof/Wall intersection design

Low-risk - Roof-to-wall intersection fully protected (e.g. hip and gable roof with eaves)

Medium-risk - Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no eaves)

High-risk - Roof-to-wall intersection fully exposed (e.g. parapets or eaves at greater than 90deg to vertical with soffit lining)

Very high-risk - Roof elements finishing with the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys etc.)

D: Eaves width*

Low-risk - Greater than 600 mm at first-floor level

Medium-risk - 450 - 600 mm at first floor, or over 600 mm at second-floor level

High-risk - 100 - 450 mm at first floor, or 450 - 600 mm at second-floor level

Very high-risk - 0 - 100 mm at first floor, or 100 - 450 mm at second-floor level, or 450 - 600 mm at third-floor level[^]

E: Envelope complexity

Low-risk - Simple rectangular, L, T or boomerang shape, with single cladding type

Medium-risk - More complex, angular or curved shapes (e.g. Y or

arrowhead) with single cladding type

High-risk - Complex, angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types

Very high-risk - As for High-risk, but with junctions not covered in C or F of this table (e.g. box windows, pergolas, multi-storey re-entrant shapes etc.)

F: Deck design

Low-risk - None, timber slat deck or porch at ground level

Medium-risk - Fully covered in plan by roof, or timber slat deck attached at first or second-floor level

High-risk - Enclosed deck exposed in plan or cantilevered at first-floor level

Very high-risk - Enclosed deck exposed in plan or cantilevered at second-floor level or above

Note: * Eaves width measured from external face of wall cladding to outer edge of the overhang, including gutters and fascias. ^ Balustrades and parapets counts as 0 mm eaves.

This definition is taken directly from Appendix A of NZS 4306:2005 Residential Property Inspection. This appendix is sourced from the Department of Building and Housing's acceptable Solution to the New Zealand Building Code Clause E2/AS1 External Moisture. Refer to E2/AS1 for the risk matrix and evaluation.

m (Abbreviation)	Metre
mm (Abbreviation)	Millimetre
uPVC (Abbreviation)	Unplasticized Polyvinyl Chloride
° (Abbreviation)	degrees

Terms on which this report was prepared

This report has been prepared in accordance with and subject to the pre-purchase agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the inspection.

We own the copyright in this report and may make it available to third parties.

Common Areas in multi-unit buildings are excluded from the inspection and it is the Client's responsibility to inform themselves of the condition of Common Areas

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1992.

This is not a methamphetamine sampling report. We recommend a methamphetamine sampling report to detect any methamphetamine residue that may be in the property.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current NZ Standards, Building Regulations, building warranty of fitness and services described on a compliance schedule, planning, resource consent issues, long term maintenance planning, rental property tenancy inspections, heritage obligations, compliance with body corporate rules, cross leases memos or company title occupation agreements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.

SAMPLE