



BEFORE YOU BUY
BEFORE YOU BUILD

NZ Residential Property Inspection Report

Inspection Date: Mon, 08 Oct 2018

Property Address: Sample Inspection



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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-purchase 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 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
Modified Date

Mon, 08 Oct 2018
Thu, 11 Oct 2018

The Parties

Name of Client:

Name of Principal (if applicable):

Job Address: Sample Inspection

Client's Email Address:

Client's Phone Number:

Consultant: Cornelius Strydom Ph: 021 502 364
Email: cornelius@jimbuildinginspections.co.nz

Building Inspector

Company Name: Jim's Building Inspections (Auckland)

Company Address and Postcode: Browns Bay Auckland 0630

Company Email: cornelius@jimbuildinginspections.co.nz

Company Contact Numbers: 021 502 364

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: None



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	✓	

Additional specialist inspections:

- As identified in summary and defect statements
- Geo-technical Engineer
- Licensed Electrician
- Licensed Plumber
- Licensed Plumber specialising in Roof Plumbing
- Local Government Authority
- Mould Remediation Specialist
- Registered Builder
- Reinspection by Jim's Building Inspections
- Structural Engineer
- Swimming Pool Fence Inspector
- The Vendors / Vendors Agent

In summary the building, compared to others of similar age and construction is in good condition with safety hazards, significant and minor defects found.

Section B General

General description of the property

Building Type:	Rural, Lifestyle or Hobby Farm - Small Acreage, Residential
Number of Storeys:	House - single, Garage - double
Main building – floor construction:	Concrete, Masonry Foundations, Slab on ground, Suspended timber frame (garage first floor)
Main building – wall construction:	Timber Framed and Clad, Vertical weatherboards (shiplap)
Main building – roof construction:	Corrugated Iron (e.g. Colourbond), Pitched, Timber Framed
Other timber building elements:	Architectural Trims, Architraves, Deck, Door Frames, Doors, Floorboards, Fascias, Internal Joinery, Landscaping Timbers and Construction, Stair Railing, Staircase, Skirting Boards, Weatherboards
Other building elements:	Driveway, Fence - Post and Rail Construction, Retaining Walls, Shed, Garage, Fence - metal wire, Spa
Occupancy status:	Occupied
Furnished:	Furnished
Strata or company title properties:	Unknown
Orientation (to establish the way the property was viewed):	North
Prevailing weather conditions at the time of inspection:	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.

- Exterior
- Interior
- Landscaping Timbers
- Outbuildings
- Roof Exterior
- The Site
- Timber Retaining Walls
- Wall 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.

The following areas were inaccessible:

- Ceiling Cavity.
- Roof Void due to lack of access.
- Rooms where entry was denied to the inspector.

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:

- Stored items, built in cabinetry, furniture and personal items obscured approximately 75% of every room.
- Above safe working height
- Appliances and equipment
- Ceiling linings
- Decking
- Degree of roof incline too steep for safe access
- External concrete or paving
- Fixed ceilings
- Floor coverings

- Furniture
- Lack of suitable access or entry point
- Roofing material is a slip hazard - not safe to access
- Wall linings

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: High

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

SAMPLE REPORT



Section D Significant Items

Safety Hazard

Defects 1.01

Building: Yard
Location: Retaining wall
Finding: Missing fall restriction/barrier - Suspected Non-Compliance
Information: The retaining wall was found to be fairly easily accessible and have no fall restrictions/barriers and found to be less than the present building regulation requirement of 1000mm high.

As with all constructions, compliance for a particular dwelling need only meet the regulations of the build date and not necessarily future changes to specific building regulations.

Some changes to the building regulations are made to ensure the safety of all inhabitants and fall restrictions/barriers are definitely one of those crucial regulations.

This defect creates a potential safety hazard and should be rectified as soon as possible to ensure the safety of the area and to meet present building standards and regulations.

A registered builder, carpenter or specialist fencing contractor should be contacted to discuss possible rectification solutions.



Section D Significant Items



SAMPLE REPORT



Defects 1.02

Building: Yard
Location: Deck - Spa area
Finding: Spa fencing - Suspected to be non compliant
Information: At the time of inspection it was found that there were no fencing around the spa and it is suspected that it does not to comply with New Zealand Standards and does not appear to be safe. Assessment of the spa area is required.

Determinations by Ministry of Business, Innovation and Employment (MBIE) indicated that lockable spa covers is not an appropriate barrier.

Please note that this inspection does not cover pool/spa fencing and other fittings and fixtures. It is highly advised that a specialist be appointed to inspect the spa and surrounding area and provide advice on rectification works that may be required.



Defects 1.03

Building: Main Building

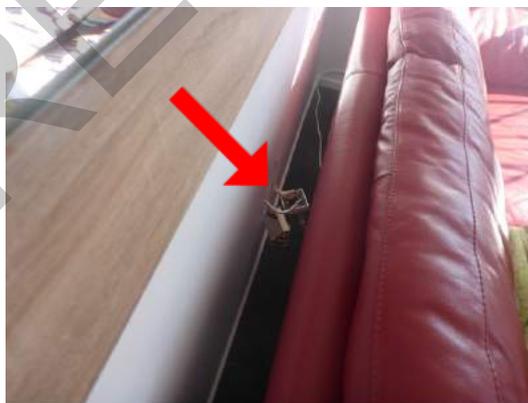
Location: Bedroom 5/Study

Finding: Electrical power point - Broken

Information: The electrical power point in this area was found to be broken at the time of inspection. Breakage occurs generally when the building materials have aged and decayed, but may also be indicative of impact damage to the building element (accidental or deliberate).

Left unmanaged, the fitting is unlikely to cause further damage to surrounding building elements. However, the broken fitting does expose electrical works, and may create a safety hazard if there is potential contact with persons in the area.

Repair and/or replacement of the broken fitting is advised. A Licensed electrician should be appointed to repair/replace the fitting immediately.



Defects 1.04

Building:	Garage
Location:	First floor - Window openings
Finding:	Unconventional window installation - missing fall restrictions/barriers
Information:	This unconventional installation of the windows on the first floor appears to have been completed to a substandard level and does not comply with regular building practices. The opening of the windows create a safety hazard where someone especially small children could slip/fall trough the window to the ground below.

It is highly recommended that fall restrictions/barriers be installed to prevent falling from the open windows. Other options to limit the opening to a safe opening size can also be investigated. However it should be noted that it is suspected that the unconventional installation of the windows could also allow excessive wear on the hinges as it is suspected that the hinges were not designed for vertical operation. A similar installation of a window on the rear wall above the stairs was installed in a similar manner is not a safety hazard, however it would be advised to install appropriate hinges on this window too to prevent excessive wear.

Works to improve this area are likely to increase the safety and the operation of the associated building elements.

The client should exercise care when coming into the immediate vicinity of the substandard works. Rectification works are advised as soon as possible by the appropriate trades.



Section D Significant Items



Defects 1.05

Building:	Garage
Location:	First floor landing area/access
Finding:	Low access height
Information:	It would seem that the low access height at the top of the stairs landing area could cause a head injury as the accessible area is somewhat limited. Even though it is suspected that the first floor will be used for storage, it is highly recommended that alternative solutions be investigated to make this area safer.

Some solutions could be to install soft attachments to the rafters, modifying the staircase or roof trusses to open up this area and allow safe access. It is recommended that access to this area be restricted until such time as an acceptable solutions are implemented. A registered builder/carpenter should be appointed to provide appropriate solutions as soon as possible.



Section D Significant Items

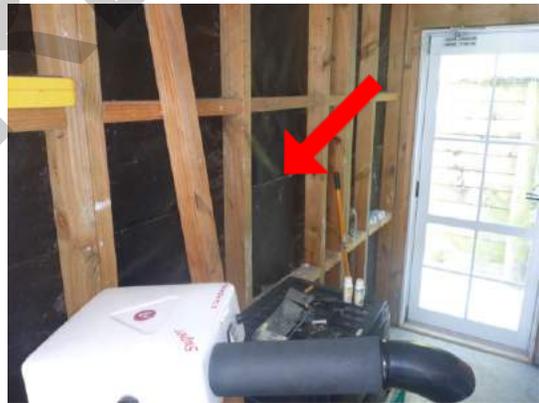
Defects 1.06

Building: Garage
Location: Garage
Finding: Mould - Suspected
Information:

Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with the report. A specialist inspection by a suitably qualified environmental health inspector is warranted, where mould is extensive or where any queries regarding air quality spores or other related issues apply.

Generally, the client is advised to ensure that the general environment is free of moisture and humidity to aid in the prevention of mould formation and development. Any mould found during the inspection should be cleaned immediately by a cleaning contractor or the homeowner as applicable.

Please note that severely affected building elements may require replacement by a registered builder or qualified carpenter.



Section D Significant Items



SAMPLE REPORT



Significant Defect

Defects 2.01

Building: Yard
 Location: Retaining wall behind garage
 Finding: Site drainage - Inadequate
 Information: Although significant efforts were made to install drainage, the site drainage in the side of the garage was found to be inadequate at the time of inspection, creating potential for subsequent water damage to associated building elements. The installation of the catchment trench seems to be done fairly well in most places however some moisture was visible between the catchment trench and the garage wall at one place. It would seem that the slope in this area does not allow water to be directed towards the trench but rather towards the wall.

It is important that water does not lie against the base of walls; surrounding paths and ground levels should be sloped to drain water away from walls. Downpipes should not discharge stormwater onto lower walls or plinths. Stormwater should be carried away by large, regularly cleaned drains. Ground levels may need to be lowered to expose a buried DPC.

A further solution could be to direct the water before it gets to the trench, by the installation of a further drainage trench adjacent to the retaining wall. Attempts to install a type of barrier seems to be failing as water can be seen seeping through the timber joints.

Where site drainage is inadequate, installation of an Agricultural (Aggie) Drain may be required. A qualified plumber should be appointed to further inspect the property and perform any remedial works as necessary. Water damage and secondary defects are likely to occur if left unmanaged.



Section D Significant Items



SAMPLE REF



Defects 2.02

Building:	Garage
Location:	Garage ground and first floor
Finding:	Garage - Incomplete works, missing CC
Information:	It is understood that the garage construction does not have a CC (Compliance Certificate). It is also understood that the structure will be used as a normal garage with additional storage on the first floor and that the current owner had council inspections done recently to have the CC issued.

For the purposes of a storage area on the first floor it is suspected that the building is generally adequate and should receive a CC fairly easily and with the suspected minor modifications and rectifications. However, if the use of the first floor is intended for occupancy, then. Significant works will need to be undertaken to bring the building up to code.

Works then will include:

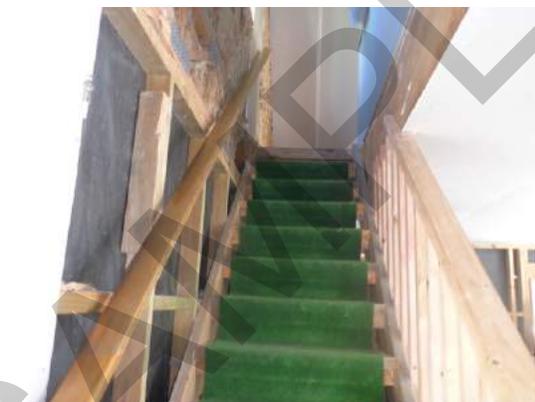
- Insulation installation to adequate levels
- Cladding in large parts of the building interior
- Floor to be finalised with adequate fastenings
- Electrical works to be completed
- Double glazing

Then the safety hazards as discussed elsewhere in the report, will need to be addressed:

- Installation of fall restraints/barriers in front of window openings
- Changes to the landing area at the top of the stairs to provide safe access without head injuries.

A range of trades will be required to complete the works and is suggested that a professional project management services be used to arrange for the completion of the works.

Section D Significant Items



Section D Significant Items



Section D Significant Items



SAMPLE REPORT



Defects 2.03

Building:	Main Building
Location:	Ensuite
Finding:	Vanity - Swollen, Leaking Drainpipe, Slow discharge
Information:	Swollen building elements generally indicate that the building materials have been affected by excessive moisture over a prolonged period of time, and have swollen as a result. It would seem a likely cause is the drainpipe that are leaking and are loose from its coupling. The delaminating melamine covering of this vanity is further evidence of excessive moisture in this area.

Furthermore the substandard connection joint coupled with a suspected airlock in this part of the plumbing is expected to be the main cause of the slow discharging of the water from the basin.

The formation and development of mould/fungi or mildew is also a likely consequence of excessive moisture, which may pose major respiratory issues for occupants, particularly the elderly, the very young and those with existing illnesses and could be potential health safety hazards. In these cases an appropriately qualified inspector/tester should also be contacted for advice and/or technical assistance.

The structural integrity of swollen building elements can not be guaranteed, and further damage is likely to develop if left unmanaged. Excessive moisture is likely to lead to the development of secondary damage to any associated building elements, which may necessitate major repair works if prolonged.

Rectification of the cause of the water leak should be addressed prior to any remedial works to the swollen building elements. A licensed plumber should be appointed immediately to identify the cause of the leak and provide advice on remedial works as necessary, Repair and/or replacement of swollen building elements should be conducted as a matter of urgency by a registered builder or qualified carpenter.



Section D Significant Items



SAMPLE REPORT



Defects 2.04

Building: Main Building

Location: Bathroom

Finding: Tiles - Cracked or damaged

Information: Cracking was evident to the tiling in this area at the time of inspection. While the cracking appears to be minor, this area is frequently exposed to water, allowing potential for water penetration into adjoining sections of walls or flooring.

If left unmanaged, water penetration to these areas may lead to subsequent water damage, which is likely necessitate repair work to affected building elements.

A tiling contractor should be appointed to ensure that no further water damage occurs. The re-application of silicone and grouting throughout remaining tile work is also advised, to further protect the area against water penetration.

Where water penetration has led to water damage, appointment of a relevant tradesperson may be required to repair damaged building elements.



Section D Significant Items



SAMPLE REPORT



Minor Defect

Defects 3.01

Building: Main Building

Location: Laundry

Finding: Tiles - Drummy

Information: Drummy tiled areas were identified at the time of inspection. The term `drummy` refers to tiles that have become detached from their fixing, despite otherwise being in relatively good condition. Such defects are generally caused by physical or moisture damage to the area. Drummy tiled areas may also be a direct result of poor workmanship during the construction process.

Tiled areas may swell and shrink with changes in air humidity if the area has sustained moisture damage. Any exposure to moisture is capable of causing tiled areas to become drummy and/or cracked over a prolonged period of time. Drummy tiled areas generally require removal and replacement of affected tiles, with adequate sealant and grouting.

Specialist trades are available for these types of services. A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works as necessary. Immediate action is recommended to ensure that no further damage is sustained in the affected area.



Section D Significant Items



Defects 3.02

Building: Main Building

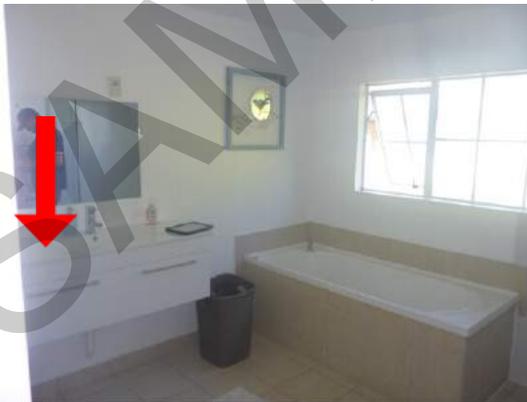
Location: Bathroom

Finding: Bathroom vanity - Broken drawer

Information: The drawer of the bathroom vanity was found to be broken at the time of inspection. Breakage occurs generally when the building materials have either aged and decayed, or as a result of damage (accidental or deliberate).

Repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence. Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

A relevant tradesperson should be appointed to repair or replace the affected building element prior to any subsequent damage being caused.



Section D Significant Items



Defects 3.03

Building: Main Building

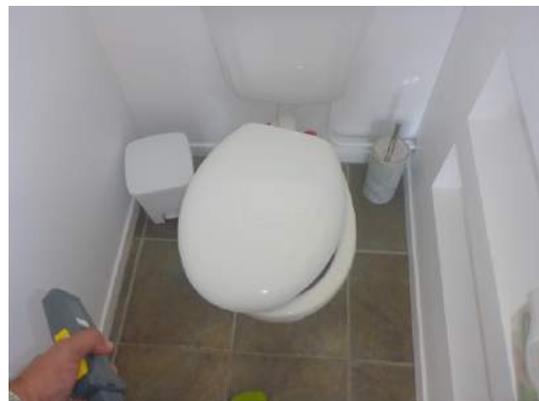
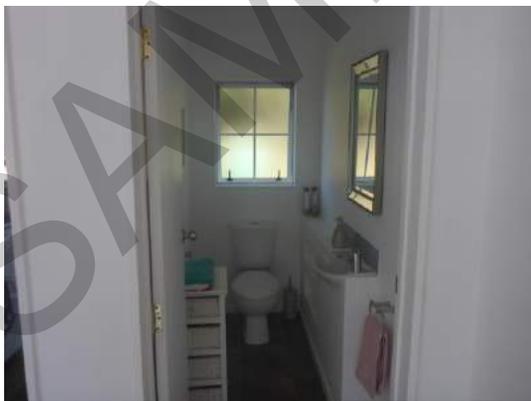
Location: Toilet (WC)

Finding: Toilet seat - Loose

Information: The toilet seat was found to be loose and relatively unstable at the time of inspection. It is suspected that this defect has developed due to general ageing of the toilet and associated materials. However, the loose fixing may also be a result of impact damage or have not been maintained.

If left unmanaged, the toilet seat could deteriorate further, leading to greater destabilisation and the potential for water leaks to surrounding building elements.

It is recommended that the seat be replaced/refixed to the toilet pan by a general handyman .



Section D Significant Items

Defects 3.04

Building: Main Building
Location: Ensuite, Bathroom, Toilet, Laundry
Finding: Sealant and grouting - Missing or damaged
Information:

It was noted on inspection that sealant or grout is degraded or missing around the toilets in the ensuite, bathroom, and toilet. The grouting around the toilet basin was found to be missing and the grouting around the laundry basin was very deteriorated and mouldy.

Different materials and floor areas move at different rates, generally causing cracking to grout or sealant at this point. A flexible sealant is required to allow for expected expansion and contraction, while keeping the joint water tight and protective of all associated building materials.

There appears to be excessive mould to the sealant and grout which will likely require scraping out and replacement.

Flexible and mould resistant materials should be applied to affected areas to prevent any subsequent water damage that is likely to occur. Regular maintenance and replacement of damage or missing or damaged sealant and grout is highly recommended to the wet areas, as this is a regular wear and tear defect. Sealant and grouting in areas that come into regular contact with water should be maintained for the long term care of your property.

A sealant specialist or tiling contractor should be appointed to complete these works as soon as possible



Section D Significant Items



SAMPLE REPORT



Section D Significant Items



SAMPLE REPORT



Defects 3.05

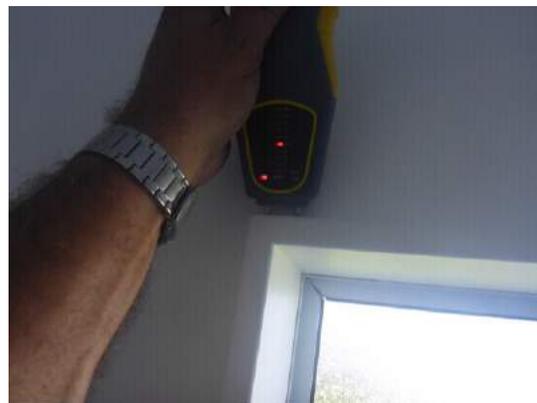
Building:	Main Building
Location:	Ensuite, Laundry
Finding:	Damp
Information:	Elevated readings was observed when the wall penetrations were tested for moisture. Damp (or structural damp) refers to the presence of unwanted moisture in the structure of a building, either as the result of intrusion from outside, or condensation from within the structure. Generally, structural damp is caused by rain penetration, rising damp, and leaks from plumbing pipes.

Unmanaged damp facilitates the formation and development of mould, fungi growth and wood rot, decaying associated building materials and compromising their structural integrity. Damage to finishes is also likely to occur, including lifting, bubbling, peeling and staining of paint, plaster and wallpaper.

It is important to address damp conditions, as the World Health Organisation notes that excess moisture leads - on almost all indoor materials - to growth of microbes such as moulds, fungi and bacteria, which subsequently emit spores and other matter into the indoor air. Exposure to these contaminants is associated with a wide range of respiratory and other health-related problems. Additionally, the development of damp in timber building elements also provides an environment that is conducive to timber and other pest attack.

The first step in addressing damp is to diagnose the cause. The identified cause should be addressed first prior to repairing the appearance and other defects which have resulted from the rising damp. If the original cause is not resolved, further cases of damp are likely to ensue, resulting in secondary defects.

Consultation with a qualified plumber is advised immediately to identify the cause of damp and perform remedial works as required. Where excessive mould growth is present, further inspection by a specialist environmental health inspector should also be considered.



Section D Significant Items



Section D Significant Items



Defects 3.06

Building: Main Building
 Location: Roof Exterior
 Finding: Gutters - Blocked
 Information:

Roof plumbing structures, such as guttering and downpipes, were in general found to be free of debris. However some minor blockages were identified and would require cleaning. If not attended to soon further blockages can develop. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls.

Where gutter guard is installed regular maintenance should include cleaning out any debris which may rest on top of or filter through the gutter guard.

Blocked gutters are likely to lead to high levels of moisture in the affected areas. Blockages in gutters should therefore be removed immediately to ensure dry conditions are maintained.

Consult a Licensed Plumber for further specific advice on remedial works that may be required. In the interim, it is highly advised that blockages in the gutters be removed by the homeowner or a general handyperson as a matter of urgency.

Section D Significant Items



Defects 3.07

Building: Main Building

Location: Exterior walls

Finding: Window/door flashings - Inadequately sealed

Information: It was observed that the flashing above the windows and doors were not adequately sealed on the ends. It is suspected that the waterproofing is jeopardised and could allow water penetration to the internal timber frame in the cavity wall. It is suspected that some of the works was completed to a substandard level of workmanship or is incomplete. It should be noted that no damage was identified in the interior of the building at the time of inspection although some high moisture readings was observed above the window of the ensuite (as discussed elsewhere in the report). The photos in the report of the effected windows are indicative only and the particular defect was identified at most of the windows.

As such, associated building allowing water penetration to the cavity wall. are likely to deteriorate at an accelerated rate, and major implications are expected if these defects are left unmanaged. The holes around the flashing should be adequately filled using a suitable sealant or trimmings as soon as possible to prevent any further damage. Such works may be conducted by a general handyperson or registered builder.



Section D Significant Items



Section D Significant Items



Section D Significant Items



Section D Significant Items



SAMPLE REPORT



Defects 3.08

Building:	Main Building
Location:	Exterior walls
Finding:	Exterior walls - Cracks, gaps and holes
Information:	Some cracks, gaps or holes were found in the cladding including corner joints, eave flashings, around door and window frames, wall attachments and around wall penetrations for pipes. It is suspected that some of the works was completed to a substandard level of workmanship or is incomplete. Gaps and holes makes the areas susceptible to insect, vegetation and vermin ingress as well as allowing water penetration to the cavity wall.

As such, associated building elements are likely to deteriorate at an accelerated rate, and major implications are expected if cracks, gaps and holes are left unmanaged. All excessive holes, gaps or cracks should be adequately filled by using a suitable sealant or trimmings as soon as possible to prevent any further damage. Such works may be conducted by a general handyperson or registered builder and/or licensed plumber.



Section D Significant Items



Section D Significant Items



Section D Significant Items



SAMPLE REF



Defects 3.09

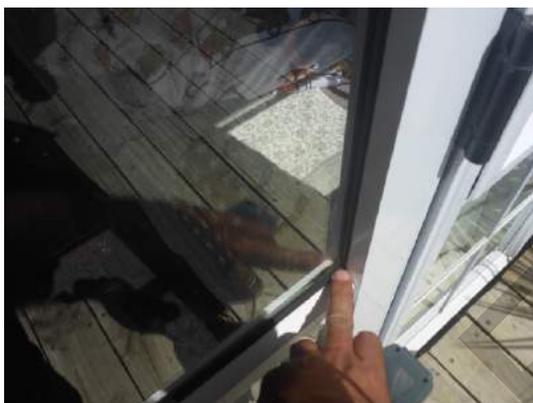
Building: Main Building
Location: All Internal Areas - Glass window and doors
Finding: Window/door Glass seals - incorrect installation
Information: Although the window seals does not look like it has deteriorated, it was found that some of the seals were installed incorrectly. Due to frequent exposure to weather conditions and subsequent moisture, deterioration of window seals could cause moisture ingress into the building.

Where window seals have been installed incorrectly, the window is no longer weather-tight; rain penetration and subsequent water damage is therefore likely to ensue. Insulation of the area against external weather conditions will also be compromised.

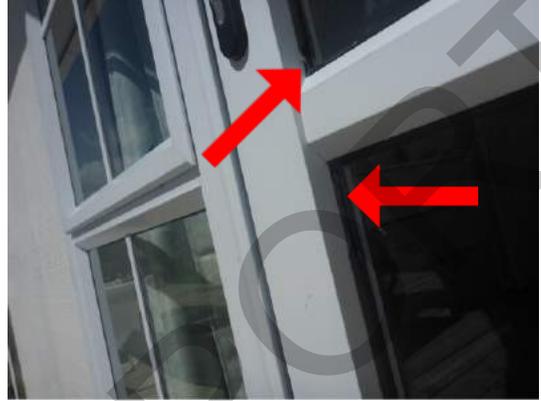
It is recommended that all the incorrectly installed window seals be replaced by a general handyman or sealant expert to prevent any further damage and to restore the window to a fully functional level.



Section D Significant Items



Section D Significant Items



SAMPLE REFLECT



Defects 3.1

Building: Garage
Location: Garage floor
Finding: Crack in concrete slab - Category 1
Information: A crack coded as Category 1 was identified in the slab. A Category 1 crack is described as a fine but noticeable crack, with the slab at an otherwise reasonable level.

To be considered Category 1, the approximate width of the crack is $<1.0\text{mm}$, or a $<10\text{mm}$ change in offset when a 3m straight edge is placed over the defect.

Category 1 cracks should be monitored for a period of 12 months. At the end of the monitoring period, identified cracks that are rated greater than Category 2 are considered defects, and require rectification.



Section D Significant Items



SAMPLE REPORT



Defects 3.11

Building: Yard
 Location: Deck
 Finding: Deck - inadequate ventilation/trapped water (suspected)
 Information:

The deck edging was found to be installed very close or on top of the soil which will limit airflow underneath the decking planks. Although some excavation clearances were observed in some areas underneath the deck, it is suspected that the area underneath the decking would become flooded during heavy rain. No indication of trapped water was observed at the time of inspection.

No specific drainage was identified to direct trapped water away from this area was observed however, this could be due to the drainage being hidden below the decking.

The client is advised to request information about the specific drainage installed in this area. If drainage is not installed it is highly recommended that such drainage be installed to direct trapped water away from the building foundations and other building elements. A registered builder/specialist drain installer should then be appointed to install additional agricultural drainage.

Although it is regarded as a minor defect at this stage, if no drainage was installed then the defect should be regarded as significant and the installation of agricultural drainage should be conducted as soon as possible.



Defects 3.12

Building:	Yard
Location:	Driveway
Finding:	Cracking - External Concrete Paving Damage Category 1 - Fine (less than 2mm)
Information:	Fine cracks were identified in external concrete paving. Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. To be considered a Category 1 or fine crack, the crack is found to be <2mm in width.

Generally the cause of a hairline crack in existing concrete paving such as driveways and pathways is indicative of the expansion and contraction of the concrete. Such causes are generally due to environmental factors, such as moisture levels, weather conditions, root systems of nearby trees or the soil types on which they are laid.

Fine cracks may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects.

Monitoring of all cracking should be conducted frequently. Always contact a building inspector should cracks widen, lengthen, or become more numerous.



Section D Significant Items



Section D Significant Items



Section D Significant Items

Defects 3.13

Building:	Main Building
Location:	Roof Void
Finding:	Insulation - Reduced in volume
Information:	All access to the roof void was restricted at the time of inspection. The roof access on the western side of the house was blocked by stored items and the room was used (sleeping person) in the eastern side access.

Camera access (hand) to the western side manhole indicated that some Insul-fluff insulation was installed. Insul-fluff is common in many older homes and is a loose form of insulation that is `blown` into roof voids. While this type of insulation was considered effective at the time of installation, modern materials have surpassed it as the preferred insulator.

This type of insulation is susceptible to settling and reducing in volume, detracting from its effectiveness and resulting in an overall loss of energy within the household. Additionally, the reduction in volume has led to an uneven distribution of insulation within the ceiling void, further detracting from its effectiveness.

It is advised that this insulation be removed and replaced with a more appropriate material. This will ensure that the property is adequately insulated and will promote an increase in energy efficiency within the property. An insulation contractor should be appointed to provide further advice on replacement options and to perform works as necessary.



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
- Geo-technical Engineer
- Licensed Electrician
- Licensed Plumber
- Licensed Plumber specialising in Roof Plumbing
- Local Government Authority
- Mould Remediation Specialist
- Registered Builder
- Reinspection by Jim's Building Inspections
- Structural Engineer
- Swimming Pool Fence Inspector
- The Vendors / Vendors Agent

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.

The house is in a good condition for its age and the type of construction. Safety hazards, significant and minor defects were found.

The safety hazards are:

- Missing fall restrictions/ barriers for high retaining wall
- Missing fall restrictions/ barriers for first floor window openings
- Missing spa fencing
- Broken electrical power point
- Suspected mould found in the garage
-

The significant defects are:

- Inadequate site drainage at rear of property
- Incomplete works for garage (CC not issued)
- Cracked tiles in bathroom
- Vanity in the ensuite is swollen due to suspected leaking drainpipe which also causes the slow discharge of water in the basin

Minor defects are noted for the client to budget for maintenance purposes and upkeep to ensure it does not turn in significant defects.

For further information, advice and clarification please contact Cornelius Strydom on 021 502 364

Section E Attachments and Further Comments

The following items were noted as - For your information

Noted Item

Building: Yard
 Location: Shared Driveway
 Finding: Cracking - External Concrete Paving Damage Category 4 - Gaps in Slab (4mm - 10mm +)
 Information: Inspection of shared construction or building elements outside the property is not included in the inspection, however gaps in the slab of the shared driveway were identified. Gaps in the slab are significant and are likely to lead to the development of safety hazards and secondary defects if left unmanaged, such as the creation of a trip hazard.

General age and expected deterioration of the paved areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.

Cracking to this degree may also be due to poor original installation of the concrete. Factors such as poor compaction of the sub surface and/or inadequate reinforcing of the slab may create cracking and other secondary defects. Gaps in the concrete paving may also have a more significant structural cause, such as subsidence of soils.

Where gaps in the concrete paving are adjacent to structural elements of the building, the advice of a Structural Engineer is advisable before undertaking repairs. Significant repair and likely replacement of the concrete paving is probable.



Section E Attachments and Further Comments



Noted Item

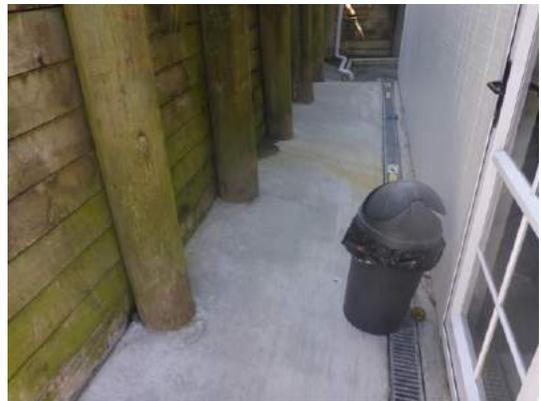
Building: Yard
 Location: Retaining wall behind garage
 Finding: Retaining wall - Adequate
 Information: The retaining wall in this area was found to be adequate and perform as expected at the time of inspection. No significant deterioration was identified at the time of inspection. Natural water trapped behind retaining wall seems to be seeping through the wall alleviating the weight pressures behind the retaining wall. If the trapped water is not managed properly it may cause the retaining wall to destabilise and it may become a safety hazard.

Some rotting of the structural poles have been identified and will have to be replaced in the medium term.

The inspection is not a structural verification, but merely a cursory inspection to identify any noticeable deterioration or inadequacies based on the inspector's experience. The retaining walls are considered structural walls, and should have been designed by a structural engineer. The client is advised to request confirmation from the current owner to confirm a CC (Compliance Certificate) was provided for the wall after construction. Significant repair or remedial works could be expected if the CC for the retaining wall was not issued previously.

The client is advised to monitor the wall periodically and to contact a building inspector for further inspections if any deterioration has been occurred over time.

Section E Attachments and Further Comments



Section E Attachments and Further Comments



Noted Item

Building:	Yard
Location:	Shed
Finding:	General condition - fair for it age and use
Information:	The shed was found to be in fair condition for its age and use however, no roof plumbing and stormwater management was installed. It would also seem that the ground clearance of the structure is inadequate. It is recommended that the shed only be used for storage items/ materials that won't be effected by moisture/damp/rust.



Section E Attachments and Further Comments



SAMPLE REPORT



Noted Item

Building: Yard
Location: Water tank
Finding: General condition - fair condition
Information:

The inspection of water tanks are excluded from a normal building inspection and would need to be conducted by a specialist. However, from a cursory inspection no significant leaking was detected and the cracking that is visible would seem to be from normal aging of this type of cement/masonry watertank. The pump was found to be working and would seem to be adequate for normal use.

The condition of the water and determination if the water is safe for human consumption is strictly excluded from this assessment. Specialist testing by trained hygienists/water technician is required to do further assessments to confirm.



Section E Attachments and Further Comments

Noted Item

Building:

Location:

Finding:

Weathertightness Risk

Information:

From the non intrusive inspection it is deduced that vertical timber weatherboards (shiplap) was used as cladding. It would seem that the cladding was directly fixed to the timber frame. This would mean that there would be little or no air circulation for drying behind the cladding and limited potential for gravity drainage.

Moisture from water leaks through the cladding into the timber frame is often held for long periods of time and can be absorbed by other less durable components, which may cause further deterioration and as such, direct-fixed claddings are not considered to be very robust once water has penetrated the face seal.

Monitoring of all external and internal wall surfaces should be conducted frequently. Any faults in the cladding must be repaired immediately as they are intolerant of moisture penetration. A registered builder or a weather tightness expert should be contacted to assist with such repairs.

A: Wind Zone - EXTRA HIGH RISK

B: Number of Stories - LOW RISK

C: Roof/Wall intersection design - LOW RISK

D: Eaves width - MEDIUM RISK

E: Envelope complexity - MEDIUM RISK

F: Deck design - LOW RISK

Noted Item

Building:

Location:

Finding:

Historical Earthquake

Information:

The property is situated in Earthquake Zone 1. There have been no earthquakes recorded within 25km of the inspected property. If applicable, the long term effects of earthquakes 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.

Noted Item

Building:

Location:

Finding:

Other people present

Information:

Please note the following people were present during this inspector's site visit:

Real Estate agent

Vendor and family

Building Inspector

Building Inspector Assistant

SAMPLE REPORT



Noted Item

Building:

Location:

Finding:

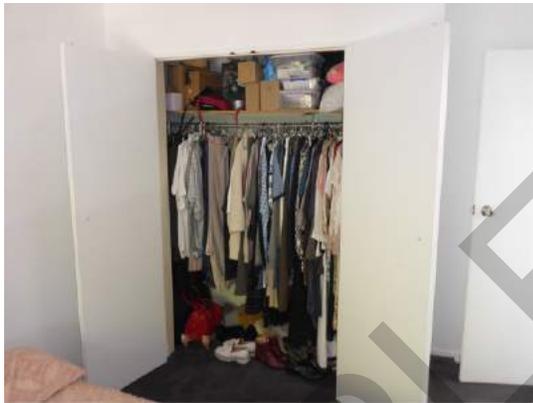
Information:

Additional Photos - Obstructions and Limitations

These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out.

All access to the roof void was restricted at the time of inspection. The roof access on the western side of the house was blocked by stored items and the room was used (sleeping person) in the eastern side access.

A re-inspection is recommended once the areas are made accessible.



Section E Attachments and Further Comments



Section E Attachments and Further Comments



Section E Attachments and Further Comments



SAMPLE REPORT



Definitions to help you better understand this report

° (Abbreviation)	degrees
Access hole (cover)	An opening in flooring or ceiling or other part 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	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, 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
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.

Definitions to help you better understand this report

m (Abbreviation)	Metre
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.
mm (Abbreviation)	Millimetre
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	Space between the roof covering and the ceiling immediately below the roof covering.

Definitions to help you better understand this report

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.
uPVC (Abbreviation)	Unplasticized Polyvinyl Chloride
Urgent and Serious Safety Hazard	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> <p>B: Number of storeys</p> <p>Low risk - One storey</p> <p>Medium risk - Two storeys in part</p> <p>High risk - Two storeys</p> <p>Very high risk - More than two storeys</p> <p>C: Roof/Wall intersection design</p> <p>Low risk - Roof-to-wall intersection fully protected (e.g. hip and gable roof with eaves)</p> <p>Medium risk - Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no eaves)</p> <p>High risk - Roof-to-wall intersection fully exposed (e.g. parapets or eaves at greater than 90deg to vertical with soffit lining)</p> <p>Very high risk - Roof elements finishing with the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys etc.)</p> <p>D: Eaves width*</p> <p>Low risk - Greater than 600 mm at first floor level</p>

Definitions to help you better understand this report

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 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.

SAMPLE REFERENCE



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 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 be 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 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.

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 potentially products in the Property that contain 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 report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around glass in older homes.

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

Terms on which this report was prepared

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 constitute an 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 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, 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.