



BEFORE YOU BUY
BEFORE YOU BUILD

NZ Residential Property Inspection Report

Inspection Date:

Property Address: 1 Sample Way, Rolleston 7614, New
Zealand



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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:

The Parties

Name of the Client: The Party

Name of the Principal(if Applicable):

Job Address: 1 Sample Way, Rolleston 7614, New Zealand

Client's Email Address:

Client's Phone Number:

Consultant:

Company Name:

Company Address and Postcode:

Company Email:

Company Contact Numbers:

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 with some minor defects found.

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	Fence - Post and Rail Construction, Driveway, Footpath, Garage
Other Timber Bldg Elements	Eaves, Fascias, Skirting Boards, Door Frames, Internal Joinery, Deck, Porch / Patio
Roof	Corrugated Iron (e.g. Colourbond), Pitched, Timber Framed
Storeys	Single
Walls	Brick Veneer (Timber Framed)
Weather	Overcast

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
- NZ Only
- Interior

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:

- Stored items
- Above safe working height
- Ceiling linings
- Debris in gutters
- Patio
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Porch

- External concrete or paving
- Furniture
- Pipework
- Insulation
- Appliances and equipment
- External finished ground level
- Wall linings
- Duct work
- Wallpaper or Wall Coverings
- Chimney vents and flues

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: **Low**

When the risk of undetected defects 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 Inspection Findings

Significant Defect

Defects 2.01

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, evidence was observed at the time of inspection. Verification of a building being "earthquake proofed" is outside of the scope of this inspection.

1. The stone work requires attention as loose bricks were identified during this inspection. The stone has failed to adhere to the mortar. 2. Concrete cracking to patios and driveways can occur naturally during the curing process, over time or moisture can get trapped beneath it causing the soil to swell and move, however, it could also be caused by a seismic event.







Defects 2.02

Building:	Main Building
Location:	Cladding > All Areas
Finding:	Stone brick - Condition
Information:	At the time of inspection the Stone veneer appeared to be in good condition however there were a few loose bricks observed. It appears that repair work has been carried out as part of the EQC Scope of works C/N0 2010/029201 dated 1 Dec 2010. The mortar has failed to adhere to some of the stone and they were loose. The mortar should be raked out and new mortar reapplied. This will ensure they are secured in place. This is a simple task but a brick layer is recommended so there is a call back option and peace of mind. Despite this, generally the stone veneer was in good condition.



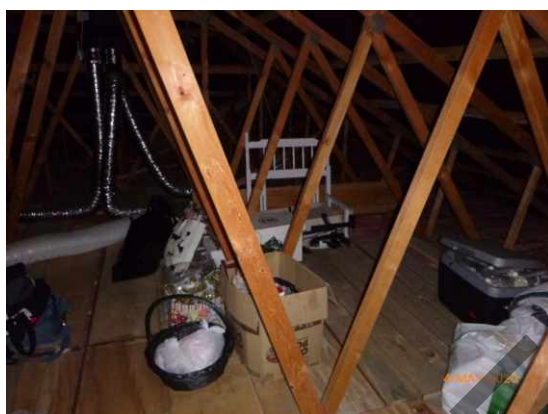


Minor Defect

Defects 3.01

Building:	Main Building
Location:	Roof Void > All Areas
Finding:	Roof Space - Condition
Information:	At the time of inspection the ceiling and roof space structure was in good condition throughout. Generally the insulation has been installed to a good standard but insulation was missing over the Master bedroom walk in robe and Laundry areas. These areas should have insulation installed in order for those area to hold the heat in.

This is a simple task and can be carried out by a general contractor or handy person at the clients discretion. There were no historical or active leaks observed in the roof space during this inspection.

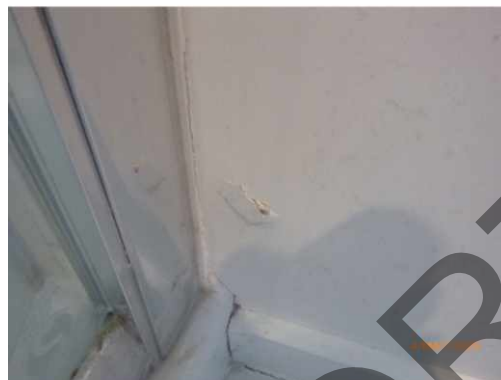


Defects 3.02

Building: Main Building
 Location: Bathroom > Front Right
 Finding: Popped fixing
 Information:

It is was observed that the nail or screw behind the gib lining has popped. This can occur when fixings have been installed too closely to adhesive. At the clients discretion the plaster can be raked out and the fixing can be fixed home or replaced. The area

should then has new plaster and paint applied.this can be done by a painter or handy person at the clients discretion.



Defects 3.03

Building: Main Building
 Location: Main Bathroom and Ensuite - Master > All Areas
 Finding: Exhaust fan - Missing
 Information: An exhaust fan has not been installed in this area.

Inadequate ventilation in internal wet areas create an environment that is conducive to the formation and development of mould. However, there are shower domes installed which will go along way to mitigate any steam getting out providing the shower doors remain closed after use.

At the discretion of the client a licensed electrician could be appointed to retrospectively install an exhaust fan To further enhance the shower domes.



Defects 3.04

Building: Main Building
 Location: Ensuite - Master > Centre
 Finding: Basin - Slow draining

Information: The basin drain was slow to drain during this inspection. At times the drain can become blocked from, hair, debris or soap.

There are many ways to clear drains ranging from natural home made solutions to engaging a plumber. Despite this the drain is functional. At the clients discretion, a plumber could be engaged to use a plumbing snake or spin tool to snag any foreign debris that maybe in the S bend.



SAMPLE REPORT

Section D Inspection Findings

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.

The EQC scope of Works has been completed as per C/L 2010/029201 dated 1 Dec 2010. Defects to the stone work were identified and observations have been made in the Earthquake and Cladding defects.

The roof space was in good condition although there were a couple of areas that had missing insulation. The insulation should be installed to these areas in order to get the full benefits and heat retention according to the insulation's R value.

The brick veneer generally appears to be in good order but there are a few loose bricks in places. This defect can be referenced in the Earthquake and Cladding defects. This type of work is relatively simple and easy to fix, providing a licensed brick layer is engaged. This will ensure the quality of works and also provides a call back facility if required.

The exterior roofing and plumbing were in good condition during this inspection.

Moisture checks were conducted to all external openings and wet areas with no indications of damp anywhere in the home.

The site appeared to be in good condition during this inspection with no obvious drainage issues observed.

The shed and fencing appeared to be in good condition through out.

There were other minor defects identified in the property and they have been noted in the inspection findings.

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

For further information, advice and clarification please contact

SAMPLE REPORT

Section D Inspection Findings

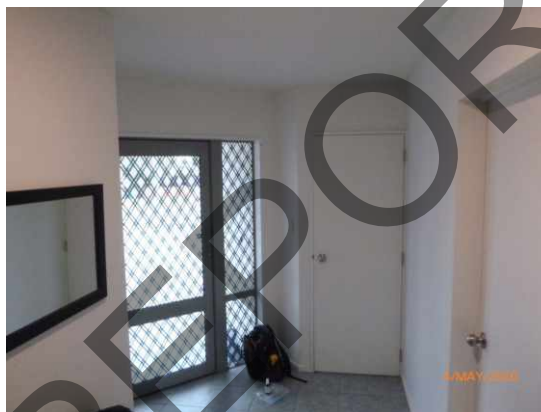
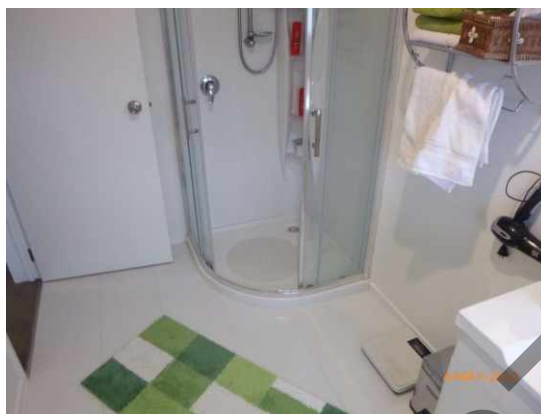
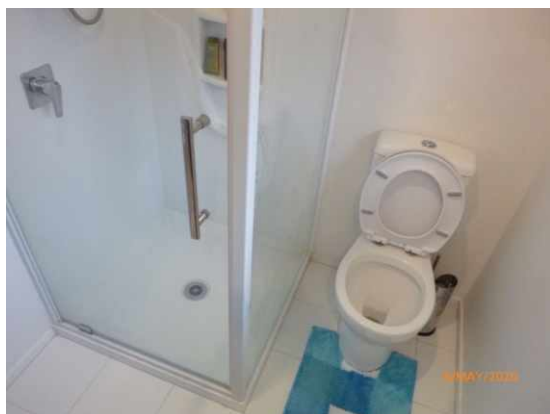
The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Areas > All Areas
Finding: Additional Photos - Obstructions and Limitations
Information: 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.







Noted Item

Building: Main Building

Location: NZ Only > All Areas

Finding: General Weathertightness Risk - Low

- Information:
- A. Wind Zone - Your risk rating is med
 - B. Number of Stories - Your risk rating is low
 - C. Roof/Wall intersection design - Your risk rating is low
 - D. Eaves width - Your risk rating is med risk
 - E. Envelope complexity - Your risk rating is low risk
 - F. Deck design - Your risk rating is low risk

For individual elevation risk scores the stamped plans and specifications should be consulted. There were no historical or active leaks observed during this inspection.

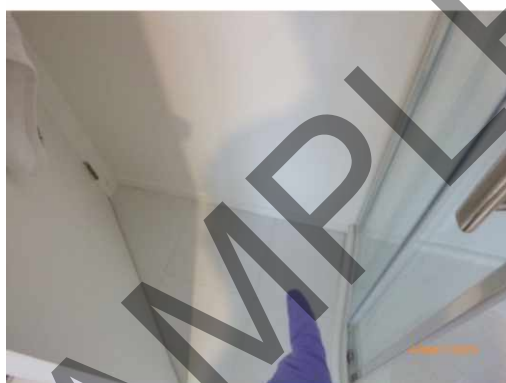




Noted Item

Building: Main Building
 Location: Ensuite - Master > Front Left
 Finding: Door stop - Missing
 Information: The door stop is missing or is inadequate to stop the door handle from damaging the wall. Although some building elements may seem irrelevant or unnecessary, all building elements play a key role in the operation and function of the overall structure and its performance.

Re-installation or replacement of the door stop is advised in order to prevent any subsequent damage to the door or associated structures. A general handyperson may be appointed to perform these works at client discretion.



The following items were noted as - Good Condition

Noted Item

Building: Main Building
 Location: Roof Exterior > All Areas
 Finding: Roof Exterior - Condition
 Information: At the time of inspection the roof exterior and flashings were in good condition.

Gutters were clean and the down pipes/risers were also in good condition.

Noted Item

Building: Main Building
Location: Moisture checks > All Areas
Finding: Moisture checks
Information: At the time of inspection the external openings and wet areas were checked for moisture. There were no signs of moisture damage throughout the home and the moisture meter indicated dry readings only.



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 REPORT