

Independent Builders Report

THIS Southern Manawatu Ltd

Tue 16 Mar 2021



6 Swadel Way, Karori, Wellington, 6012, New Zealand

Inspector: Chad Smith
For the sole purposes of Pat Ward

** unless prior agreement made with THIS Southern Manawatu Ltd*



Date & Time

Date

Tue 16 Mar 2021

Time

9:00 AM

Weather

Light Rain 16°C

Inspector's Details

Name

Chad Smith

Mobile

021 844 782

Customer's Details

Name

Pat Ward

Street Address

6 Swadel Way

Location

Wellington

Email

N/A

Agent's Details

Name

No agent specified

Company

N/A

Note

The purpose of the inspection is to identify major current deficiencies that are visually identifiable at the time of the inspection. The report shall include: grounds, structure, exterior, roofs, plumbing, electrical, interior, and insulation/ventilation. The property report does not include in depth testing of services such as, underfloor heating, specific and specialized heating systems, heat pumps, water pumps, functionality of any solar power source, swimming pool heating or alike.

Property Details

General, Fixtures and Landscape

Fixtures

Garage

Single Garage

Carport

No carport

Shed

Garden shed noted

Clothes Line

T bar

Landscape

Driveway

Concrete

Paths

Concrete

Stairs External

Concrete and timber

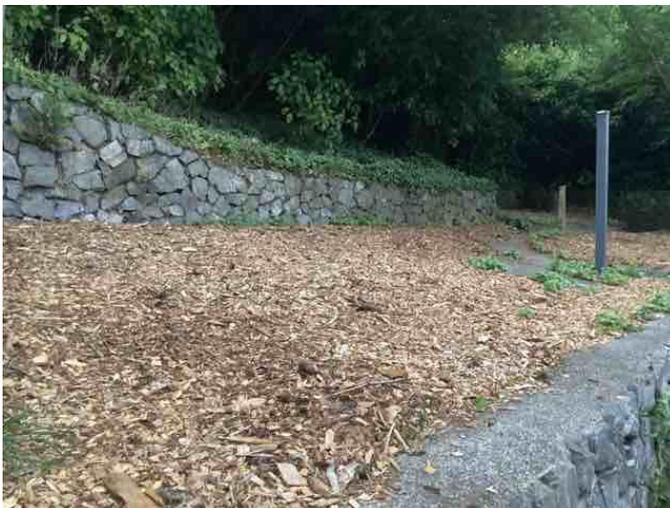
Lawns and Gardens

Reasonable condition

Retaining Walls

See comments below

Landscape Gallery



The rear section is tidy and in reasonable condition.



The front of the shed has been painted but the rest of it is showing signs of age.



No significant stresses or concerns with the stone retaining walls.

The damaged retaining wall at the front of the home will not impact the property. It can be removed or re built very easily.



The recently installed tiles over the front decked area are in good order. The decks recent improvements have been completed to a good standard.

Minor detail but recommend installing the missing fixings from the stairs to the front decked area.



No issues where able to view in the garage area.

Roofing

Material Type

Coloursteel

Finish

Pre-finished

Comment

The roof has been fully replaced in recent years. It looks to be in good order but additional fixings are needed to complete the process. The iron needs to be trimmed on the front and rear of the home.

Inspection Method

Viewed from ladder

Condition

Good but improvements needed

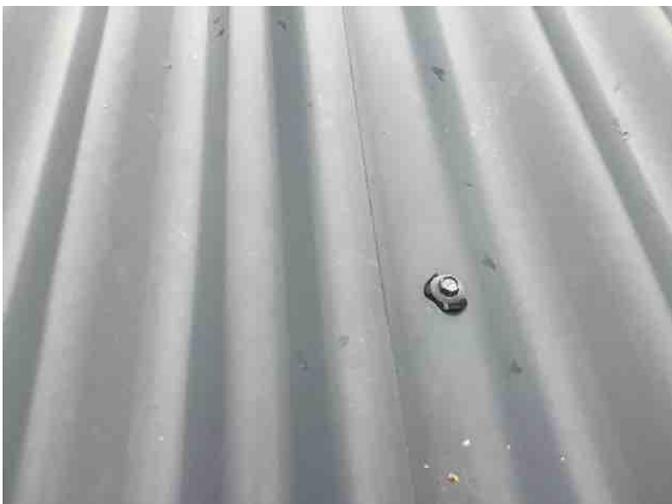
Roofing Gallery



The roof wasn't accessed due to the moisture present after the recent rain. It was viewed by ladder at the rear and front. It has been fully replaced in recent years and although appearing to be in good order, minor improvements are needed.



Screws should be installed on every second corrugation on the top and bottom rows. This is not the case with additional fixings needed.



Some of the fixings have been over tightened. This is clear to see where the washer is visible outside the screw head. Loosening the screw may improve but some washers may need to be replaced.



All flashings should be sealed and secured together with improvements needed where these aren't present.



It appears that the plastic cover is yet to be removed from the ridge cap.



The iron on the front and rear of the home should be cut back to around 50mm past the fascia board. Water may run over the gutter in extreme weather conditions because it is too long.

Spouting

Type

UPVC spouting

Condition

Important gutters are kept clean and clear as part of routine maintenance

Fascia

Type

Timber

Condition

Average / Reasonable

Soffit Eaves

Type

Fibre Cement Sheet

Condition

Fibre cement sheets on homes of this age commonly contain an element of asbestos in their composition. This is of no concern if kept well sealed and in an inert state. It is in dust form that it poses a potential health and safety concern. Care should be taken if prepping before being painted or if fittings are to be installed.

Chimney

Type

No chimney

Type

No comment

Cladding

Cladding Primary

Type	Finish
Direct fixed cement sheet cladding	Paint
Condition	Comment
Generally Good	The homes exterior has recently been painted and it is in good order on all sides of the home.

Cladding Secondary

Type	Finish
Cement sheet cladding directly fixed to the framing with timber battens over the top	Paint
Condition	Comment
Generally Good	All areas of the homes exterior are in good order

Window Cladding

Type	Flashings
Single glazed aluminium	Fitted where required
Condition	Comment
Reasonable condition	The homes joinery is well detailed and sealed to both cladding types. Many companies specialise in servicing aluminium windows and regular servicing of aluminium windows is recommended to be a part of ongoing maintenance.

Cladding Gallery



For further reference within the report, the front of the home faces the drive.



The right face.



The rear of the home.



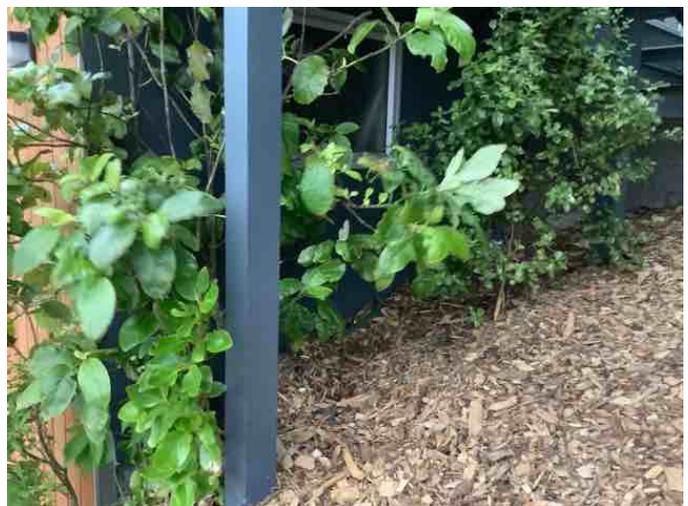
The left face.



The cement sheet cladding looks to be well sealed with the recent paint and in good order. Giving the homes exterior an annual soft wash with a moss and mould killer will help to preserve the paint seal.



The board and batten clad areas appear to be in similar condition with no concerns sighted.



The front face of the garage has been re-clad in shadow clad or similar treated plywood type product. This requires additional fixings to be installed to make sure it is adequately secured to the framing behind. 150mm centres are recommended on it's perimeter and 300mm centres on the studs.

Recommend lowering the gardens on the two sides of the garage to prevent potential moisture damage to areas behind.



The homes windows and doors appear to be well sealed to each of the cladding types. Recommend maintaining the junctions between the aluminium and cladding to prevent potential weather tightness issues.

Getting the homes joinery services recommended to be a part of ongoing maintenance. This will address areas where the rubber window seals have shrunk and can improve how some of them function.



The homes extractors vent externally.



Two sheets of cement board at the rear of the home appear to have been replaced in recent times. They have horizontal jointers present. These need to be kept well sealed to prevent potential most issues.



Minor sealant improvements recommended on the ends of the horizontal jointers where the boards have been replaced to prevent potential moisture concerns. 1/4



A small redundant bracket is present on the rear right of the home which isn't causing concern but should be replaced before the holes are filled and sealed.



Recommend painting the cladding in behind the heat pump. 1/4



The old toilet overflow hole at the rear of the home is no longer needed and it can be filled and sealed or patched over. 1/4





The same can be said for the old header tank outlet
on the left face. $\frac{1}{4}$

Foundations

Perimeter

Type	Condition
Concrete ring foundation	Generally Good

Internal

Type	Condition
Concrete piles	Good pile to bearer connections present

Base Cladding

Type	Condition
Rendered concrete	Generally Good

External Ventilation

Type	Ground Condition
Grills in base cladding	Slightly damp but no relating concerns present. A vapour barrier can be installed if desired

Flooring

Type	Condition
Partical board	Unable to sight due to floor coverings

Accessor Doors

Position	Condition
Side of the home	Good access is present to the homes sub floor area

Bearers/Joints

Type and Condition	Comments
Concrete ring foundation and internal piles	No evidence of structural concerns sighted with the homes foundations or sub floor framing.

Foundations Gallery



No significant stresses or concerns sighted with the homes concrete ring foundation



There is a small crack on the concrete on the rear left corner of the home but this is of no concern.



Good ground clearance is present below the framing for ventilation with no structural concerns sighted.



Recommend having a clearer assessment of the front sub floor area once the personal belongings are removed. No concerns where able to view.



The reflective foil in the homes sub floor area is called sisilation. It was common to be installed at the time of construction but it holds no thermal properties. It will need to be removed before any insulation is installed. The advice of professionals is recommended as the power needs to be disconnected before it is removed to prevent a potential hazard occurring.



No structural concerns sighted with the homes internal piles. Good pile to bearer connections present.

Services

Security

Burglar Alarm

None sighted

Exterior Lights

Exterior lights noted

Smoke Sensors

Recommend installing them within three meters of all bedrooms

Security Window Locks

Fitted to some windows

Alarm Control Panel

None sighted

Security Lights

Security lights noted

Security Door Locks

Front and back

Security Gallery



It is recommended to have smoke alarms installed within 3 m of all bedrooms. Recommend putting one in the hall outside. $\frac{1}{4}$



Heat pumps require regular servicing to be efficient. Recommend getting details service requirements from the manufacturer.



Security stays noted to some windows.

Electrical

Power Connection

Under ground

Meter Board Condition

Currently well sealed to the cladding

Switch Board Type

Circuit breaker board

Meter Board Position

Outside on wall

Switch Board Position

Part of meter board

Electrical Gallery



The meter board is well detailed and sealed to the cement cladding.



The homes fuse board has been fully upgraded to circuit breakers. No visible concerns with all circuits turned on.



Plumbing

External Plumbing

Drainage Under Floor

Appears well supported

Section Run Off

No significant concerns were visible

Downpipes

UPVC downpipes noted

Gas Meter Position

Gas bottle for the hob

Gully Traps

Require regular clearing

Stormwater

All appears to be working well

Driveway Paving Sump

Drive falls away from the home

Toby Position

In driveway

Internal Plumbing

General Condition

No visible concerns with the homes plumbing systems at the time of inspection

Type

No undesirable plumbing systems sighted

Plumbing Gallery



Recommend installing a flat surface below the gas bottle at the rear.



The front downpipe terminates into the lower gutter. This may overflow in extreme weather conditions but can be improved reasonably easily if this is the case.



No visible concerns with the plumbing pipes in the sub floor area.



The homes water isolation valve is located at the front of the property.

Water Heating

System - Header Tank

Mains pressure

Unit - Condition

Needs to be checked by a plumber

System - Header Tank Tray

Not applicable

Unit - Year of Installation

2009

Water Heating Gallery



180L Mains pressure cylinder with a seismic restraint fitted.



With corrosion present around the base of the cylinder, this may need to be replaced. No water is present to indicate current concerns but it should be monitored or checked by a plumber.

Bathrooms

Bathroom

Name

Bathroom

Bath

Acrylic

Toilet

Dual flush china/acrylic

Heater

Heat lamps

Moisture Scanning

Common failure areas examined. No unusual readings taken

Shower

Unit type

Vanity Unit

Pre-finished type

Tapware

Good condition

Ventilation

Mechanical ventilation

Comments

The rooms renovations have been completed to a good standard



No visible concerns in the shower enclosure. Moisture scanned common fail areas outside the shower enclosure with no elevated moisture readings detected.



The toilet is well secured and in good working order.



Recommend tightening the tap to the vanity. No concerns found with how it functions or the waste pipes below after testing it.



Ceiling Cavities

Ceiling Cavity

Name	Roof Type
Ceiling Cavity	Trusses
Roof Condition	Insulation Type
No structural concerns sighted with the roof framing	Fibreglass Batts
Insulation Comments	Hatch Type
Missing in areas	Hatch
Hatch Location	Vermin Type
Hallway	Small amount of droppings noted
Vermin Comments	
May require ongoing baits or traps to be set. Unable to determine if this is a past or ongoing concern.	

Ceiling Space / Borer

Roof Structure	Trims
Not expected for the age of the home	Not expected for the age of the home
Exterior Cladding	Subfloor
Not expected for the age of the home	Not expected for the age of the home
Comments	
Not expected for the age of the home	



Majority of the the ceiling cavity is insulated with the thinner old type. In filling the gaps before installing insulation over the top will improve the homes heat retention.



Vermin control measures are in place but more may be required if this is an ongoing problem.



The roof paper was replaced with the recent roof upgrades. This is best practice.



Historic moisture staining noted to several areas of the roof framing. Dry where checked with no structural concerns sighted. The roof has been replaced and it appears to be a past concern.

Kitchens

Kitchen

Name

Kitchen

Elements

Part of oven gas

Dishwasher

Yes but not tested

Benchtops

Formica

Tapware

Generally good

Moisture Scanning

Common failure areas examined. No unusual readings taken

Oven

Free standing electric

Rangehood Extract

Vented through wall

Waste Disposal

No waste disposal

Sinks

Stainless steel

Units

Melteca

Comments

The kitchen has been installed and finished to a good standard



The extractor is in good working order.



No visible concerns found with the tap or waste pipes below after testing it.

Laundries

Laundry

Name

Laundry

Washing Machine Waste

No washing machine

Dryer Vent

Not applicable

Heating

No heating

Mositure Scanning

No visible concerns

Laundry Tub

Super tub type

Tapware

Good condition

Other Fittings

No other fittings sighted

Ventilation

Passive window ventilation

Comments

Good condition



The tap is in good working order and no water related concerns are present with the plumbing pipes below after running it.



Recommend securing the tub in place and sealing the tub to wall junction with silicone to prevent moisture and debris getting behind.

Living

Lounge and dining room

Room Type

Lounge and dining room

Wall Linings

Painted plaster board

Internal Doors

Hollow core

Ventilation Ducting

Passive window ventilation

Mositure Scanning

Common failure areas examined. No unusual readings taken

Floor Coverings

Timber overlay

Ceiling Linings

Painted plaster board

External Doors

No external doors

Heating

Heat pump

Comments

Generally good condition

Living Gallery



Lounge.



The entire interior has recently been decorated. This has been finished to a good standard.



No elevated moisture readings detected from the rooms external walls.

Dining room.



No elevated moisture readings detected from the rooms external wall.

Bedrooms

Room Type

Bedrooms

Wall Linings

Painted plaster board

Internal Doors

Hollow core

Ventilation Ducting

Passive window ventilation

Mositure Scanning

Common failure areas examined. No unusual readings taken

Floor Coverings

Carpet

Ceiling Linings

Painted plaster board

External Doors

No external doors

Heating

No heating

Comments

Generally good condition

Living Gallery



Bedroom one.



No elevated moisture readings detected from the rooms external wall.



The bedroom door slightly binds when shut. Minor adjustments will improve this.



The homes carpet is in good order where able to view. Some of the internal doors rub on the carpet when in use but these can be eased where found to improve.



Bedroom two.



No elevated moisture readings detected from the rooms external walls.



This is the only room in the home to have a textured plaster ceiling. This textured finish has the potential to have asbestos in its composition. This is of no concern if kept well sealed and in good order. There are no current areas where plaster is flaking or concerns are present. Samples should be sent for testing should removal be desired.



Bedroom three.





No elevated moisture readings detected from the accessible areas of the rooms external walls.

Overview

Overview

Overview Comments

The council file is not checked as part of the inspection process but it should be checked as a part of due diligence to reflect the homes current design. The property was not inspected for the purpose of meeting the Healthy Homes Act for rental properties. If your intention is to rent this home, we recommend reading the Healthy Homes Act to become familiar with the legislation. This new legislation is complex and it is a legal requirement.

Homes built in New Zealand pre 2000's commonly had asbestos used within many building products composition. A sheet has been attached to the end of this report to help identify where this may be present. Roofing - Comment - The roof has been fully replaced in recent years. It looks to be in good order but additional fixings are needed to complete the process. The iron needs to be trimmed on the front and rear of the home.

Cladding - Comment - The homes exterior has recently been painted and it is in good order on all sides of the home.

Cladding - Comment - The homes joinery is well detailed and sealed to both cladding types. Many companies specialise in servicing aluminium windows and regular servicing of aluminium windows is recommended to be a part of ongoing maintenance.

Foundations - Comments - No evidence of structural concerns sighted with the homes foundations or sub floor framing.



The roof wasn't accessed due to the moisture present after the recent rain. It was viewed by ladder at the rear and front. It has been fully replaced in recent years and although appearing to be in good order, minor improvements are needed.



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Good ground clearance is present below the framing for ventilation with no structural concerns sighted.

Status

Site Status

Inspected

Exterior Status

Inspected

Roof Space Status

Inspected

Services Status

Viewed where possible

Subfloor Status

Inspected

Roof Exterior Status

Viewed from ladder

Interior Status

Inspected

Accessory Unit Status

Briefed over

Certificate

**CERTIFICATE OF INSPECTION
IN ACCORDANCE WITH NZS 4306:2005****Client:** Pat Ward**Site Address:** 6 Swadel Way, Karori, Wellington, 6012, New Zealand**Inspector:** Chad Smith**Company:** THIS Southern Manawatu Ltd**Qualification:** Registered member of the NZIBI, Licensed Building Practitioner

Overview Comments: The council file is not checked as part of the inspection process but it should be checked as a part of due diligence to reflect the homes current design. The property was not inspected for the purpose of meeting the Healthy Homes Act for rental properties. If your intention is to rent this home, we recommend reading the Healthy Homes Act to become familiar with the legislation. This new legislation is complex and it is a legal requirement. Homes built in New Zealand pre 2000's commonly had asbestos used within many building products composition. A sheet has been attached to the end of this report to help identify where this may be present. Roofing - Comment - The roof has been fully replaced in recent years. It looks to be in good order but additional fixings are needed to complete the process. The iron needs to be trimmed on the front and rear of the home. Cladding - Comment - The homes exterior has recently been painted and it is in good order on all sides of the home. Cladding - Comment - The homes joinery is well detailed and sealed to both cladding types. Many companies specialise in servicing aluminium windows and regular servicing of aluminium windows is recommended to be a part of ongoing maintenance. Foundations - Comments - No evidence of structural concerns sighted with the homes foundations or sub floor framing.

Site Status: Inspected**Subfloor Status:** Inspected**Exterior Status:** Inspected**Roof Exterior Status:** Viewed from ladder**Roof Space Status:** Inspected**Interior Status:** Inspected**Services Status:** Viewed where possible**Accessory Unit Status:** Briefed over

Any limitations to the coverage of the inspection are detailed in the written report.

Certification

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

Inspector: Chad Smith

Date: Tue 16 Mar 2021

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with requirements of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

Moisture Detection Methods

Prepurchase Inspection: Independent Builders Report:

The inspector has conducted moisture scanning of the home detailed in this report, whilst performing a detailed building inspection.

This is the only method used when the inspector is performing a Prepurchase inspection or an Independent Builders Report.

Areas of typical concern such as around windows, around external doors, and along the interior of exterior walls where accessible, have been scanned with a non-invasive Protimeter moisture meter. This method, combined with the experience and training of our inspector can help to ascertain any levels of moisture within the wall cavity.

Levels over 20% are considered high for more modern homes, while older homes can have a reading of around this level without concern. The fibre saturation point of older timbers (Rimu, etc.) are higher.

In our experience we have found that percentage readings can be inaccurate and often misleading.

Skirting boards or gjb board linings can show a much higher moisture content than the timber framing behind these areas, giving a misleading indication.

When scanning for moisture the inspector is trained and experienced in looking for other tell-tale signs of moisture ingress.

Invasive Building Survey:

We are the innovators and developers of this type of inspection. This was brought to the market by us to allow for more in-depth reporting.

When we conduct an Invasive Building Survey, we use invasive camera technics developed by us to invasively check for moisture, this method combined with the above method provides thoroughly in-depth inspecting and reporting.



Terms and Conditions

SECTION 1 - SCOPE OF INSPECTION

The scope of the inspection is limited to visual inspection of the standard components of the home, which the inspector has reasonable access to and is the inspector's clear line of sight. The purpose of the inspection is to identify major current deficiencies that are visually identifiable at the time of the inspection. The report shall include: grounds, structure, exterior, roofs, plumbing, electrical, interior, and insulation/ventilation; the procedure for their inspection will be conducted in accordance with NZS 4306:2005. New Zealand Standard, Residential Property Inspection.

We also offer an invasive inspection, using digital imaging to inspect spaces behind walls. We are the innovators and developers of this type of inspection. This was brought to the market by us to allow for more in-depth reporting.

If you have contracted us to prepare an invasive inspection report, this comprises a visual inspection (as set out above) together with cutting holes in the interior lining in specific areas, and using digital imaging to inspect the areas behind the internal linings. The invasive inspection is limited to the specific areas only that have been invasively accessed and visually documented and commented on in the body of the report.

SECTION 2 - LIMITATIONS OF INSPECTION AND REPORT (GENERAL)

The purpose of the inspection (including the invasive inspection) is to report on the condition of building elements. The report is not a guarantee, warranty or any form of insurance, and is not to be used as a substitute for a final walk-through inspection, or a comprehensive building survey. This report is not a technically exhaustive investigation nor is it practicable to identify and itemise every defect. The purpose of the report is to identify any readily visible items of concern at the time of the inspection. The report assumes that the property as built complies with the building code, and does not investigate or comment on that.

This report:

- Does not assess or certify that the property or any element of it complies with the Building code (current or at the time the building was constructed).
- Does not advise on, or cover, zoning ordinance violation, geological stability, soil conditions, structural stability, engineering analysis, termites or other infestations, asbestos, formaldehyde, water or air contaminants of any kind, toxic moulds, rotting (non-visual), electromagnetic radiation, environmental hazards.
- Does not appraise or assess the property value, or the cost of any repair work,
- Does not cover detached buildings, sheds, underground condition of pool and spa bodies and related piping, private water systems, septic systems, saunas, specialised electronic controls of any kind, elevators, dumb waiters, water softener and purification systems, solar systems, internal system components, security systems, system adequacy or efficiency, prediction of life expectancy of any items or system, minor and/or cosmetic problems, latent or concealed defects or any items marked as not inspected within the report.
- Does not cover areas that are concealed, contained, inaccessible, or cannot be seen, due to walls, ceilings, floors, insulation, soils, vegetation, furniture, stored items, systems, appliances.
- Does not detect or comment on the existence of formaldehyde, lead paint, asbestos, toxic or flammable materials, pest infestation and other health or environmental hazards;
- Does not investigate any underground drainage or plumbing, playground equipment, the efficiency measurement or insulation or heating and cooling equipment, vehicles, or any other object, will not be inspected or included in the report.
- Does not comment on Appliances and spa/pool equipment special cycles or features.



SECTION 3 – LIMITATIONS OF INSPECTION AND REPORT (WEATHER-TIGHTNESS)

In accordance with NZS 4306:2005 this report provides some general information about weather-tightness risks in relation to the property inspected and where appropriate comments on specific high risk design aspects, issues, or defects that are readily visible and fall within the scope of inspection. Moisture scanning has been undertaken as part of this report and the report may pick up and comment on risk factors as part of a visual inspection, but this is indicative only and is not a reliable or determinative method of detecting moisture ingress.

This report cannot, and does not, provide advice or investigation about whether the property inspected is a leaky home, suffers from toxic mould, rot, or fungal growth, or complies with E2/AS1 of the Building Code. This report is not to be construed as advice about the overall weather-tightness of the property or whether the property is, or is likely to be, stigmatised as a leaky home. The nature of the leaky home problem in New Zealand means:

- Systemic moisture ingress, or building defects making a building prone to leaking, which would stigmatise a building as a 'leaky home', in many cases can only be detected through a comprehensive building survey including destructive testing and external cladding removal. That is outside the scope of this inspection and report.
- The presence of risk factors, or areas of elevated moisture readings, identified in this report, are intended to do no more than to alert the customer to issues that might need to be investigated further. They are not to be equated with advice that a property is or is not a leaky home.
- The absence of visible risk factors or elevated moisture readings is not intended to (and cannot reliably be taken as) advice that the property is not a leaky home.

If the client is concerned about weather-tightness, and particularly if the property inspected has areas of monolithic cladding, the client should obtain a comprehensive weather-tightness investigation from a building surveyor.

SECTION 4 - REASONABLE ACCESS

Reasonable access is access that is safe, unobstructed and which has a minimum clearance of 450 x 400 mm opening access door that can be safely accessed from a 3.6 m ladder and a minimum crawl space of 610 x 610 mm in the ceiling space and 500 x 400 mm opening access door and a minimum crawl space of 500mm vertical clearance for the sub floor area. Roofs are able to be safely accessed from a 3.6 m ladder. (Or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision).

SECTION 5 - VENDOR INSPECTIONS

The vendor is required to inform the inspector of any existing issues that they are aware of that have been an issue in the past or may become an issue in the future or at the time of the inspection.

SECTION 6 – CONFIDENTIALITY AND LIMITATION OF LIABILITY

The contents of the report, or any other work prepared by us is confidential and has been prepared solely for you and shall not be relied upon by any third parties. We accept no responsibility for anything done or not done by any third party in reliance, whether wholly or partially, on any of the contents of the report.

Subject to any statutory provisions, if we become liable to you, for any reason, for any loss, damage, harm or injury in any way connected with the completion of the Inspection and/or report, our liability shall be limited to a sum not exceeding the cost of the Inspection and report. We will not be liable to you for any consequential loss of whatever nature suffered by you or any other person injured and indemnify us in respect of any claims concerning any such loss.

Glossary

Electrical / General

Plugs, switches and light fittings are sighted where possible for damage or poor fixing back to the wall linings. Power points are not tested.

Good

Is given when the item is believed to be in new or near new condition, or is better than would be expected given the age of the property.

Generally Good

Used as an overall comment to summarise the general condition of the item being checked.

Average / Reasonable

When the condition is at the standard expected given the age of the house. Some wear and tear would be expected but is still in serviceable order.

Poor

The condition is below the standard expected. There is damage or excessive wear. Replacement or maintenance is required.

Hardware

Cat doors and window handles, hinges to windows, doors and cupboards.

Deck Over Living

Deck built within the exterior wall line. Decked area is often the ceiling of a room or garage below.

External Deck

Deck built outside the exterior wall line. May be cantilevered or attached to the house and supported on posts or piles.

Header Tank

Small tank which supplies water to low pressure hot water cylinders, normally located on the roof or in the ceiling space.

Cladding

Exterior wall linings.

Gully Trap

Collection point outside the building line for waste water. Is connected to the sewerage system.

Water Toby

Tap or shut off valve usually at the point where the water supply enters the property.

Soffit / Eaves

Horizontal or pitched linings under the roof overhang.

Fascia

Timber or pre-finished metal facings at the end of the roof line.



QUALITY HOUSE INSPECTIONS YOU CAN TRUST

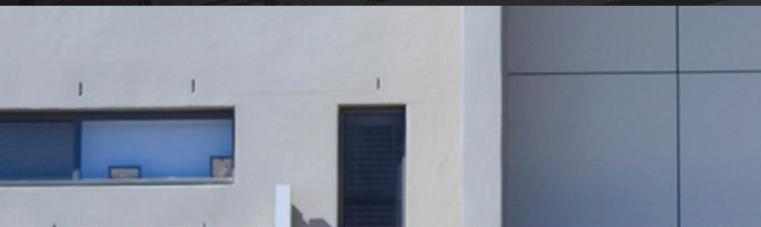
Welcome to Total Home Inspection Services where home owners get complete peace of mind for an affordable price. Offering professional building inspections carried out by a qualified team, we help clients to make informed decisions on investing in a property. With over 15 years of experience, **TOTAL HOME INSPECTION SERVICES** has developed a reputation for providing comprehensive reporting that has been carried out with the utmost professionalism. Our builder's report is thorough and easy to understand, with no complicated jargon.



PRE PURCHASE INSPECTION



INDEPENDENT BUILDERS REPORT



INVASIVE BUILDING SURVEY



LAB VERIFIED METH TEST



ASBESTOS TESTING

Council Property File

Lim Report

"Land information Memorandum" is a computer generated print out of some of the information the council holds on file, mostly pertaining to the "land". If there are any problems or unusual important features, these should show up. For instance, the LIM might reveal the property is subject to flooding, or contains a council drain which may not be built over, or a protected tree or building. It should also help you to figure out how the district plan applies to the site. Sometimes the council will also supply pages of area plans showing the known storm water and sewage drains, zoning and other details.

Property File

This is a file that is held at council which contains documents relating to any buildings on that site. However, the council only has records of works it knows about. Frequently alterations have been done to older houses without council knowledge.

Recommendation

Checking the Council property file for any property is recommended as part of due diligence.

Comment for this property

Recommend viewing of Council Building file.



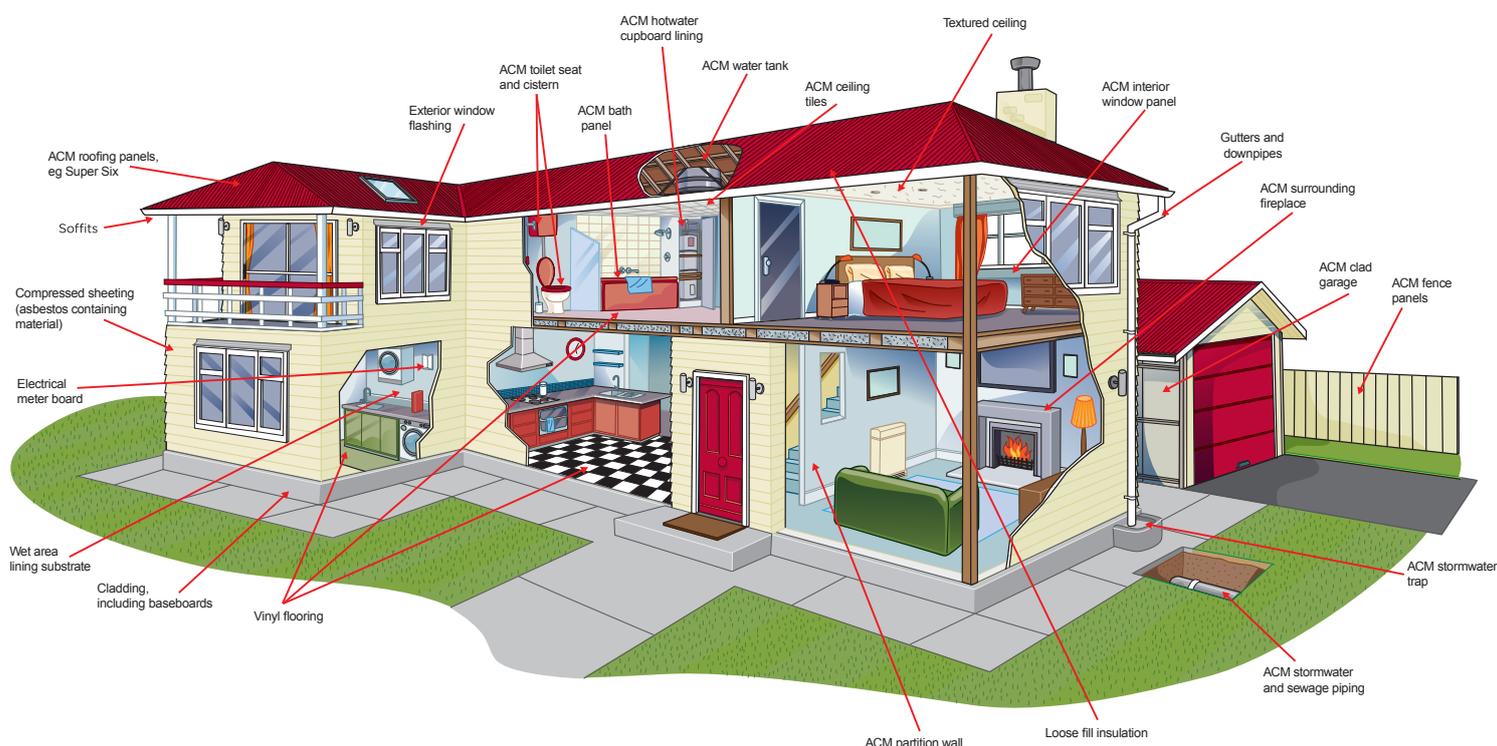
ASBESTOS

There is a one-stop shop for homeowners who need to know more about asbestos and asbestos containing materials: the asbestos aware website. While this information was initially developed for people living in Greater Christchurch, it's relevant for anyone undertaking or commissioning residential work that may involve disturbing asbestos or asbestos containing materials.

WHERE DOES ASBESTOS HIDE?

Asbestos-containing products can be found in lots of places, as the picture below shows. You might find it in vinyl flooring, interior and exterior wall cladding and soffits, fences, texture coatings, fireplaces, stoves, hot water cupboards, electrical switchboards, roofs, guttering and downpipes. The list goes on.

Buildings constructed before 1990 are likely to contain asbestos materials. The diagram shows areas where materials containing asbestos were commonly used during construction. These materials are not dangerous if they are in a good condition and remain undisturbed.



For further information visit:

<https://worksafe.govt.nz/topic-and-industry/asbestos/information-for-homeowners/>

<http://asbestosaware.co.nz>