



# STANDARD HOUSE INSPECTION

For the Property Located At:

**498 Ponga Road  
Opaheke**

Report Prepared For:

**Ms. Gemma Wild**



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Auckland Wide House Inspections / 20 Knox Road, Swanson, Auckland 0612  
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# Certificate of Inspection

**CLIENT NAME:** Ms. Gemma Wild

**PROPERTY ADDRESS:** 498 Ponga Road, Opaheke

**INSPECTION DATE:** 14th of March, 2026

**INSPECTOR** Name: Kwangsun Choi (KC)  
Company: Auckland Wide House Inspections  
Qualifications: Ph. D. in Architecture, Member of NZIBI  
ME., MS., MArch., LEED AP  
43 years experience in architectural  
design and building construction  
Professional Indemnity / Liability Insured  
No. LAUPI-NZ 60752 / No. 6000119161

**The following area of the property have been inspected:**

- i. Site / Grounds
- ii. Exterior / Roof
- iii. Garage / Attic (roof cavity)
- iv. Services
- v. Interior

Any limitation 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, following with guideline of NZS 4306:2005 Residential Property Inspection, and I am competent to undertake this inspection.

**Signature:**



Kwangsun Choi (KC)

Ph. D in Architecture  
ME., MS., MArch.,  
LEED Accredited Professional  
Registered member of NZIBI

**Auckland Wide House Inspections**



### MISCELLANEOUS INFORMATION OF INSPECTION

<b>Booked</b>	26-100	<b>Weather</b>	Clear	<b>Date</b>	SATURSDAY, 14MAR26			
<b>Inspector</b>	K C Choi	<b>Last Rain</b>	Less than 48 hours	<b>Time</b>	11:00 am			
<b>CLIENT INFORMATION</b>								
<b>Client</b>	Ms. Gemma Wild							
<b>Address</b>								
<b>Suburb</b>								
<b>Phone</b>								
<b>Mobile</b>								
<b>E-Mail</b>								
<b>How to receive report</b>	Email							
<b>Payment</b>	On report delivery							
<b>SITE INFORMATION</b>								
<b>Address</b>	498 Ponga Road							
<b>Suburb</b>	Opaheke							
<b>Empty/ Occupied</b>								
<b>Size of the house</b>	Five(5) rooms +							
<b>Special issues</b>	None							
<b>Access information</b>								
<b>Realtor/Vendor</b>								
<b>Company</b>								
<b>Phone</b>								
<b>Mobile</b>								
<b>E-mail</b>								
<b>Present on Inspection</b>								

## STATEMENT OF POLICY FOR STANDARD HOUSE INSPECTION

**Please Read Carefully.**

**The inspection of the property identified above is subject to the following Terms and Conditions:**

- a) Both inspection and report by Auckland Wide House Inspections are carried out using a degree of care and skill normally exercised by reputable consultants practising in property inspection under similar circumstance, and referenced by New Zealand Residential Property Inspection Standard, NZS 4306:2005.
- b) This report is based on a limited visual inspection of the readily accessible aspects of the building. The report is representative of the Inspector's opinion of the observable conditions on the day and time of inspection.
- c) This inspection does not constitute an engineering evaluation and is not provided as either an engineering or architectural service.
- d) The inspection report reflects the present condition of the subject property at the time of inspection.
- e) This report does not imply or constitute a guarantee, warranty, or an insurance policy with regards to this property.

This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law. The inspector is a house inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If the inspector recommends the client consulting other specialized experts, Client must do so at Client's expense.

### SCOPE

#### 1. VISUAL INSPECTION:

This inspection is a visual inspection only of readily accessible aspects of the property. The inspection does not include identifying defects that are hidden behind walls, floors, or ceilings. This includes structure, wiring, plumbing, ducting, and insulation that are hidden or inaccessible. The inspector will not conduct any invasive or destructive testing of the property. Safety, accessibility, or other considerations may present the inspector with restrictions in examining specific home elements or components.

#### 2. LIMITED ASSESSMENT

The inspection will provide you with a basic overview of the condition of the property. This inspection is not technically exhaustive or all encompassing, as your inspector has only a limited amount of time, as well as constraints in methodology, to complete the inspection. The inspector is a generalist, not a specialist in all disciplines, and may refer the owner to specialists for further investigation of certain items.

#### 3. CONTEXT OF INSPECTION

This inspection should also be considered in the context of a "snapshot in time", reflecting the conditions of the home at the date of inspection. Future performance of components and elements of the property is outside the context of this inspection. For example, the inspector may not discover leaks that occur only under certain weather conditions. Some conditions noted, such as cracks in foundations, may be either cosmetic in nature or indicators of settlement; however predicting whether an individual condition will present future problems is beyond the scope of the inspection.

#### 4. NOT BUILDING CODE OR BY-LAW COMPLIANCE INSPECTION

Jurisdiction for Building Code, Electrical Code, Gas Code, Fire Code, Plumbing Code, or other statutory or by-law compliance inspections resides with the appropriate mandated authorities. The services provided by the inspector are not conducted in the context of Code or by-law compliance inspections. The client acknowledges that it may be necessary to confer directly with the appropriate authorities to determine whether specific conditions comply with Code or by-law requirements.

#### 5. ENVIRONMENTAL AND AIR QUALITY CONCERNS

This inspection will not assess for environmental or air quality concerns. The scope on inspection does not include examination for hazardous materials that may be on the property, in or behind surfaces, or are constituent to building materials. The inspection does not include determination for irritants, pollutants, toxic materials, or contaminants; presence of mold, spores, or fungus; asbestos, radon gas, or carcinogens; etc. As well, the inspection may not include the determination of presence of insect, bird, rodent, or other infestations.

**CONFIDENTIAL REPORT:** The inspection report to be prepared for Client. It is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify defend and hold Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

## STATEMENT OF POLICY FOR STANDARD HOUSE INSPECTION

**SEVERABILITY:** Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

**DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within five(5) business days of discovery. Client further agrees that, with the exception of emergency conditions. Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

**ARBITRATION:** *Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.*

### **Important Information:**

The client need to be aware that it is possible for problems in a house to be disguised to prevent detection. If you notice anything that were not visible at the time of your visit and the inspection, you should immediately contact us to discuss on the day you move into the property.

**Vendor Inspections:** The vendor is required to notify the inspector of any existing conditions that you are aware of that have been an issue or may become a problem and/or risk factor at the time of the inspection.

**Cancellation:** If the inspection is cancelled up to 24 hours before the inspection is due to be undertaken, a fee of \$100 will be charged. If the inspection is cancelled within a 24 hour period of the due date of the inspection, the full cost of the inspection will be charged. We reserve the right to apply this policy at our discretion.

**Payment:** Payment is due on delivery of the inspection report unless otherwise arranged.

All costs associated with debt collection will be added to the value of the invoice. Interest will be added at 2% per month for overdue accounts.

### **Insurers Disclaimer**

(a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).

(b) The inspection did not assess compliance with the NZ Building Code including the Code's weathertightness requirements, or structural aspects. On request, specialist inspections can be arranged of weathertightness or structure or of any systems including electrical, plumbing, gas or heating.

(c) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a), this report may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection."

### **DISCLAIMER**

By ordering this Inspection, I/we acknowledge that we have reviewed, understood, and accepted the Terms and Conditions and the SCOPE OF INSPECTION described above. Inspector's liability for mistakes or omissions in this inspection report is limited to a refund of the fee paid for this inspection and report. The liability of the inspector's principals, agents, and employees is also limited to the fee paid. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection and report. This liability limitation is binding on client and client's spouses, heirs, principals, assigns and anyone else who may otherwise claim through client. Client assumes the risk of all losses greater than the fee paid for the inspection. Client agrees to immediately accept a refund of the fee paid as full settlement of any and all claims, which may ever arise from this inspection.

## AREA INSPECTED AND DEFINITIONS

Area Inspected	Yes	No	Partially	Comments
Site	x			
Under Floor		x		No reachable under floor area was available.
Exterior	x			
Roof			x	All reachable and available roof area only.
Attic(roof cavity)			x	All reachable and available attic (roof cavity) only.
Interior	x			
Services			x	All reachable and available service only.
Accessory, ancillary spaces and buildings				

### Definitions

**ACCEPTABLE/SERVICEABLE**

The item is performing its intended function as of the date of inspection in response to normal use.

**NOT PRESENT**

The item does not exist in the structure being inspected.

**NOT INSPECTED or INACCESSIBLE**

The item could not be inspected due to physical limitations.

**DEFECTIVE / NEEDS ATTENTION**

The item is either: significantly impeding habitability; unsafe or hazardous; does not operate properly or perform its intended function in response to normal use.

**SAFETY HAZARD**

Any item that is identified as a safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. In our opinion these items should be evaluated by professionals in appropriate trades prior to closing.

**MAJOR CONCERN**

Any item identified as a major concern is either significantly affecting habitability and/or can be considered a possible expensive repair or replacement and should be evaluated by professionals in appropriate trades prior to closing.

**MINOR CONCERN**

Any item identified as a minor concern either does not significantly affect habitability and/or can be considered an inexpensive repair or replacement by professionals in appropriate trades prior to closing.

**MAINTENANCE**

Any item identified as maintenance is to be considered normal or routine in maintaining a home.

## 1. GROUNDS, FOUNDATION AND UNDER FLOOR

### INSPECTION FOCUS FOR GROUNDS, STRUCTURE, FOUNDATION AND SUB-FLOOR

Inspection of the exterior grounds and drainage is visual and intended to determine if the grading is properly carrying surface water away from the foundation. It is based on normal weather conditions at the time of the inspection. Inspectors do not perform a soil analysis or evaluate homes based on geological conditions. Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. The most common problem concerning foundations is water.

#### GROUND / DRAINAGE

Ideally, water should flow away from a property in all directions. Grading should not slope toward the property and surface water should be channeled to the lowest part of the property away from the structure to prevent ponding of water next to the structure. Provisions should be made for discharging run-off from the guttering system.

Proper grading at the outside foundation, the use of sump pumps, and/or gravity drainage helps keep basements and crawl spaces dry. Removing water reduces the amount of moisture and likelihood of insects in the home.

#### TREES & SHRUBS

Inspectors observe trees and shrubs to see if they affect the property. The physical condition of the trees and shrubs themselves is not evaluated. Trees and shrubs should not be touching the roof, siding or the electrical service entrance cables.

#### WALKS & STEPS

Walks and steps are inspected for tripping hazards. Walks and steps may be uneven or may settle and should be reported.

#### DECK/ PATIO / PORCH

Patios and porches are inspected for movement and how they are attached to the property. Signs of settling, warping, or rot may occur, especially where they connect to the property.

#### DRIVEWAY

Driveways may settle, crack, or deteriorate and should be reported.

#### RETAINING WALLS

Retaining walls support and hold earth in place for landscaping purposes. Evidence of movement is to be reported. Proper drainage and lateral support measures should be incorporated into the construction of retaining walls.

#### ACCESS

Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer very little.

#### FOUNDATION WALLS

Inspectors will attempt to identify the type of materials used in the foundation and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended.

#### FLOOR FRAMING

Basements and crawl spaces normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, dry rot or other system damage in areas where accessibility permits.

#### INSULATION

Insulation in basements and crawl spaces may obstruct the inspector's view. Improperly installed insulation may trap moisture and lead to rot.

#### VENTILATION

Basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation.

#### FLOOR / SLAB

The concrete floor (slab) inspection is very limited due to lack of accessibility. Inspectors will report the presence of floor coverings (i.e. tile, carpeting), and will note signs of movement or cracks.

## 1. GROUNDS, FOUNDATION AND UNDER FLOOR

Area	Material/Presence	Condition	Action	Comments/Location
<b>Grounds</b>				
Drainage	Provided	Acceptable		
Grading	Gently slopped	Acceptable		Gently slopped down from South East to North West.
Driveway	Concrete pavement	Acceptable		
Walk/Foot path	Concrete pavement	Acceptable		
Porch/Deck	Concrete pavement	Acceptable		
Patio	Landscape stone pavement	Acceptable		
Retaining Walls				
Tree/Shrubs	Minimal density	Acceptable		
Fence	Timber	Acceptable		
Gate				
Balcony	Membrane pavement	Acceptable		
Possibility of puddling	None visible	Acceptable		
<b>Structure</b>				
Type	Timber frame	Acceptable		No crack and/or damage was noticed.
Verticality & Alignment	Yes	Acceptable		No sign of out verticality or out of alignment noted
Other				
<b>Foundation/ Subfloor</b>				
Foundation type	Concrete	Acceptable		No crack and/or damage was noticed.
Base				
Ground condition				
Vapour barrier				
Drainage				
Ventillation				
Piles				
Obvious alternations				
Floor type				
Insulation				
Plumbing				
Electrical				
Insect and pest				
Debris				
PLEASE REFER TO PHOTO SECTION FOR MORE DETAILS				

## 1. GROUNDS, FOUNDATION AND UNDER FLOOR



Concrete pavement from main street to driveway appeared in good condition.



South main facade with metal joinery on exterior wall cladding appeared in good condition without damage noticed.



Concrete pavement porch appeared in good condition without crack or damage noticed.



Main entrance door secured under covered walkway appeared in good condition.



Landscape stone pavement foot path on pebbles appeared in good condition without crack or damage noticed.



Metal fence appeared in good condition without damage or sign of out of verticality noticed.

## 1. GROUNDS, FOUNDATION AND UNDER FLOOR



Landscape stone pavement porch appeared in good condition without crack or damage noticed.



Cantilever balcony secured with guardrail appeared in good condition without damage or anomaly noticed.



Membrane pavement balcony secured with guardrail appeared in good condition without damage or anomaly noticed.



Membrane pavement balcony secured with guardrail appeared in good condition without damage or anomaly noticed.

## 2. EXTERIOR AND ROOF

### INSPECTION FOCUS EXTERIOR

The exterior is inspected visually at grade level. The inspector's evaluation is based on generally accepted building practices and the age of the components.

#### WALL SIDING/ CLADDING

Siding should be free of contact with grade or trees and shrubs. Moisture conditions that continually affect exterior siding should be corrected. Caulking or flashing should be applied where building materials intersect. Movement caused by improper ties or footings are detected by the presence of cracks in mortar or waves in walls.

#### WINDOWS

Styles can be fixed, double hung, casement or sliding. They should operate easily and close securely.

#### FLASHINGS

Flashings provide a water tight seal at wall penetrations which may create a nuisance of leak or moisture ingress.

#### DOORS

If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

#### WALL PENETRATION

Either electric cable or plumbing through wall penetration should be either encased in protective material to avoid hazards or/and properly sealed with sealant to prevent moisture ingress.

#### CLEARANCE TO GROUND

Siding and/or cladding should be free of contact with grade and/or trees and shrubs.

#### BALCONY

Platform that projects from wall of a building and surrounded or enclosed by railing, parapet, wall or balustrade, with access from an upper-floor window or door. It should be free from moisture ingress or leaking.

### INSPECTION FOCUS ROOF

Roofs are inspected visually and from an area that does not put either the inspector or the roof at risk. Steep or wet roofs are not walked on. Slate, tile or asbestos roofs are not walked on. Specifics will be in the report.

#### ROOF COVERING/CLADDING

The type of roof and the condition of the top layer will be reported and commented upon. Valleys and roof penetrations are prone to trouble. Worn, missing, patched or otherwise defective surfaces will be inspected and reported based upon normal wear and aging.

#### FLASHINGS

Flashings provide a water tight seal at roof penetrations (i.e. plumbing, chimneys, flues), which may create a nuisance and it should be re-inspected annually.

#### SOFFIT / EAVE / FASCIA

Soffit most often refers to the material forming a ceiling from the top of an exterior house wall to the outer edge of the roof, bridging the gap between exterior siding and roof line, otherwise known as the eaves. It should be dry and painted to protect it from the elements.

#### GUTTER / DOWN PIPE

Gutters carry rain water off the roof and away from the foundation. Often they become clogged with leaves and other debris, or will develop sags and/or leaks at the joints. Gutters need periodic maintenance and cleaning.

#### CHIMNEYS

Chimneys are very susceptible to the elements and usually are not completely visible due to location and height. Spalling of masonry units is a common problem. Interior flue linings often are not visible especially if equipped with a cap covering to prevent downdrafts or screening to prevent sparks. Only visible conditions of Chimney be inspected and reported, seek professional contractor to inspect chimney.

## 2. EXTERIOR AND ROOF

AREA	Material/Presence	Condition	Action	Comments/Location
<b>Exterior</b>				
Surface finish 1	Timber board with batten	Acceptable		
Surface finish 2	EIFS(Exterior Insulation & Finish System)	Acceptable		
Surface finish 3				
Windows	Metal	Acceptable		
Main Door	Timber	Acceptable		
Other Doors	Metal	Acceptable		
Top flashing	Metal	Acceptable		
Penetrations	Minimal	Acceptable		
Clearances to ground	Provided	Acceptable		
Other				
<b>Roof</b>				
Material type 1	Corrugated sheet metal roof	Acceptable		
Material type 2				
Material type 3				
Flashing	Metal	Acceptable		
Soffits	Hardboard	Acceptable		
B/boards, Fascia	Timber	Acceptable		
Gutters	Metal	Acceptable		
Downpipes	PVC	Acceptable		
Valleys	Metal	Acceptable		
Chimney				
Clearances to cladding	Provided	Acceptable		
PLEASE REFER TO PHOTO SECTION FOR MORE DETAILS				

## 2. EXTERIOR AND ROOF



South facade with metal joinery on exterior wall cladding appeared in good condition without damage or anomaly noticed.



West facade with metal joinery on exterior wall cladding appeared in good condition without damage or anomaly noticed.



Metal joinery secured under eave appeared in good condition without damage or anomaly noticed.



North East facade with metal joinery on exterior wall cladding appeared in good condition without damage or anomaly noticed.



Metal joinery secured on sloped sill on exterior wall cladding appeared in good condition without damage or anomaly noticed.



Metal joinery secured on exterior wall cladding appeared in good condition without damage or anomaly noticed.

## 2. EXTERIOR AND ROOF



Under side of EIFS(Exterior Insulation & Finish System) exterior wall cladding appeared in good condition without damage or anomaly noticed.



Under side of EIFS exterior wall cladding appeared in good condition without damage or anomaly noticed.



Bottom of of EIFS exterior wall cladding appeared in good condition without damage or anomaly noticed.



Bottom of of EIFS(Exterior Insulation & Finish System) exterior wall cladding appeared in good condition without damage or anomaly noticed.



Bottom of of EIFS(Exterior Insulation & Finish System) exterior wall cladding cleared to finish ground appeared in good condition without damage or anomaly noticed.



Bottom of of EIFS exterior wall cladding cleared to finish ground appeared in good condition without damage or anomaly noticed.

## 2. EXTERIOR AND ROOF



Metal gutter secured on barge board appeared in good condition without damage. Noticed internal guttering system installed.



Maintained corrugated sheet metal roof appeared in good condition. No dent and/or damage noticed.



Maintained corrugated sheet metal roof appeared in good condition. No dent and/or damage noticed.



Exterior wall cladding cleared to finish roof, secured with metal flashing, appeared in good condition without damage or anomaly noticed.



Corrugated sheet metal roof appeared in good condition at valley without damage noticed.



Maintained corrugated sheet metal roof appeared in good condition. No dent and/or damage noticed.

### **3. ATTIC(ROOF CAVITY), GARAGE AND CARPORT**

#### **INSPECTION FOCUS ATTIC**

Attic inspections are visual. Inspectors will access the attic if possible.

#### **ACCESS**

Inspectors will locate and access if the attic has adequate clearance and is unobstructed. Some attics are too narrow to enter or are not present due to cathedral ceilings.

#### **FRAMING**

Attic framing creates space between the ceiling and the roof. It should be sturdy enough to carry the weight of the framing and roof.

#### **INSULATION**

Attics are subject to extreme temperature changes due to direct exposure of the sun on the roof in summer and the lack of a heat source on winter days. Therefore, adequate attic insulation is necessary for energy efficiency.

#### **EXPOSED WIRING**

Attic wiring, a part of the branch circuit wiring for the living space, should not be covered with insulation or have any splices or open junction boxes.

#### **PLUMBING VENTS / CHIMNEYS / FLUES**

Plumbing vents, chimneys and flues should terminate above the roof line and be free of leaks around flashed areas.

#### **INSPECTION FOCUS GARAGE AND CARPORT**

Garages and car-ports are inspected based on accessibility and are reported as being attached or detached from the house structure. The exterior components (i.e. roof, walls, eaves, fascias, gutters, etc.) should be reported when defects exist. Interior components (i.e. walls, etc.) should be reported when defects exist.

#### **DOOR OPENER**

Electric garage door openers have been known to trap people, especially children, under the door as it closes. For this reason, all garage door openers should be equipped with a safety device to reverse the direction of the door, if necessary. Non-reversing door openers should be replaced for safety. Safety reversing devices should be checked monthly.

### 3. ATTIC(ROOF CAVITY), GARAGE AND CARPORT

Area	Material/Type	Condition	Action	Comments/Location
<b>Attic (roof cavity)</b>				
Frame	Timber	Acceptable		
Insulation	Fibreglass blanket	Acceptable		R-1.8 approximately.
Roof underlay	Roofing paper	Acceptable		
Insects and pest	None visible	Acceptable		
Vents discharging into attic	None visible	Acceptable		
<b>Car port</b>				
Structure				
Roof				
Floor				
<b>Garage</b>				
Structure	Timber	Acceptable		
Roof	Corrugated sheet metal roof	Acceptable		
Floor	Concrete pavement	Acceptable		
Garage door	Metal overhead panel door	Acceptable		Operation was tested and working normal.
<b>PLEASE REFER TO PHOTO SECTION FOR MORE DETAILS</b>				

### 3. ATTIC(ROOF CAVITY), GARAGE AND CARPORT



Timber overhead panel garage door outside appeared in good condition.



Timber overhead panel garage door inside appeared in good condition. Operation was tested and working normal.



At attic(roof cavity), roofing paper secured on timber roof frame without trace of leaky evidence noticed.



Roofing paper secured on timber roof frame. Fibreglass blanket insulation laid in with R-1.8 approximately.



Roofing paper secured on timber roof frame without trace of leaky evidence noticed.



At attic(roof cavity), fibreglass blanket insulation laid in with R-1.8 approximately.

## 4. SERVICE, PLUMBING AND ELECTRICAL

### INSPECTION FOCUS PLUMBING

Plumbing inspections are visual and operational. Inspectors operate normal controls and put the system through a normal cycle.

#### SUPPLY PIPES

Supply pipes, especially galvanized, can become clogged with mineral deposits, which restrict functional water flow. If air gets trapped in the lines, the pipes can make a knocking sound, known as water hammer. Electrolysis, which occurs from the mixing of ferrous and non-ferrous metals, can cause leaks.

#### WASTE / VENT PIPES

Waste pipe inspections are limited to the visible portions of the drain system. Inspectors run water through the system and look for any indication of leaks, defective drainage or venting, functionality of water flow and waste drain.

#### SEPTIC SYSTEM

Inspections of septic systems are very limited. Only presence of the system and abnormal smell will be reported. Refer to specialist tradesman for proper inspection /recommended/.

#### WATER HEATER

Water heaters are inspected visually for proper installation and ability to provide adequate hot water.

### INSPECTION FOCUS ELECTRIC

Electrical inspections are visual and operational. Inspectors operate all normal switches, test a representative number of outlets and observe visible lines.

### INSPECTION FOCUS OTHER SERVICES

All service inspections are visual and operational on gas, alarm, heating and ventilation system. Inspectors operate all normal switches, test a representative number of outlets and observe visually.

#### FIREPLACE / WOOD STOVE

Fireplaces are visually inspected only. We do not operate these units. Flue interiors are not inspected. Please consult a professional chimney sweep.

#### SMOKE DETECTORS

The presence of smoke detectors are reported and should be located on each floor, and at/or near the bedroom sections of the home.

### Note

Pools, Irrigation systems, and their associated equipment are not inspected. We recommend evaluation by an appropriate service company

#### 4. SERVICE, PLUMBING AND ELECTRICAL

Component	Type / Location	Condition	Action	Comments
<b>Plumbing</b>				
Water supply	Rain water tank	Acceptable		
Water Toby location	Front of the section	Acceptable		
Outside taps	Yes	Acceptable		
Sumps	N/A			
Septic	Under ground	Acceptable		
Gulley traps	PVC	Acceptable		
Supply pipes	Copper / PVC	Acceptable		
Waste pipes	PVC	Acceptable		
Attic area	Minimal	Acceptable		
Hot Water System	Electric mains pressure	Acceptable		177 litre tank, manufactured in June 2016.
<b>Electrical</b>				
Connection	Concealed	Acceptable		
Main panel	Metal	Acceptable		
Security/outdoor lights	Various	Acceptable		
Outdoor p/points	Various	Acceptable		
Distribution panel	Breakers	Acceptable		
Indoor p/points	Various	Acceptable		
Lights	Various	Acceptable		
Subfloor area				
Attic area	Minimal	Acceptable		
Other				

#### 4. SERVICE, PLUMBING AND ELECTRICAL

Component	Type / Location	Condition	Action	Comments
<b>Gas supply</b>				
Supply system				
<b>Alarm</b>				
Security alarm	Yes	Acceptable		Operation was not tested.
Smoke alarm/detectors	Yes	Acceptable		Operation was not tested.
<b>Other Systems</b>				
Heating systems	Heat pump	Acceptable		Operation was not tested.
Venting systems				
<b>Other</b>				
Letter Box	Yes	Acceptable		
Clothesline	Yes	Acceptable		
Antenna	Yes	Acceptable		
Other				
Spa	N/A			
Pool	Yes	Acceptable		Out of scope of inspection.
PLEASE REFER TO PHOTO SECTION FOR MORE DETAILS				

#### 4. SERVICE, PLUMBING AND ELECTRICAL



Electric power distributor and circuit breaker.  
No damage or risk factor noticed.



Home security control panel on interior wall.  
Operation was not tested.



8.0 kW heating capacity heat pump generator  
on pad appeared in good condition. Operation  
was not tested.



Raised with concrete gully trap secured with  
metal lid appeared in good condition.



Rain water collecting tank secured on ground  
appeared in good condition. No damage or  
anomaly noticed



177 litre electric mains pressure hot water  
heater, manufactured in June 2016.

## 5. MOISTURE TESTING

### MOISTURE TESTING

Non-invasive moisture testing to interior was carried out. This is commonly regarded as susceptible to damage caused from external moisture ingress, such as around window openings and along skirting. Although moisture tested was carried out to all interior wall facing exterior, readings in this report were taken mainly around lower corner of window and door and along skirting, particularly where the exterior cladding had poor ground clearance. Moisture reading was not taken in high place not easy to reach, unless there was a particular reason for doing it.

Both thermal imaging camera and moisture testers were used for testing. Thermal imaging camera was used to assist inspection on ceiling scanning purpose only. A capacitance metre was used throughout the inspection to obtain indicative moisture content readings. This device requires the presence of moisture in the framing to provide a reading. It must be understood that there are situations where framing will dry out depending on the frequency and degree of wetness that the framing has been exposed. At the time of undertaking an inspection, the framing could well be in dry condition, and no elevated reading would be presented.

It must be understood that the readings obtained by a capacitance metre and listed in this report are not actual moisture content readings of the framing at the time of the inspection. The readings are useful as all the readings are relative to each other and any extra high or low readings compared to the rest will indicate a potential moisture related problem requiring further investigation. The readings used in isolation can mean virtually nothing in terms of decay and damage.

### LIMITATIONS

Please note that unless a full specific moisture inspection was ordered, only a random moisture presence in readily accessible areas of possible concern or to confirm inspector's suspicions would've been checked on the interior with a non-invasive moisture meter. The condition and treatment type of internal framing is not known.

Because this is a limited inspection, we can make no guarantee, expressed or implied, that our observations and random moisture readings offer conclusive evidence that no installation or moisture problems exist, or that problems found are all-inclusive. This inspection company, its employees and any divisions shall not be liable for non-visual defects, unseen defects, unspecified defects or hidden damage and conditions existing on the subject property and hereby disclaims any liability or responsibility thereof. All parties concerned agree to hold harmless and indemnify this inspection company involving any liabilities that may result.

Unless specifically agreed by the client and approved by property owners in writing, only non-invasive capacitance type meters are used during inspection. Regardless of brands and versions, this type of moisture meters will never produce any moisture percentage readings of timber framing.



## 5. MOISTURE TESTING



**Photo 25.1** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior at foyer area.



**Photo 25.2** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior at foyer area.



**Photo 25.3** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior in bedroom II.



**Photo 25.4** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior in bedroom II.



**Photo 25.5** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior at kitchen/dining area.



**Photo 25.6** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior at kitchen/dining area.

## 5. MOISTURE TESTING



**Photo 26.1** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior around living room.



**Photo 26.2** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior around living room.



**Photo 26.3** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior in garage.



**Photo 26.4** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior in garage.



**Photo 26.5** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior in bedroom III.



**Photo 26.6** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior in bedroom III.

## 5. MOISTURE TESTING



**Photo 27.1** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior in bedroom IV.



**Photo 27.2** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior in bedroom IV.



**Photo 27.3** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior in family room.



**Photo 27.4** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior in family room.



**Photo 27.5** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior in master bedroom.



**Photo 27.6** Normal level of moisture reading detected with infrared thermal imaging camera on wall facing exterior in master bedroom.

## 5. MOISTURE TESTING



**Photo 28.1** Normal level of moisture detected on wall facing exterior at foyer area. Optimal level shall be between 20 and 40.



**Photo 28.2** Normal level of moisture detected on wall facing exterior at foyer area. Optimal level shall be between 20 and 40.



**Photo 28.3** Normal level of moisture detected on wall facing exterior in bedroom II. Optimal level shall be between 20 and 40.



**Photo 28.4** Normal level of moisture detected on wall facing exterior in bedroom II. Optimal level shall be between 20 and 40.



**Photo 28.5** Normal level of moisture detected on wall facing exterior at kitchen/dining area. Optimal level shall be between 20 and 40.



**Photo 28.6** Normal level of moisture detected on wall facing exterior at kitchen/dining area. Optimal level shall be between 20 and 40.

## 5. MOISTURE TESTING



**Photo 29.1** Normal level of moisture detected on wall facing exterior in living room. Optimal level shall be between 20 and 40.



**Photo 29.2** Normal level of moisture detected on wall facing exterior in living room. Optimal level shall be between 20 and 40.



**Photo 29.3** Normal level of moisture detected on wall facing exterior in garage. Optimal level shall be between 20 and 40.



**Photo 29.4** Normal level of moisture detected on wall facing exterior in garage. Optimal level shall be between 20 and 40.



**Photo 29.5** Normal level of moisture detected on wall facing exterior in bedroom III. Optimal level shall be between 20 and 40.



**Photo 29.6** Normal level of moisture detected on wall facing exterior in bedroom III. Optimal level shall be between 20 and 40.

## 5. MOISTURE TESTING



**Photo 30.1** Normal level of moisture detected on wall facing exterior in bedroom IV. Optimal level shall be between 20 and 40.



**Photo 30.2** Normal level of moisture detected on wall facing exterior in bedroom IV. Optimal level shall be between 20 and 40.



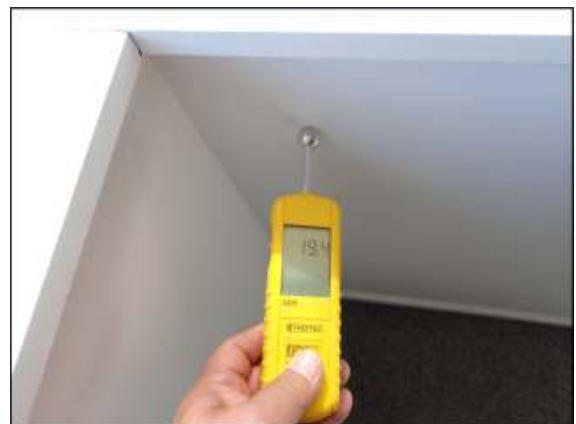
**Photo 30.3** Normal level of moisture detected on wall facing exterior in family room. Optimal level shall be between 20 and 40.



**Photo 30.4** Normal level of moisture detected on wall facing exterior in family room. Optimal level shall be between 20 and 40.



**Photo 30.5** Normal level of moisture detected on wall facing exterior in master bedroom. Optimal level shall be between 20 and 40.



**Photo 30.6** Normal level of moisture detected on wall facing exterior in master bedroom. Optimal level shall be between 20 and 40.

## **6. INTERIORS AND KITCHEN**

### **INSPECTION FOCUS INTERIOR**

Interior room inspections are conducted visually. Inspectors examine and base findings on homes of similar construction and age.

#### **CEILINGS / WALLS / FLOORS**

Interior walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted.

#### **DOORS & WINDOWS**

Interior portions of the doors and windows are inspected for ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

#### **STAIRS / BALCONIES / RAILS**

Railing and stair systems are inspected for safety. Proper railing installation and consistent stair riser and tread dimensions are necessary for safety.

### **INSPECTION FOCUS KITCHEN AND**

Kitchen inspection is visual and operational. Inspectors operate plumbing fixtures to determine the presence of leaks and look for water damage.

#### **CABINETS / SHELVES**

Kitchen counters and cabinets are inspected for acceptable operation.

#### **SINK**

Kitchen fixtures should be inspected for proper installation and operation.

Plumbing systems should be free of leaks and drain and vent properly.

Kitchen shelves and cabinets are inspected for acceptable operation.

Kitchen plumbing systems are inspected for leaks which may affect shower, tub and sink surroundings.

Inspectors examine and look for evidence of leaks at the junction of walls and floors that intersect with these units.

#### **APPLIANCES (BUILT-IN)**

Built-in appliances will be not operated. Presence only reported.

## 6. INTERIORS AND KITCHEN

Area	Material/Type	Condition	Action	Comments/Location
<b>Excluded Kitchen, Bathroom, Laundry</b>				
Ceiling	Paint on GIB type	Acceptable		
Walls cover 1	Paint on GIB type	Acceptable		
Walls cover 2				
Floor cover 1	Carpet	Acceptable		
Floor cover 2	Timber flooring	Acceptable		
Doors	Timber	Acceptable		
Wardrobe doors	Timber	Acceptable		
Windows	Metal	Acceptable		
Stairs	Carpet	Acceptable		
Handrails	Timber	Acceptable		
Other				
<b>Kitchen I</b>				
Benchtop	Laminate	Acceptable		
Sink	Stainless steel	Acceptable		
Cabinetry	Laminate	Acceptable		
Floor cover type	Timber flooring	Acceptable		No crack or damage noticed.
Oven	Electric	Acceptable		Operation was not tested.
Cook top	Electric	Acceptable		Operation was not tested.
Dishwasher	Provided	Acceptable		Operation was not tested.
In sink aerator				
Power forced ventilation	Provided	Acceptable		Operation was not tested.
Other				
<b>Kitchen II</b>				
Benchtop				
Sink				
Cabinetry				
Floor cover type				
Oven				
Cook top				
Dishwasher				
In sink aerator				
Power forced ventilation				
Other				
<b>PLEASE REFER TO PHOTO SECTION FOR MORE DETAILS</b>				

## 6. INTERIORS AND KITCHEN



Living room on carpet floor appeared in good condition without damage or buckling noticed.  
No evidence of leaky condition noticed.



Foyer area on timber flooring appeared in good condition without damage or buckling noticed.  
No evidence of leaky condition noticed.



Dining area on timber flooring appeared in good condition without damage or buckling noticed.  
No evidence of leaky condition noticed.



Stairs on carpet floor secured with timber handrail appeared in good condition without damage or buckling noticed. No evidence of leaky condition noticed.



Studio at mezzanine on carpet floor appeared in good condition without damage or buckling.  
No evidence of leaky condition noticed.



Hallway on timber flooring appeared in good condition without damage or buckling noticed.

## 6. INTERIORS AND KITCHEN



Master bedroom on carpet floor appeared in good condition. No damage or buckling noticed.  
No evidence of leaky condition noticed.



Stairs on carpet floor secured with timber handrail appeared in good condition without damage or buckling noticed. No evidence of leaky condition noticed.



Bedroom II on carpet floor appeared in good condition. No damage or buckling noticed.  
No evidence of leaky condition noticed.



Family room on carpet floor appeared in good condition. No damage or buckling noticed.  
No evidence of leaky condition noticed.



Bedroom III on timber flooring appeared in good condition. No damage or buckling noticed.  
No evidence of leaky condition noticed.



Bedroom IV on carpet floor appeared in good condition. No damage or buckling noticed.  
No evidence of leaky condition noticed.

## 6. INTERIORS AND KITCHEN



Kitchen area on timber flooring appeared in good condition without damage or buckling noticed.



Extended work bench and breakfast table appeared in good condition without damage.



Ventilation fan and lighting fixture above cook top. Operation was not tested.



Stainless steel sink secured on work bench appeared in good condition.



Electric cook top and oven appeared in good condition. Operation was not tested.



U-trap without garbage dispense appeared in good condition without damage noticed.

## **7. BATHROOMS, TOILETS AND LAUNDRY**

### **INSPECTION FOCUS BATHROOM , TOILET AND LAUNDRY**

Bathroom and laundry inspections are visual and operational. Inspectors operate plumbing fixtures to determine the presence of leaks and look for water damage.

#### **CEILINGS / WALLS / FLOORS**

Interior walls, ceilings & floors are inspected based on normal building practices for bathrooms and toilets, excluding cosmetic items. Cracks on floor tiles would be noted in report. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted.

#### **DOORS & WINDOWS**

Doors and windows are inspected for ease of operation. Installation safety glass would be inspected inside bathroom window and door facing exterior.

#### **CABINETS / SHELVES**

Bathroom and laundry shelves, counters and cabinets are inspected for acceptable operation.

#### **SINKS / TOILETS / BATH / SHOWERS**

Bathroom and laundry fixtures should be inspected for proper installation and operation.

Plumbing systems should be free of leaks and drain and vent properly.

Laundry shelves and cabinets are inspected for acceptable operation.

Bathroom plumbing systems are inspected for leaks which may affect shower, tub and sink surroundings.

Inspectors examine and look for evidence of leaks at the junction of walls and floors that intersect with these units.

#### **APPLIANCES (BUILT-IN)**

Built-in appliances will be not operated. Presence only reported.

#### **LAUNDRY**

This section of the report will be completed in the same manner as the kitchen/bathroom portion.

#### **DRYER VENTS / DRYER SERVICE**

Dryer vents should be vented to the exterior. They should not terminate in the crawl space, garage or attic.

Presence of power forced /mechanical/ ventilation will be reported.

## 7. BATHROOMS, TOILETS AND LAUNDRY

Area	Material/Type	Condition	Action	Comments/Location
<b>En suite bathroom I</b>				
Bath				
Shower	Prefabricated stall	Acceptable		Normal level of moisture detected around stall.
Basin/Vanity	Ceramic	Acceptable		
Toilet	Ceramic	Acceptable		
Floor cover	Tiles	Acceptable		
Power forced ventilation	Fan on ceiling	Acceptable		Operation was tested and working OK.
Special features	Electric towel dry hanger	Acceptable		
Other				
<b>Bathroom II</b>				
Bath	Acrylic bathtub	Acceptable		Normal level of moisture detected around tub.
Shower	Built-in on wall shower	Acceptable		
Basin/Vanity	Ceramic	Acceptable		
Toilet	Ceramic	Acceptable		
Floor cover	Tiles	Acceptable		
Power forced ventilation	Fan on wall	Acceptable		Operation was tested and working OK.
Special features				
Other				
<b>En suite bathroom III</b>				
Bath				
Shower				
Basin/Vanity				
Toilet				
Floor cover				
Power forced ventilation				
Special features				
Other				

## 7. BATHROOMS, TOILETS AND LAUNDRY



Floor material change from carpet to tile at en suite bathroom appeared in good condition. No crack or damage noticed.



Hand wash basin and vanity appeared in good condition without crack or damage.



Prefabricated shower stall appeared in good condition without damage and anomaly noticed.



Electric towel dry hanger secured on wall. Operation was tested and working OK.



Prefabricated shower stall appeared in good condition. Normal level of moisture detected around stall.



Ceramic toilet secured on floor without damage or dislocation was noticed. Normal level of moisture detected around toilet.

## 7. BATHROOMS, TOILETS AND LAUNDRY



Floor material change from timber flooring to tile in bathroom appeared in good condition. No crack or damage noticed.



Hand wash basin and vanity appeared in good condition without crack or damage.



Lighting fixture and ventilation fan on wall. Operation was tested and working OK.



Built-in on wall shower appeared in good condition. No damage or anomaly noticed.



Ceramic toilet secured on floor without damage or dislocation was noticed. Normal level of moisture detected around toilet.



Acrylic bathtub secured on floor without damage or dislocation was noticed. Normal level of moisture detected around tub.

## 7. BATHROOMS, TOILETS AND LAUNDRY

Area	Material/Type	Condition	Action	Comments
<b>Toilet 1</b>				
Basin/Vanity				
Toilet	Ceramic	Acceptable		Located inside en suite bathroom.
Floor cover	Tile	Acceptable		
Power forced ventilation				
Special features				
Other				
<b>Toilet 2</b>				
Basin/Vanity				
Toilet	Ceramic	Acceptable		Located in bathroom.
Floor cover	Tile	Acceptable		
Power forced ventilation				
Special features				
Other				
<b>Laundry</b>				
Tub	Stainless steel	Acceptable		Located in bathroom.
Floor	Tile	Acceptable		
Power forced ventilation				
Other				
PLEASE REFER TO PHOTO SECTION FOR MORE DETAILS				

## 7. BATHROOMS, TOILETS AND LAUNDRY



Normal level of moisture reading with infrared thermal imaging camera on wall around toilet.



Normal level of moisture reading with infrared thermal imaging camera on wall around toilet.



Normal level of moisture detected on wall around toilet. Optimal level shall be between 20 and 40.



Normal level of moisture detected on wall around toilet. Optimal level shall be between 20 and 40.



Laundry area appeared in good condition. Normal level of moisture detected on wall around laundry area.



Normal level of moisture detected on wall around laundry connection. Optimal level shall be between 20 and 40.

## 8. SUMMARY, CONCLUSION AND RECOMMENDATION

The inspection was carried out, referenced by NZIBI (New Zealand Institute of Building Inspectors) Guidance Document and New Zealand Residential Property Inspection Standard, NZS 4306:2005, and the followings are findings and summary of it.

### SUMMARY & RECOMMENDATION

The building was built circa 1994 with timber frame on concrete foundation, timber board and EIFS (Exterior Insulation and Finish System) exterior wall cladding, and corrugated sheet metal roof.

All inspection was non-invasive and non-destructive methods for the assessment and concealed work has not been inspected, and no opinion can be made for concealed work.

Considering age of the house, minor weathering was expected and showed in the report. While some defects may be noted, it is unrealistic to comment on all minor defects and imperfections in this report, and the followings are findings and summary of it.

#### 1. Grounds, foundation and under floor

The property was generally sloped up from main street. It is gently sloped down from South East to North West. No drain issue was noticed on property.

The house was built on a reinforced concrete slab, encased with solid poured masonry block, founded on concrete strip footings, and it appeared in secured condition.

#### 2. Exterior and roof

Exterior wall was mixture of timber board with batten and 40mm EIFS (Exterior insulation & Finish System) cladding, and it appeared in good condition without damage and/or anomaly noticed.

The powder coated aluminum joinery appeared in good condition, currently well-sealed to the exterior cladding, correctly fitted and sealed appropriately, affording adequate protection from the elements.

Maintained corrugated sheet metal roof appeared in good condition without damage or anomaly noticed.

#### 3. Garage and attic (roof cavity)

Timber overhead panel garage door appeared in good condition. Operation was tested and working normal.

At attic (roof cavity), roofing paper secured on timber roof frame without trace of leaky evidence noticed. Fibreglass blanket insulation was laid in with R-1.8 approximately.

#### 4. Service, plumbing and electrical

Although generally comments are made of plumbing and electrical wiring, it is recommended that an electrical and plumbing specialist inspection be carried out to properly assess the conditions of these services. An electrical or plumbing inspection is not covered in the building inspection in accordance with New Zealand standards.

#### 5. Moisture testing

There was no unacceptably high moisture readings on ceilings and walls facing exterior and interior. All reading was within normal range of moisture level. Both thermal imaging camera and moisture testers were used for the measuring. Optimal level of moisture readings on gypsum wall board shall be between 20 and 40 with Trotec T-650 moisture tester. With Tramex PTM-6006 Moisture Tester, below 18 shall be optimal level on tile and timber.

#### 6. Interior and kitchen

Interior ceiling and wall was painted on gypsum board, and it appeared in good condition without damage or water stain observed. Floor was mainly carpet in bedrooms and timber flooring at living quarters, and it appeared in good condition without buckling or damage noticed.

## 8. SUMMARY, CONCLUSION AND RECOMMENDATION

### 7. Bathrooms, toilets and laundry

Bathroom on tiled floor appeared in good condition without damage noticed. Shower stall and bathtub appeared in good condition without damage noticed. Normal level of moisture detected around tub and stall.

### CONCLUSION

The property was generally in good overall condition for its age and type of construction style. This house was structurally sounding with good overall weather-tightness. There was no significant defects or remedial work requirement noticed at the time of inspection.

The evidence gathered, referenced by NZIBI(New Zealand Institute of Building Inspectors) guidance document and New Zealand Residential Property Inspection Standard; NZS 4306:2005, and it indicates that **the moisture level was all within normal range**, and **the building's weather-tightness appeared satisfactory**.

### ADDITIONAL RECOMMENDATIONS

Please note what this report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection, not an all-encompassing report dealing with the property from every aspect.

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 that could be expected with age, and general wear and tear. While some minor defects may be noted, it is unrealistic for the Inspector to comment on all minor defects and imperfections in this standard property report, we also unable to carry out any probe or destructive testing, nor move any furnishings, appliances or vegetation in a visual inspection.

Although generally comments are made of plumbing and electrical features, it is recommended that an electrical and plumbing specialist inspection be carried out to properly assess the conditions of these services. An electrical or plumbing inspection is not covered in the building inspection, nor it was not a scope of inspection with New Zealand standards.

### OWNER / PURCHASER OBLIGATIONS

IT IS UP TO THE OWNER/CLIENT TO ENQUIRE FROM THE VENDOR IF THERE IS ANY WORK CARRIED OUT TO THE PROPERTY/BUILDING THAT HAS NOT HAD A BUILDING CONSENT AND/OR ENGINEER REPORT ISSUED FOR THE WORK THAT HAS BEEN DONE.

IT IS UP TO THE OWNER/CLIENT TO FIND OUT IF A CODE OF COMPLIANCE CERTIFICATE HAS BEEN OBTAINED FROM THE LOCAL AUTHORITY FOR THE SAID PROPERTY.

AUCKLAND WIDE HOUSE INSPECTIONS TAKE NO RESPONSIBILITY FOR THESE AS IT IS NOT PART OF THE INSPECTION PROCESS CARRIED OUT BY US.