

House Inspection at

30 Honikiwi Rd Otorohanga



Sample Report



23-Mar-2009
Mr & Mrs Joe Blogs
30 Honikiwi Rd Otorohanga

Dear Mr & Mrs Joe Blogs
Please find attached a copy of the property inspection report for 30 Honikiwi Rd Otorohanga.

I trust that you have found the report to be useful and that our service has met your expectations. If for any reason whatsoever you have been disappointed with any facet of our service please let me know, as this is the only way I can make the necessary improvements.

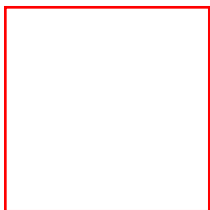
Please note that this inspection has been a visual inspection only as stated in our Statement Of Policy. Whilst I have taken every care to comment on all aspects of the house, I may have had to make some assumptions for areas of the work that cannot be sighted. This will have been stated in the report.

The NZ House Inspection Company Services		
Pre- Purchase Inspection	Unauthorised Works Inspections	Vendor Inspections
Maintenance Schedules	Rental Property Reports	Non Invasive Moisture Testing
Council Records Inspections		Yearly Service Reports

If you have been happy with the service and would like to send a reference it would be much appreciated.

Thank you for using The NZ House Inspection Company.

Yours faithfully



Les Eldridge
1 the road, The street, Waikanae

Sample Report



Home & Building Consultants - Copy of statement of policy

Scope: The inspection and corresponding report are based on a limited visual inspection of the standard systems and components of the home. 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.

Limitations: Any areas that are concealed, contained, inaccessible, or cannot be seen, due to walls, ceilings, floors, insulation, soils, vegetation, furniture, stored items, systems, appliances, vehicles, or any other object, will not be inspected or included in the report. The client agrees to assume all the risk, for any condition or problems that may be concealed at the time of the inspection. Nothing will be dismantled during the inspection, and there will be no destructive testing performed. Appliances and spa/pool equipment special cycles or features are not inspected; none of the appliances or equipment will be dismantled, and no determination of their efficiency will be made.

The client understands that the house inspector has had a minimum of ten years experience in the building industry and has had specific training in the procedures of house inspections by The NZ House Inspection Co. 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. The report shall be considered the exclusive property of the client, and copies will not be issued to any parties without the permission of the client. The client agrees that the report shall not be given or sold to any other party, who is not directly involved with the process of the transaction.

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).

Items and Conditions Excluded From the Report Include: Building codes, zoning ordinance violations, 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, appraisal of property value, repair estimates, detached buildings, sheds, underground condition of pool and spa bodies and related piping, items marked as not inspected within the report, private water systems, septic systems, saunas, specialized 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 item or system, minor and/or cosmetic problems, latent or concealed defects. This report does not cover any buildings suffering from rotting homes, leaky homes and toxic mould situations, areas that the inspector believes to be potential problem areas are checked with a non invasive moisture meter. We can only detect rotting of framing by invasive testing which means removing wall linings. This would not be done without the written consent of the owner. We will consider Weather Tightness, regardless of age; however it will not be measured against appendix A of the Standards or to E2/AS1 of the Building Code, Matrix and Evaluation, as this would be subject to a specialist report.

Disputes and Limitation on Liability: The client understands and agrees that any claim against the accuracy of the report, in the form of errors or omissions is limited to the failure on the part of the inspector to follow the New Zealand Standard: NZS 4306: 2005 Residential Property Inspection (a copy is held at our office for viewing if required). The client agrees to notify the inspector of any dispute in written form, within ten days of discovery. The client further agrees that with the exception of emergency conditions, no repairs, replacements or alterations of the claimed discrepancy shall be made before the inspector can re-inspect the said item. 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. In the event of making a claim against The NZ House Inspection Co, you need to contact our office immediately and request a claim form.

Important Information: You need to be aware that it is possible for problems in a house to be disguised to prevent detection. If you notice anything's that were not visible at the time of your visit and our inspection on the day you move into the property then you should immediately contact us to discuss.

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 at the time of the inspection.

Cancellation Policy: 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 Policy: Payment is due on delivery of the inspection report unless otherwise arranged. NO Statement or receipt will be issued. 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.

Sample Report

Inspector

NAME Les Eldridge
PHONE 64 4 904 4444
ADDRESS 1 the road, The street, Waikanae

DATE OF INSPECTION 11 / 04 / 2007

Customer

NAME Mr & Mrs Joe Blogs
ADDRESS 30 Honikiwi Rd Otorohanga
PHONE HOME 04 1234 123
PHONE WORK
PHONE MOBILE 021 1234 123
EMAIL ADDRESS les@nzhic.co.nz

Agent

NAME
COMPANY
ADDRESS
PHONE
SITE ADDRESS 30 Honikiwi Rd Otorohanga

Sample Report

Glossary

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.

Use as an overall comment to summaries the general condition of the item being checked.

Average.

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.

Catches door and window handles, hinges to windows doors and cupboards.

Built in deck.

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

Deck Exterior.

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

Header tank.

Small tank which supplies water to the hot water cylinder normally located on the roof or in the ceiling space.

Trim.

Finishing timbers around doors and windows. Timbers to the lower and upper areas of the wall linings.

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 of valve usually at the point where the water supply enters the property.

Soffit / Eaves.

Horizontal or pitched linings under the roof over hang.

Fascia.

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

Electrical General.

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

Sample Report



Summary of report

TIME OF INSPECTION 9 am
 WEATHER CONDITION FINE
 IN ATTENDANCE inspector and real estate agent

INTERNAL

FLOORS generally good - some stains noted to the carpet
 WALLS average - minor damage to wall noted
 CEILINGS average - water damage to ceiling noted
 TRIMS average
 INTERNAL DOORS average
 WINDOWS average no stays
 KITCHEN good
 BATHROOMS generally good
 LAUNDRY average

EXTERNAL

EXTERIOR CLADDING good
 FOUNDATIONS average - some pile to bearer connectors are missing
 ROOF average - unable to access concrete tile roof which was wet on the day
 WINDOWS average
 DOORS average
 GARAGE average

GENERAL

GARDENS good - well established
 FENCING generally good
 PATHS AND STEPS good
 STRUCTURAL (visual) generally good given age of the house

MOISTURE

Although this was not a specific moisture test random areas of possible concern like around windows and doors on the exterior walls where accessible have been checked on the interior with a non-invasive moisture meter to check for moisture within the wall cavity. Levels will vary from house to house but levels over 20% would be considered high. The condition and treatment type of internal framing is not known.

Levels were found to be	slightly higher than would be expected
Possible causes for moisture	- edge of window poorly sealed
Further investigations recommended ?	yes - further investigation may be needed to determine the exact source of the moisture Shower is over the bath and the paper is lifting around the bath.

Sample Report

Summary Continued

This house was built in 1999 and has had 1 owner. They have kept up the maintenance on most things but there are some minor faults that will need some further investigating in the very near future. Leaks around the bath and on the front bedroom window sills. Overall the house was built to a good standard for its day.



Hot water cylinder not restrained



Poor sealing around pipework



Shower over the bath is of minor concern for leaks



Deck has been added without a permit



Flashing missing



Loose brickwork

The summary is not intended to replace the report. There will be items in this report that the client may consider significant regarding the property that have not been mentioned in the summary. Please read the entire report. All photos without caption are for a visual effect only.

Sample Report

SERVICES

ELECTRICAL

Comments

LIGHTS AND POWERPOINTS

yes no issues noted

TPS CABLE (new plastic coated cable)

yes appears to be rewired but unable to confirm if all has been replaced

TRS CABLE (old rubber coated cable)

yes cannot confirm if all old wiring has been replaced

VIR CONDUIT WIRING (metal conduit)

yes some old type wiring could still be in use

OVERHEAD (connection to house)

no

UNDERGROUND (connection to house)

yes

METER BOARD POSITION

yes outside on wall

CONDITION OF METER BOARD

yes appears to be good

FUSE SWITCHBOARD

yes is in hallway

CIRCUIT BREAKER SWITCHBOARD

SECURITY

BURGLAR ALARM SYSTEM

no not applicable

BURGLAR ALARM CONTROL PANEL

not applicable

EXTERIOR LIGHTS

yes sensor lights noted but not tested

SMOKE SENSORS (should be fitted in all houses)

yes yes in various locations

SECURITY DOOR LOCKS

no

SECURITY WINDOW LOCKS

yes yes fitted to some windows

Sample Report

PLUMBING AND DRAINAGE

HOT WATER CYLINDER	good for age not restrained
AGE OF CYLINDER (date on cylinder)	unknown - but is newer type
CONDITIONS OF PIPES TO CYLINDER	average for age
TYPE OF HOT WATER SYSTEM	low pressure system
PLUMBING (general condition)	average for age
PLUMBING (type)	various types
CONDITION OF PIPES IN CEILING SPACE	all appear to be good
HEADER TANK	in ceiling space
DRAINAGE IN CEILING	all appears good
DRAINAGE UNDER FLOOR	all appears good
GULLEY TRAPS	grill needs cleaning out
GULLEY TRAP LIDS	not applicable
FOUL WATER (sewer and waste)	all appears to be good
SECTION RUN OFF	appears good
CESSPIT DRAINAGE	
STORMWATER	some down pipes exit onto the ground -into holes drilled into the ground
WATER TANKS	not applicable
DOWNPIPES	plastic & steel
DRIVEWAY OR PAVING SUMP	
POSITION OF GAS METER	
POSITION OF WATER TAP	at the front of the property -to the right of drive entrance

Sample Report



SERVICES CONTINUED

Additional Services

HEATING SYSTEMS	TYPE	electric heater
	LOCATION	lounge
	COMMENTS	not tested
VACUUM SYSTEMS	TYPE	not applicable
	LOCATION	
	COMMENTS	
VENTILATION SYSTEMS	TYPE	not applicable
	LOCATION	
	COMMENTS	
SOLAR HEATING	TYPE	not applicable
	LOCATION	
	COMMENTS	
PUMPS	TYPE	not applicable
	LOCATION	
	COMMENTS	



Unsure if all wiring has been replaced



Hot water is not restrained



Storage heater

Sample Report

CEILING SPACE & INSULATION

LOCATION OF MANHOLE		in hallway
MANHOLE LID		timber lid
CONSTRUCTION	TYPE	pitched roof and trusses
	CONDITION	good
	COMMENTS	any work on internal walls will need consideration with roof weight.
INSULATION	TYPE	batts
	CONDITION	average
	COMMENTS	
VERMIN 1	TYPE	none sighted
	COMMENTS	
BORER	ROOF STRUCTURE	none sighted
	FLOORING	none sighted
	TRIMS	none sighted
	EXTERIOR CLADDING	none sighted
BORER	COMMENTS	only 1 4 x2 board found with borer and this was under the house where a wall had been removed and a door put in.

NOTE: Ceiling space should have reasonable access.

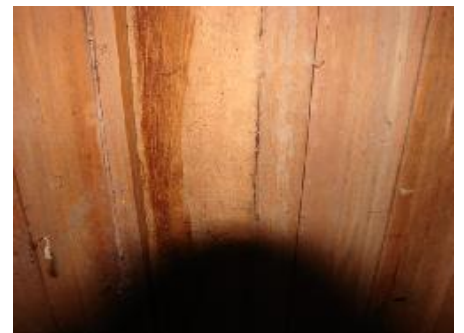
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Ceiling good and dry



Roof Leak



Only board located with borer

Sample Report



STAIRS

STAIRS - INTERNAL	TYPE	none
	CONDITION	
	COMMENTS	
HANDRAIL	CONDITION	
	COMMENTS	
STAIRS - EXTERNAL	TYPE	concrete
	CONDITION	good
	COMMENTS	
HANDRAIL	yes	
	good	
	CONDITION	
	COMMENTS	



Front steps

Sample Report

KITCHEN

FLOORING	tiles
WALLS	plasterboard
CEILINGS	plasterboard
DOORS	hollow core
WINDOWS	aluminium
OVEN	wall oven
ELEMENTS	tested and working
EXTRACT	Tested and working
DISHWASHER	Not tested
WASTE DISPOSAL	Runs well
BENCHTOP	Formica and Stainless Steel
UNITS	pre finished type
SINK	stainless steel double

GENERAL COMMENTS

Kitchen is of good size



Kitchen flows to family area



Dishwasher



Gas hob

Sample Report



BEDROOM main

FLOORING	carpet
WALLS	plasterboard
CEILINGS	plasterboard
DOORS	hollow core
WINDOWS	timber and aluminium

GENERAL COMMENTS

There are some minor faults with the condensation on the windows



Front bedroom window sill



Cupboard above wardrobe goes into ceiling



Bedroom

Sample Report

BATHROOM

FLOORING	vinyl
WALLS	plasterboard
CEILINGS	plasterboard
DOORS	hollow core
WINDOWS	timber and aluminium
SHOWER	Over bath
BATH	Porcelain on steel
TOILET	Single flush
TAPWARE	good for age
VANITY TOP	China
VANITY UNITS	Timber painted
MIRROR	average

GENERAL COMMENTS

Leaks found from the shower over the bath.



Timber from under the bath



Plastic moulds around the bath that have broken and let the water through



Handbasin and heated towel rail

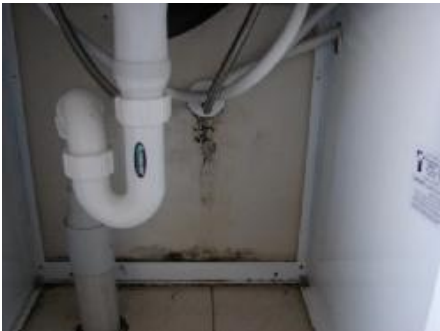
Sample Report

LAUNDRY

FLOORING	vinyl
WALLS	plasterboard
CEILINGS	plasterboard
DOORS	hollow core
WINDOWS	timber and aluminium
LAUNDRY TUB	stainless tub on custom base
DRYER VENT	no ventilation
TAPWARE	good for age
W/MACHINE TAPS	yes
OTHER FITTINGS	

GENERAL COMMENTS

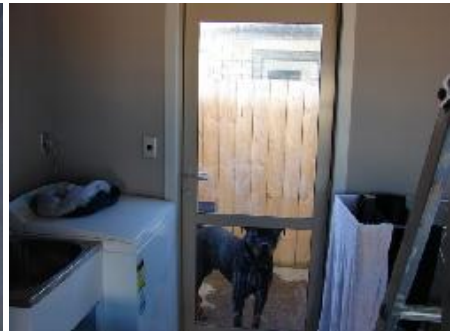
Hot water cupboard in laundry



Leak under laundry tub



Moisture test



Laundry in the garage

Sample Report

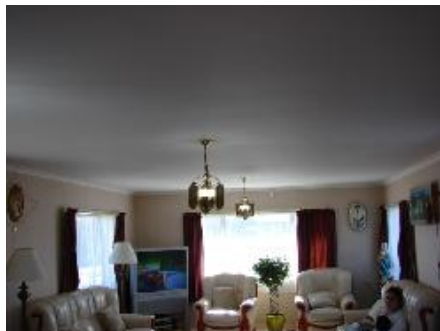
LOUNGE

FLOORING	carpet
WALLS	plasterboard
CEILINGS	plasterboard
DOORS	glazed panel
WINDOWS	timber and aluminium

GENERAL COMMENTS



Lounge into dining room



Looking out onto the street



Old fire place

Sample Report



DINING

FLOORING	carpet and vinyl
WALLS	plasterboard
CEILINGS	plasterboard
DOORS	glazed panel
WINDOWS	timber and aluminium

GENERAL COMMENTS



TV on wall bracket

Sample Report

PROPERTY CONSISTS OF :

EXTERIOR SUMMARY

COMMENTS

FENCING	yes	mixture of types -timber and hedges
GATES	no	
DRIVEWAY	yes	average condition
PATHS	yes	concrete
OUTSIDE TAPS	yes	
LAWNS/GARDENS	yes	gardens well established
SPRINKLER SYSTEMS	no	
RETAINING WALL	yes	concrete type -by front door
GARAGE - DETACHED		
GARAGE - ATTACHED		
GARAGE - UNDERHOUSE	yes	
CARPORT	yes	single size
SHED	yes	old water tank shed
CONSERVATORY		
SWIMMING POOL		
SPA POOL		
GAZEBO		
CLOTHES LINE	yes	rotating type
LETTERBOX	yes	
OTHER		

Sample Report

DECKS AND VERANDAHS

DECK BUILT IN	CONSTRUCTION
	CONDITION
	COMMENT
HANDRAIL	CONDITION
	COMMENT
DECK EXTERNAL	CONSTRUCTION
	CONDITION
	COMMENT
HANDRAIL	CONDITION
	COMMENT
VERANDAH	CONSTRUCTION
	CONDITION
	COMMENT

RETAINING WALLS

RETAINING WALLS - CONCRETE	CONSTRUCTION TYPE
	CONDITION
	COMMENT
RETAINING WALLS - TIMBER	CONSTRUCTION TYPE
	CONDITION
	COMMENT



Carport



Hedges



Clothes line

Sample Report



SUB-FLOOR

EXTERIOR FOUNDATION	TYPE	Poured concrete
	CONDITION	generally good
INTERIOR FOUNDATION, INCLUDING SLAB	TYPE	concrete piles
	CONDITION	good
BEARERS & JOISTS	CONDITION	good
BEARER TO PILE CONNECTIONS	SUFFICIENT	no
	COMMENT	due to the age the bearers are only scew nailed
BASE	TYPE	concrete
	CONDITION	good
VENTILATION	SUFFICIENT	yes
	TYPE	grills in cladding
GROUND CONDITION		dry
	COMMENT	
FLOORING	TYPE	TG Flooring
	CONDITION	good
INSULATION	TYPE	none
	CONDITION	
ACCESS DOOR	POSITION	in garage
	CONDITION	

NOTE: Sub floors should have reasonable access.

"Reasonable access" is access that is safe, unobstructed and which has a minimum clearance of 500 x 400 mm opening access door and a minimum crawl space of 500 mm vertical clearance(or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision



jack studs to bearers-no connectors



wet boards from hole drill in exterior wall



Wiring

Sample Report

EXTERNAL STRUCTURE & CLADDING

WALL STRUCTURE	TYPE	timber framed
	CONDITION	appears sound but unable to sight
	COMMENT	
BASEMENT	TYPE	concrete
	FINISH	paint finish
	CONDITION	good
WALL CLADDING	COMMENT	
	TYPE	brickwork
	FINISH	natural
	CONDITION	good
	COMMENT	needs clean -then repaint



Back wall



Sample Report

EXTERNAL STRUCTURE & CLADDING CONTINUED

ROOF	TYPE	colour steel
	FINISH	pre-finished
	CONDITION	generally good
	INSPECTED	by getting on to
	COMMENT	
SOFFIT	TYPE	fibrolite
	FINISH	painted
	CONDITION	average
	COMMENT	
FASCIA	TYPE	timber
	CONDITION	needs painting
FLASHINGS	TYPE	
	CONDITION	
	COMMENT	
SPOUTING	TYPE	galvanized steel
	CONDITION	average
	COMMENT	spouting has rusted
CHIMNEY	TYPE	precast concrete
	COMMENT	not been used and has blocked from the inside
TV AERIAL		yes
	COMMENT	



Replaced section of spouting



Ridge joints need sealant



TV aerial

Sample Report

EXTERNAL DOORS

FRONT DOOR

FINISH glass panel door
CONDITION generally good

BACK DOOR

FINISH glass panel door
CONDITION generally good

OTHER DOORS

FINISH
CONDITION
COMMENT

EXTERNAL WINDOW CHECK

FINISH painted timber
CONDITION generally good
FLASHINGS
COMMENT due for repainting aliminuim windows incerted into timber frames



Good size bay window



Front door



Leaking exterior wall



This is where the leak started

Sample Report



GARAGE

GENERAL	TYPE	part of house
	CONDITION	average
	COMMENT	
DOOR	TYPE	auto
	CONDITION	tilta door
	COMMENT	average
POWER SUPPLY		yes
LIGHTING		yes
FLOOR	TYPE	concrete
	CONDITION	

CARPORT

GENERAL	TYPE	steel pole type
	CONDITION	average
	COMMENT	
POWER SUPPLY		
LIGHTING		
FLOOR	TYPE	
	CONDITION	



Carport



Garage

Sample Report

CERTIFICATE OF INSPECTION IN ACCORDANCE
WITH NZS 4306:2005

CLIENT	Mr & Mrs Joe Blogs
SITE ADDRESS:	30 Honikiwi Rd Otorohanga
INSPECTOR -	NAME: Les Eldridge
	COMPANY: 1 the road, The street, Waikanae
	QUALIFICATION:

DATE OF INSPECTION: 11 / 04 / 2007

The following areas of the property have been inspected:

SITE	yes
SUBFLOOR	yes
EXTERIOR	yes
ROOF EXTERIOR	yes
ROOF SPACE	yes
INTERIOR	yes
SERVICES	yes
ACCESSORY UNITS, ANCILLARY SPACES AND BUILDINGS	yes

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.

Signature:



Date: 11 / 04 / 2007

1 the road, The street, Waikanae

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.

Sample Report