



# Prepurchase House Inspection

T.H.I.S. South & East Wellington Ltd

Wed 15 May 2019



**91 Buckley Road, Southgate, Wellington, 6023, New Zealand**

Inspector: Campbell Sutherland  
For the sole purposes of Campbell Sutherland

*\* unless prior agreement made with T.H.I.S. South & East Wellington Ltd*



## Date &amp; Time

Date

Wed 15 May 2019

Time

11:00 AM

Weather

## Inspector's Details

Name

Campbell Sutherland

Mobile

021 847 796

## Customer's Details

Name

Campbell Sutherland

Street Address

91 Buckley Road

Location

Wellington

Email

campbell.thisnz@gmail.com

## 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.



## 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.



## 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 gib 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.



## 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.



## General, Fixtures and Landscape

### Fixtures

#### Garage

Double garage with internal access

#### Carport

No carport

#### Shed

No shed

#### Clothes Line

None sighted

### Landscape

#### Driveway

Concrete

#### Paths

Concrete & pavers

#### Stairs External

None

#### Lawns and Gardens

Generally in good condition

#### Retaining Walls

No concerns



(Surface water control) the slope of the driveway mostly, fall toward the garage. This is allowing for the natural flow of surface water, toward the building.

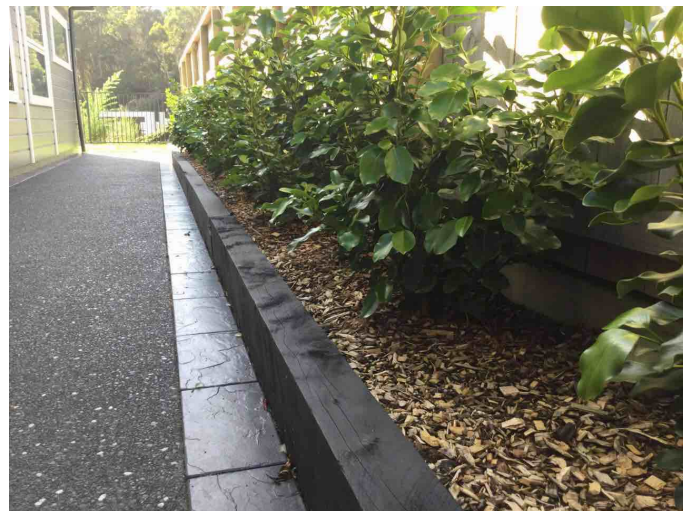
#### (Surface water sumps)

Surface water sumps have been installed to help remove excess surface water.

Keep sumps clean and clear, to maintain there performance.

Unable to comment of the effectiveness of these sumps, or the condition of any buried drain.

No significant concerns sighted.



Low maintenance grounds, paved surfaces, low maintenance gardens, and fully fenced. No significant concerns.





The rear of the section adjoins a bank, which slopes away from the home.  
No evidence of subsidence sighted.



Fully fences section, the fencing is well spec'd and detailed. Consideration should be given to the planting, and how the fence can be painted, and maintained in the future, if vegetation is up against it.



Due to the high paved ground level, a channel grate surface water collection system has been installed. Regularly clean out to maintain the free flow of surface water within the channel.



Regularly clean out debris from the surface water sump, they are a interceptor trap, to prevent debris entering the stormwater drainage system.



## Roofing

### Material Type

Decramastic

### Finish

Chip finish

### Comment

Decramastic tile roof. Installed to a good standard, and well detailed.

No significant concerns.

Noted. Every skylight and penetration through the roof should be annually inspected, for its integrity, and potential debris buildup. Silicone seals do deteriorate over time in our harsh UV conditions, annually inspect all silicone seals and maintain as required.

Metal tile roofs with a chip finish are prone to moss and lichen build up, over time. Annually moss treat with a wet and forget type product, to prevent potential build up. Recommend sighting new roofing warranties.

### Inspection Method

Accessed roof areas

### Condition

Good

## Spouting

### Type

Metal

### Condition

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

## Fascia

### Type

Prefinished steel

### Condition

Generally Good

## Soffit Eaves

### Type

Hardies sheet

### Condition

Generally Good

## Chimney

### Type

Dummy chimney system.

### Condition

No concerns.





Decramastic tile roof.  
No concerns.



Complex junctions well detailed.



Anually inspect all penetrations. Potential debris build up, behind the flashings can cause moisture ingress.  
No concerns sighted.



Dummy chimney flashing well detailed. No significant concerns. Mortar residue is evident on some of the roofing tiles.



Example. Annually inspect all silicone seals around complex junctions.



Metal spouting system and pressed metal fascia. These systems are generally low maintenance and robust. Recommend washing at least twice yearly to remove grime build up which slowly deteriorates the paint coat.



## Cladding

### Primary

#### Type

James Hardie Oblique Weatherboard.

#### Finish

Paint

#### Condition

Generally Good

#### Comment

The James Hardie Oblique Weatherboard cladding has been installed to a high standard, on a cavity system. The timber detailing around the windows is installed to a high level of workmanship, and well flashed. A Resene 3 coat paint system has been applied.

All homes new and old require regular ongoing, annual maintenance checks, and remedial's, to maintain, and prolong cladding, window joinery performance, and weather tightness.

Noted below are examples, or areas that require attention, or annual checks.

James Hardie states: the cladding should be washed twice yearly to help maintain paint and cladding performance.

### Secondary

#### Type

N/A

#### Finish

N/A

#### Condition

N/A

#### Comment

Tap to add

## Window Cladding

#### Type

Aluminium windows

#### Flashings

Appear to be fitted to all windows

#### Condition

Well detailed good condition.

#### Comment

Windows appear well detailed and sealed





( Street face ) the following pics and recommendations relate to this face, but may be applied to all faces if specified.



The weatherboard has a Resene 3 coat paint system as verbally communicated by show room staff.



The cladding has been fixed over a Cavity batten system. This allows any potential moisture ingress, to ventilate and dry out.  
Good detailing.



Example. Headflashing, and well sealed timber detailing sighted throughout. No concerns.





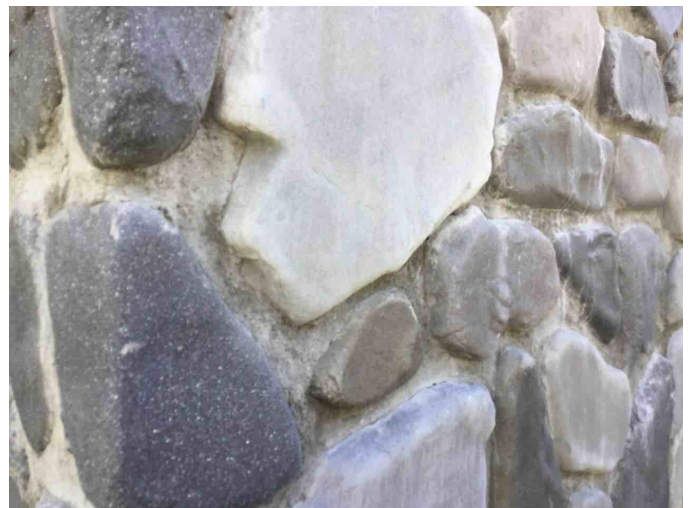
Noted, I sighted a silicone seal up under the top corner, to prevent wind driven moisture ingress.  
Good detailing noted.



Timber sills well ramped to deflect surface water from ponding. Timber detailing is more susceptible to paint deterioration, particularly in higher exposed faces.  
Recommend maintaining a thorough paint coat seal, to prevent timber deterioration.



Noted. Isolated areas of timber trim, where the paint coat is thin in areas.  
This section is around the garage door.  
No significant concerns.



Classic stone veneer, cladding the chimney. Installed to a good standard. No concerns.



(Future proofing) It's not advisable to have vegetation up against cladding. This speeds up deterioration of painted surfaces, recommend regular pruning to maintain a reasonable air-gap separation between the growth and the cladding.



Maintain adequate ground clearances around the perimeter of the home. No concerns.



( Left side face ) the following pics and recommendations relate to this face, but may be applied to all faces if specified.



Example, noted in isolated areas. Small chips and concrete residue. Maintain a thorough paint coat seal to all cladding.



Noted around the soffit. Paint coat thin in areas.  
No significant concerns.



Noted. The section of cladding under the sliding aluminium door is floating, and could easily be knocked and broken.  
Recommend fixing it back to the foundation.

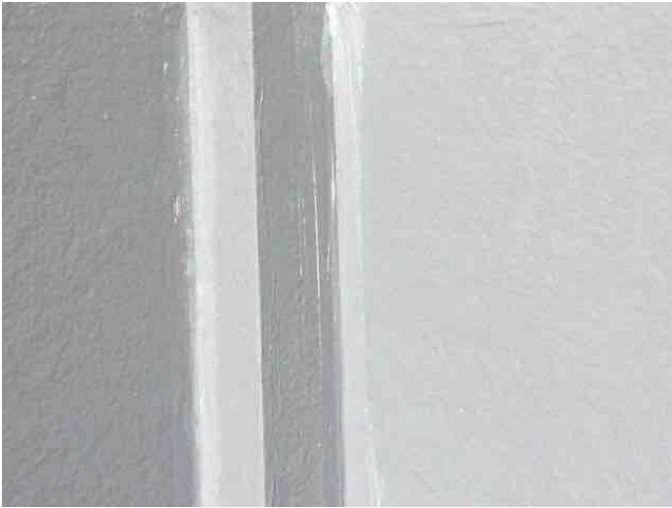


Sighted, residue to parts of the cladding, possibly from the concrete placement. Check to see if this can be washed off.



Noted. Slight popped fixing. Mainly cosmetic, no significant concerns. Small remedial required.





Example, some timber detailing has a thin top coat.



( Rear face of property ) the following pics and recommendations relate to this face, but may be applied to all faces if specified.



Consider mortaring the mowing strip in place.



The paintcoat has significant defects adapting the timber trim / soffits Remedial work is required to maintain the paint coat integrity.



Sighted in this area.



( Right side face ) the following pics and recommendations relate to this face, but may be applied to all faces if specified.



Sighted, residue to parts of the cladding, possibly from the concrete placement. Check to see if this can be washed off.



Good ground clearance noted.



Example. Slight paint defects. Generally cosmetic. Recommend isolated remedials.



Noted stainless steel down pipe fixings have been used.





## Foundations

### Perimeter

Type	Condition
Concrete slab	No significant concern.

### Internal

Type	Condition
Concrete foundation is part of slab	Unable to sight.

### Base Cladding

Type	Condition
Concrete	No visual concerns

### External Ventilation

Type	Ground Condition
Not applicable	N/A

### Flooring

Type	Condition
Concrete	Unable to sight due to floor coverings

### Accessor Doors

Position
N/A
Comment
Tap to add

### Bearers/Joints

Type and Condition
Not applicable
Comments
Engineered concrete Rib Raft system. No concerns evident.



Engineered concrete ring and slab foundation.  
Commonly found in modern builds.  
No concerns sighted.



The perimeter of the foundation was sighted, no evidence of stress cracking or subsidence. No concerns.

## Security

Burglar Alarm

Yes but not tested

Exterior Lights

Exterior lights noted

Smoke Sensors

Yes but not tested

Security Window Locks

None sighted

Alarm Control Panel

In entranceway

Security Lights

Security lights noted

Security Door Locks

Part of hardware



Security lighting noted  
Exterior lighting noted



Security camera noted.



Keyless entry noted.



Security camera display noted to front door.



Security control panel noted at entrance

## Electrical

Power Connection

Under ground

Meter Board Condition

No concerns.

Switch Board Type

Circuit breaker board

Meter Board Position

In garage

Switch Board Position

Part of meter board

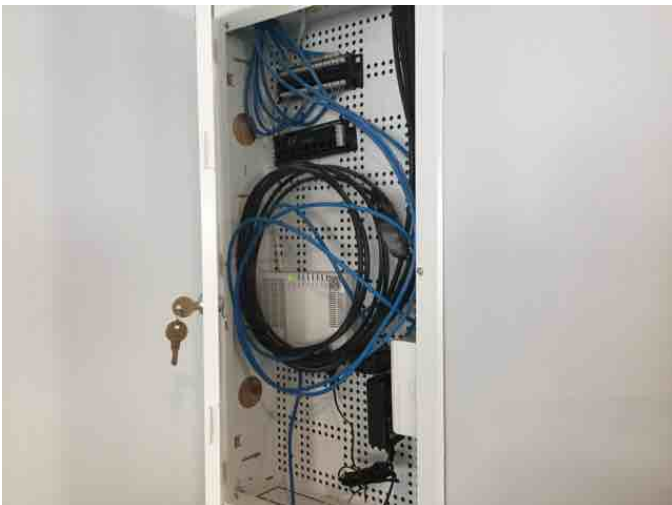


Open ended wire sighted in the ceiling cavity, unsure as to its purpose.

Recommend becoming familiar with the electrical system in the home.



Switch board. No concerns.



Data cabling cabinet. Recommend becoming familiar with the smart wiring system within the home.

## Plumbing

### External Plumbing

Drainage Under Floor

Not able to sight

Section Run Off

No significant concerns were visible

Downpipes

UPVC downpipes noted

Gas Meter Position

Side of house

Gully Traps

Require regular clearing

Stormwater

All appears to be working well

Driveway Paving Sump

Must be kept clean and clear

Toby Position

Front of property

### Internal Plumbing

General Condition

As new system. Recommend sighting plumbing certificates.

Type

Polybutylene piping sighted in the ceiling.



Unable to fully comment on the condition of any buried sewer drain.

No evidence of any issues at time of inspection.



Gas meter, no concerns. Recommend sighting all gas certificates.





Keep gully traps clean as part of an ongoing maintenance plan

Unable to fully comment on the condition of any buried sewer drain.

No evidence of any issues at time of inspection.

Gully traps are designed to relief blocked drain sewerage externally, as they are the lowest discharge point, they also prevent drainage smells from escaping. They are a vital part of the drainage system.



Pexal gas piping noted. Polybutylene hot and cold water noted.

## Water Heating

System - Header Tank

Not applicable

Unit - Condition

Good condition

Unit - Year of Installation

N/A

System - Header Tank Tray

Not applicable



Gas instantaneous hotwater system.  
Consult vendor for any warranties and gas certificates they may have in their possession.



Annually inspect all penetrations, for their integrity to repel moisture ingress.

## Bathroom

### Shower

Linings over acrylic tray

### Vanity Unit

Pre-finished type

### Tapware

Good condition

### Ventilation

Mechanical ventilation

### Comments

Well detailed bathroom workmanship is to a good standard.  
Small recommendations noted.

### Bath

Acrylic

### Toilet

Dual flush china/acrylic

### Heating

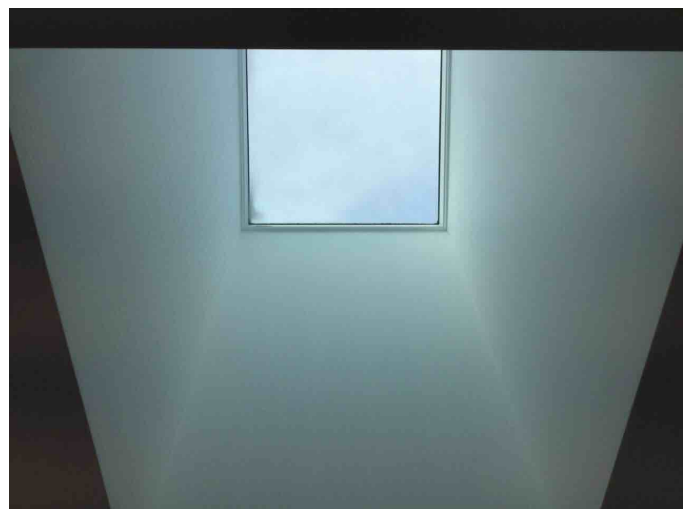
Heated towel rail and under floor heating

### Moisture Scanning

Fluctuations normal



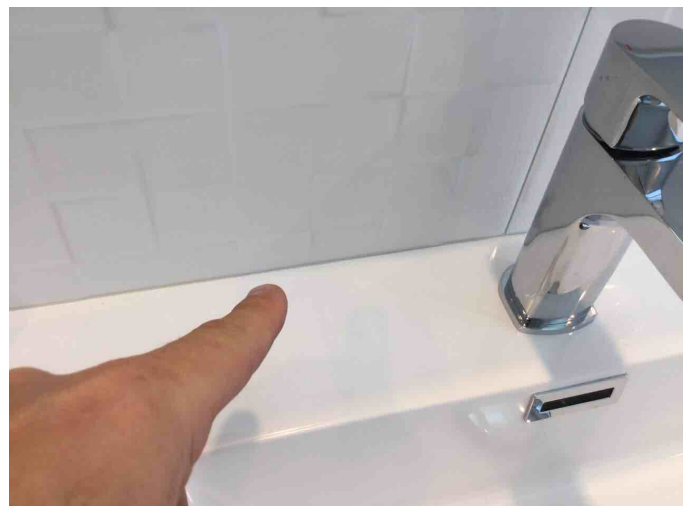
Master Bathroom.



Skylight performing well, no evidence of moisture ingress.



The Vanity plumbing tested ok, no concerns sighted to the plumbing or waste system connected to the sink, within the cupboard space.



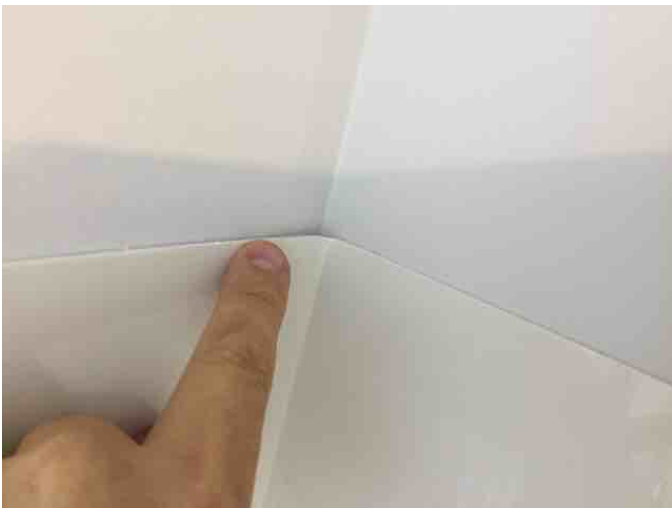
Vanity perimeter transition well sealed.



Wet area junctions well sealed.



In the bath is left in situ, consideration should be given to sealing the bath against the tile to prevent water being slashed over the back lip. There is now access for mopping or cleaning.



Recommend sealing the transition above the shower liner, to prevent moisture ingress.

## Ceiling cavity

Roof Type

Trusses

Insulation Type

Fibreglass Batts

Insulation Comments

Well Covered

Hatch Location

Garage

Vermin Comments

No current issue detected

Roof Condition

Good

Hatch Type

Pull Down Stair

Vermin Type

None Sighted

## Ceiling Space / Borer

Roof Structure

Not expected for age

Exterior Cladding

Not expected for age

Comments

Not expected for age

Trims

Not expected for age

Subfloor

Not expected for age



Stand up room within the ceiling.

No significant concerns.

Hips, struts, braces, and trusses sighted.

No concerns.

Roof underlay sighted, in good condition, no visible signs of water staining or roof leaks observed.



Noted. Some isolated areas where the insulation has been removed. Recommend re fitting in these areas.

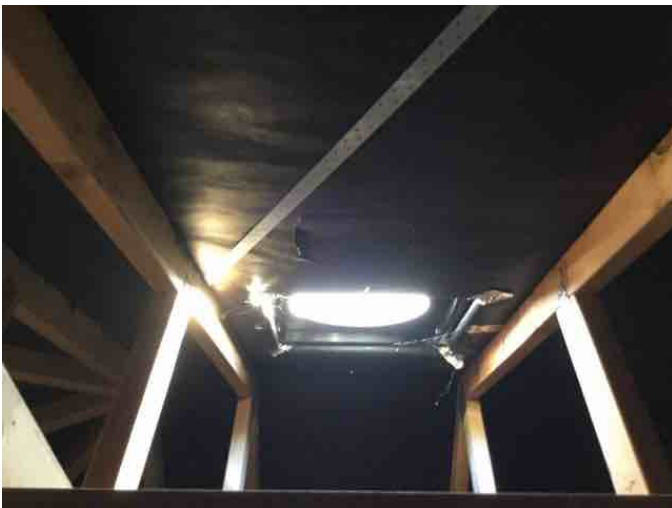




No insulation above the garage area. Not deemed a requirement by council.



Significant ducted heatpump sighted. No concerns. Become familiar with any servicing, that may be required.



Noted, attic skylights.



Great access.



## Ensuite

Shower

Fully wet tiled area

Vanity Unit

Pre-finished type

Tapware

Good condition

Ventilation

Mechanical ventilation

Comments

Generally well detailed bathroom, fixtures and fitting installed to a good standard.

Small recommendations noted below.

Bath

No bath

Toilet

Dual flush china/acrylic

Heating

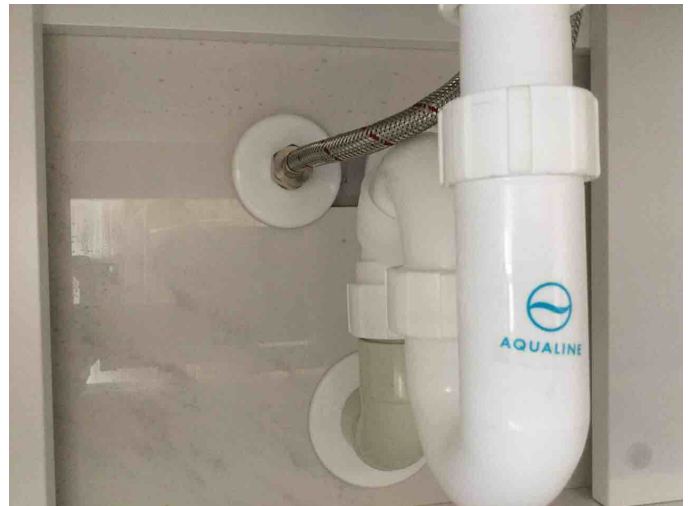
Heated towel rail and under floor heating

Moisture Scanning

Fluctuations normal



Ensuite Bathroom.



The Vanity plumbing tested ok, no concerns sighted to the plumbing or waste system connected to the sink, within the cupboard space.



Recommend sealing the transition between the back of the vanity and the wall tile.



Wet area junctions well sealed.



Shower well detailed.  
Recommend maintaining the silicone seals with appropriate shower cleaner, to prevent any potential mould build up.  
Consider treating to shower glass with a protective glass coating to prevent the build up of soap scum.



Recommend sealing all penetrations behind the shower fixtures.



Toilet cistern has an isolation valve. Good detailing.



Undertile heating noted.

## Kitchen

### Oven

Free standing electric

Rangehood Extract

Vented through wall

Waste Disposal

Yes but not tested

Sinks

Stainless steel

Units

Melteca

Comments

Well detailed kitchen. No concerns.

### Elements

Gas freestanding

Dishwasher

Yes but not tested

Benchtops

Formica

Tapware

As new

Moisture Scanning

Fluctuations normal



Kitchen



The sink plumbing tested ok, no concerns sighted to hot and cold plumbing, or waste system connected to the sink, within the cupboard space. Waste disposal wasn't working at the time of inspection.



Butlers pantry. Well detailed no concerns.  
No concerns to pipe work and wastes under sink.  
Seperate undersink hotwater boiler unit noted.



Controllers noted in the pantry.



## Laundry

### Laundry Tub

Stainless tub on custom base

### Tapware

New condition

### Other Fittings

No other fittings sighted

### Ventilation

Passive window ventilation

### Comments

Well detailed Laundry.

No concerns.

### Washing Machine Waste

Separate machine waste noted

### Dryer Vent

Unable to sight

### Heating

Ducted central heating.

### Moisture Scanning

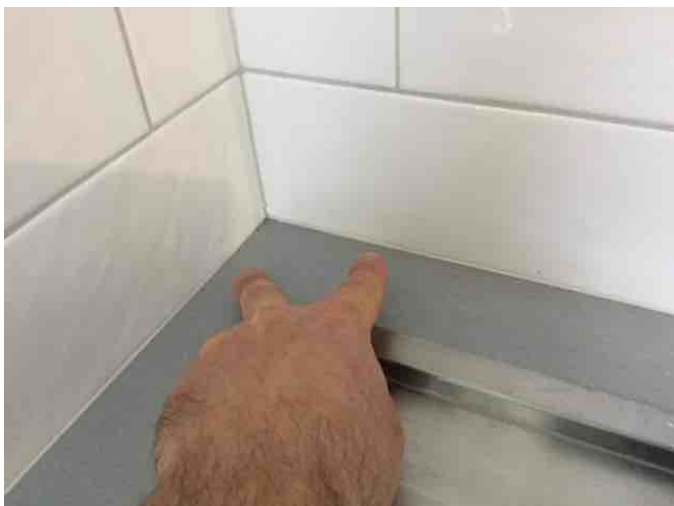
Fluctuations normal



Custom unit Laundry.



Washing machine not currently plumbed in. The Tub plumbing tested ok, no concerns sighted to the plumbing, connected to the tub, within the cupboard space.



Wet area junctions well sealed.



Good detailing noted throughout.

## BEDROOMS

Room Type

BEDROOMS

Wall Linings

Painted plaster board

Internal Doors

Hollow core

Ventilation Ducting

Ducted central heating

Moisture Scanning

Fluctuations normal

Comments

As new condition.

Floor Coverings

Carpet

Ceiling Linings

Painted plaster board

External Doors

No external doors

Heating

Ducted heatpump system



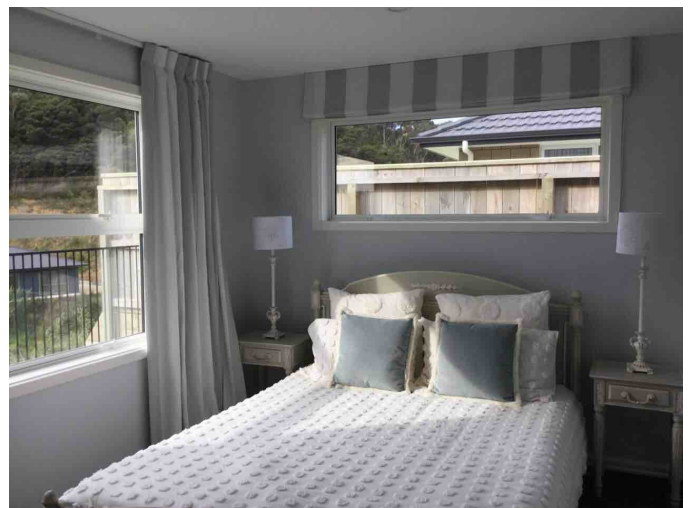
(Bedroom 1) the following pics / observations relate to this room, but maybe applied to all rooms if specified.



No unusual moisture readings observed



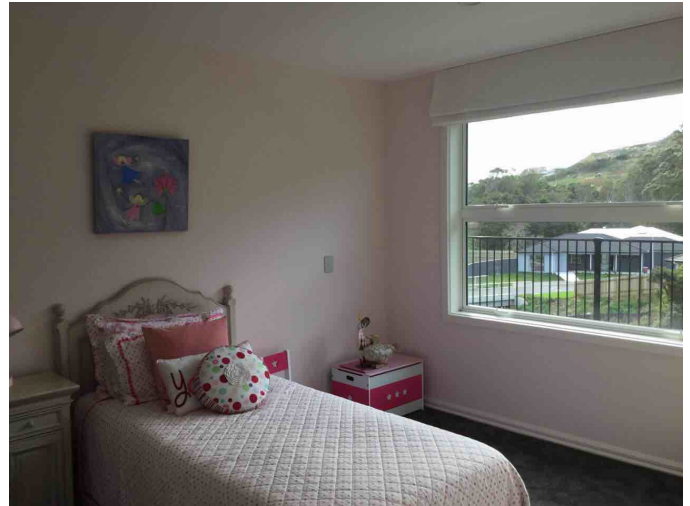
Diffusers noted in the ceilings.



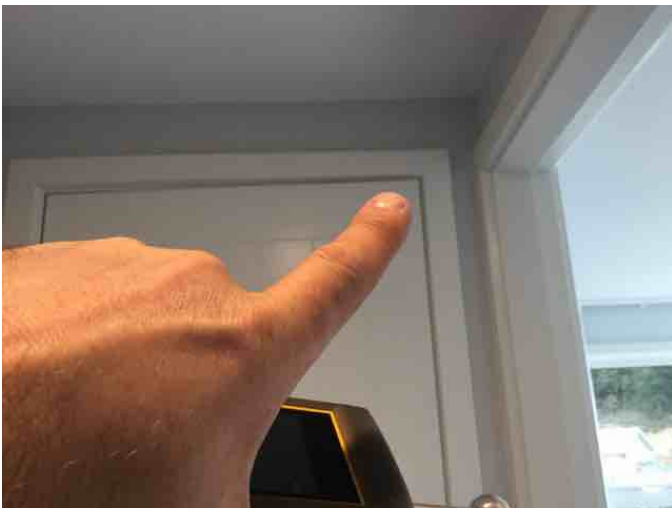
(Bedroom 2) the following pics / observations relate to this room, but maybe applied to all rooms if specified.



No unusual moisture readings observed



(Bedroom 3) the following pics / observations relate to this room, but maybe applied to all rooms if specified.



Hallway cupboard door, slightly binding.



No unusual moisture readings observed



(Master bedroom) the following pics / observations relate to this room, but maybe applied to all rooms if specified.



No unusual moisture readings observed



Plaster or some residue sighted on the sliding door.  
No significant concerns should wipe off.



Network jacks sighted.



Wardrobe no concerns.



## LOUNGE & DINING ROOM

### Room Type

LOUNGE & DINING ROOM

### Wall Linings

Painted plaster board

### Internal Doors

Hollow core

### Ventilation Ducting

Ducted central heating

Passive window ventilation

### Moisture Scanning

Fluctuations normal

### Comments

As new condition, high levels of workmanship evident.  
Maintain a thorough paint coat seal, to all timber sills and window joinery.

### Floor Coverings

Carpet

Timber overlay

### Ceiling Linings

Painted plaster board

### External Doors

Glazed aluminium

### Heating

Central heating system



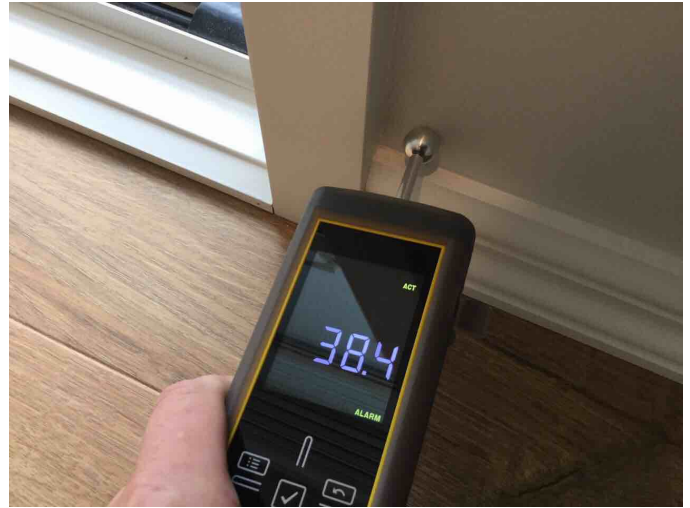
Living areas.



No unusual moisture readings observed



Noted. Slight cosmetic defect in the finish of the timber trim.  
No significant concerns.  
Keep well paint coat sealed.



No unusual moisture readings observed

## Toilet

### Toilet

Dual flush china/acrylic

Tapware

Reasonable condition

Ventilation

Mechanical ventilation

Comments

Generally good condition.

### Vanity Unit

Pre-finished type

Heating

No heating

Moisture Scanning

Fluctuations normal



Seperate toilet. Well detailed and sealed perimeters.  
No concerns.



Plumbing tested ok.

## Overview

### Overview

Foundations - Engineered concrete Rib Raft system.  
No concerns evident.

Roofing - Decramastic tile roof. Installed to a good standard, and well detailed.  
No significant concerns.

Noted. Every skylight and penetration through the roof should be annually inspected, for its integrity, and potential debris buildup. Silicone seals do deteriorate over time in our harsh UV conditions, annually inspect all silicone seals and maintain as required.

Metal tile roofs with a chip finish are prone to moss and lichen build up, over time. Annually moss treat with a wet and forget type product, to prevent potential build up.

Recommend sighting new roofing warranties.

Cladding - The James Hardie Oblique Weatherboard cladding has been installed to a high standard, on a cavity system. The timber detailing around the windows is installed to a high level of workmanship, and well flashed. A Resene 3 coat paint system has been applied.

## Status

### Site Status

Inspected

### Exterior Status

Inspected

### Roof Space Status

Viewed where possible

### Services Status

Inspected where possible.

### Subfloor Status

Not applicable

### Roof Exterior Status

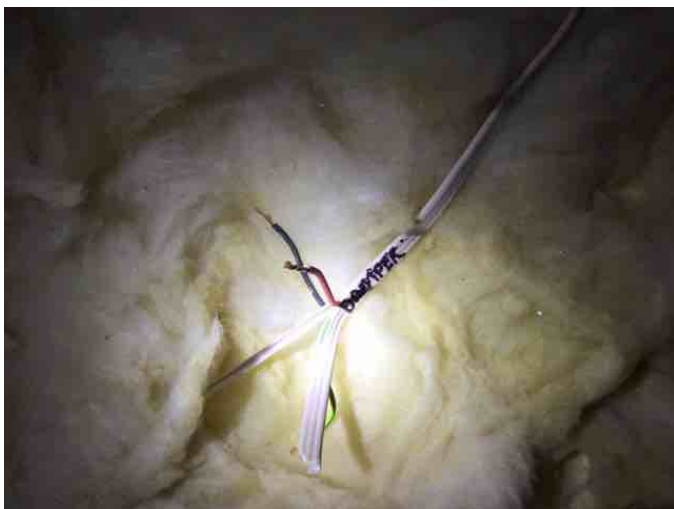
Inspected

### Interior Status

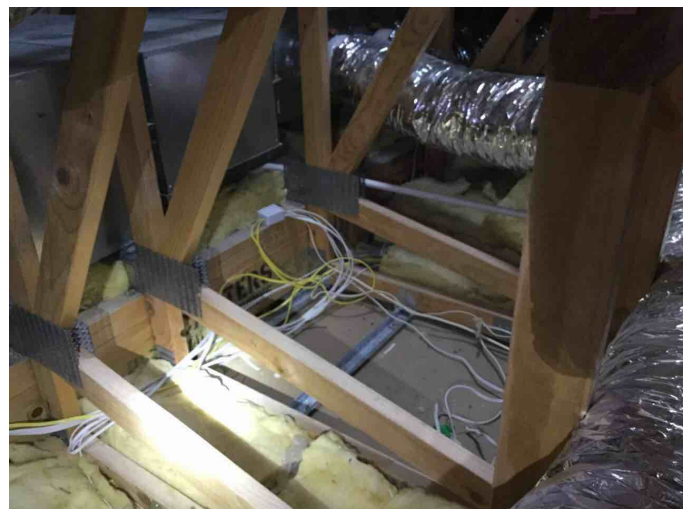
Inspected

### Accessory Unit Status

Not applicable



Open ended wire sighted in the ceiling cavity, unsure as to its purpose.  
Recommend becoming familiar with the electrical system in the home.



Noted. Some isolated areas where the insulation has been removed. Recommend re fitting in these areas.



The paintcoat has significant defects adapting the timber trim / soffits

Remedial work is required to maintain the paint coat integrity.

The inspection overview is not intended to replace details shown throughout the report. Please read the entire document as there may be issues throughout the report that the client may consider significant which may not have been included in the inspection overview above.





## Certificate

**CERTIFICATE OF INSPECTION  
IN ACCORDANCE WITH NZS 4306:2005****Client:** Campbell Sutherland**Site Address:** 91 Buckley Road, Southgate, Wellington, 6023, New Zealand**Inspector:** Campbell Sutherland**Company:** T.H.I.S. South & East Wellington Ltd**Qualification:** Inspector**Site:** Inspected**Subfloor:** Not applicable**Exterior:** Inspected**Roof Space:** Viewed where possible**Interior:** Inspected**Services:** Inspected where possible.**Accessory Units, etc:** Not applicable

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:** Campbell Sutherland**Date:** Wed 15 May 2019

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.



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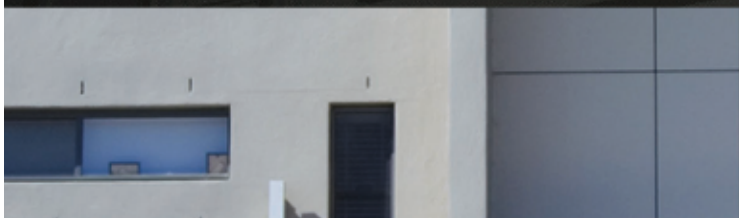
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## PRE PURCHASE INSPECTION



## INDEPENDENT BUILDERS REPORT



## INVASIVE BUILDING SURVEY



## LAB VERIFIED METH TEST



## ASBESTOS TESTING

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