



Keith and Bronwyn Langham
11b Lemari Avenue,
Nelson 7011
Keith 0273444265
Bronwyn 0212472323

Residential property inspection report.

Property Address:

Report requested by:

Present at time of inspection: usually the agent, or the owner/tenant.

Inspector/s: Keith and Bronwyn Langham, ASAP Building Inspections Ltd.

Inspectors qualifications: Over 46 years building industry experience including 7 years as a council building inspector.
National Diploma in Construction Management,
New Zealand Certificate in Building; IQPI; NZCQS;
Current role as independent Building Consultant - 14 years. (2020)

Weather conditions at time of inspection:

Date of inspection:

Scope:

To carry out a pre purchase inspection of the property at Home at last and then, provide a written report on its current condition. We have not inspected or reported on minor damage, wear and tear etc and have not reviewed the council files.

Equipment used;

Flir Bcam infrared thermal image camera.

DJI Phantom 4 drone.

Delta 2550 and an Exotek 160 non-invasive moisture meters.

Non-invasive meters return a number based on its perception of what is inside the wall, usually a higher number means the possibility of moisture but they are affected by other factors such as timber density, cladding type, wall paper, steel etc. Because of this it cannot be stated categorically that high readings mean a house is leaking or that the reading is in fact moisture related.

We take moisture readings in internal wall linings and skirtings to determine typical readings for the dwelling and compare these to readings in the external walls and around areas like showers, etc. Generally readings in wall linings range between 5 and 14 depending on the environment, lining materials and age of the dwelling. Readings in exterior walls are generally slightly higher than those in the internal walls, usually by approximately 2.0 more on the meter, but can be higher in dwellings where there is no insulation, or where there is foil insulation, in the exterior walls.

Moisture readings were taken in various internal walls due to varying meter readings. Usually I take them in the hallway adjacent to bedrooms but readings in the hallway were all above 70. I believe the paint may be over a metallic paper which affects the meter.

I took readings in the dining room wall papered wall adjacent to the lounge and these ranged between 7 and 10.5. Readings over the painted lambs-tongue profile skirting were between 12 and 13.2.

Readings were taken on the wall of bedroom 3 adjacent to bedroom 1 ranged between 7.0 and 9.3 with readings in the bevelled skirting ranging between 9 and 10. Readings in the papered side of this wall in bedroom 1 ranged between 8 and 9.

Moisture readings described in our report as “no elevated readings found.” were within this acceptable range.

If we state in the report that moisture readings appeared “elevated” they are showing outside this range.

Summary:

This is a single storey cottage estimated C1930 that has been extended and altered and I believe reclad in solid plaster probably over timber weatherboards. It has wide timber facings that have been painted black, never a good colour for timber. Some of these have a smooth surface and appear to be original but most are rough sawn and were applied just for the plaster finish.

The small panels of stucco reduce stress cracks so in this regard it is sound. The surface of the plaster is very course, the owner informs me they have applied a lot of paint with spray and brushes but there are still areas where there is no paint. The application of the plaster appears to me to have been done by a handyman and from what I could see may not be reinforced. That said it does seem to be performing well and remaining stable.

The original roof has been replaced with a long run colour coated corrugated iron roof. the soffits are lined in timber above the rafters or in places fibre-cement below the rafters.

The exterior ground level is higher than the ground level under the house but this does not appear to be creating an issue now that polythene has been laid across the ground.

On the south side is a carport which I doubt was approved by council. It is holding up ok but materials used are well undersize and sagging.

The site is almost completely paved with either printed concrete or concrete paving stones. Fencing is a mix of timber palings and vertical corrugated iron and all appeared to be in reasonable condition.

Photos taken of issues are not that clear as everything is black or white.

Has the house been	Y/N	present condition	materials used	approx. year
Re-wired	Y	good	Partially rewired, some steel conduit appears to be still in use	unknown
Re-plumbed	Y	good	Copper and Buteline	unknown
Re-piled	Y	good	Treated timber house piles	C 2005
Re-clad	Y	average	Solid plaster, very rough cast	C 1980
re-roofed	Y	good	Long run Corrugated colour coated steel	C 2005
Re-lined	Y	good	Plasterboard to most of the house	
New kitchen	Y	good	Melamine and Formica	unknown
New bathroom	Y	good		unknown

Internal;

The main entrance is in the southwest wall into a foyer/sunroom at the front of the house. This room connects to the separate lounge through two narrow archways.

The second entrance door, and likely the most used, is in the southeast wall under the carport. This door is into the laundry. The laundry has narrow width sliding doors into both the hallway and the kitchen.

The kitchen and dining room are open plan with benches and over cupboards dividing them. The kitchen has an exterior door in its northeast wall.

The dining room has a door into a hallway area that has a wide archway to the lounge. This walkway has a door into the hallway that leads back to the laundry. There are three bedrooms, a bathroom and a separate toilet off the hall. The archways are typical of the 1970s so will not be original features of the dwelling.

Ceilings: ceilings throughout the house differ from room to room in height and material so these will be detailed in the report.

Wall linings: are painted and/or wallpapered and appear to be plaster board. There are a few ceramic tiles around the top edge of the bath and the vanity unit.

The skirtings are painted and the profile differs from room to room.

Floors: the flooring is particle board to the extension. The floor throughout the dwelling feels noticeably out of level.

There is carpet through most of the dwelling with an area of sheet vinyl around the shower and vanity area of the bathroom and in the toilet. The kitchen and laundry have thin carpet tiles laid probably over vinyl flooring.

Exterior joinery: windows are retrofitted double glazed aluminium set into the timber surrounds that may or may not be the original window casings. They have condensation channels with drainage holes. Quite a few of the opening casements have curtain netting fitted over them with double sided sticky tape for insect nets. The front entrance doors have single glazed glass panels. The door from the kitchen has a pane of glass or Perspex over the inside of the glazed area to create a double glazed effect.

Internal doors: Doors to the bedrooms, bathroom, the toilet and the laundry are painted. There are various styles of jambs and/or architraves to them suggesting alterations have been carried out at various stages. There is a four panel glazed door between the dining room and the lounge area.

Plumbing: waste pipes are uPVC and visible water pipes are flexible hoses.

Heating: there is an insert flued gas burner in the lounge and a night-store heater in the hallway. An HRV heat transfer system has outlet vents in the lounge, dining room and bedrooms 1 and 2. These systems need their filters changed approximately every two years.

Smoke alarms: NZ Fire Services suggest alarms are located in egress routes and within 3m of bedroom doors. This is enforced by the Building Code for Building Consents issued after August 2003.

There is one alarm in the hallway above the door into the lounge area. This is near to the doorways of bedrooms 1 and 3. There is also an alarm in the front foyer and another in the dining area near the door to the lounge.

I suggest another is installed near the toilet end of the hall to cover this egress route and the doorway to bedroom 2.



**Detailed report;
Kitchen: east corner.**



This is a long narrow area with a low raking ceiling with dark stained battens over the sheet joints. The sheets may be hard board.

There is an exterior door and a window in the northeast wall. There is very little difference between the floor level and the level of the concrete slab outside this door.

There is also a window in the southeast wall over the sink bench.

Bench tops are fairly modern Formica. The painted timber cabinets have had the cupboard doors replaced with Melamine ones.

The sink bench has a tiled upstand, a single stainless steel insert sink with drainage tray, a gas cook top below a range hood, an under-bench and an under bench dishwasher.

There are cupboards and over cupboards along the wall adjacent to the dining room with an opening between them and a pantry.

The fridge space is in the laundry.

No significant faults or elevated moisture readings found.

Dining: northeast aspect.



This room is between the kitchen and the lounge.

The ceiling is about 2.6 m high and has stained joists under the sheet linings. There is a patched area of ceiling in a small gap between one of the joists and the wall adjacent to the lounge fireplace.

There are two cupboards in the lounge wall. One may have been the original hot water cylinder cupboard but the hot water supply is now gas.

The other appears to have been an open fire place that backs onto the insert gas fire in the lounge.

There is an uneven gap over the door into the lounge and the door rubs on the carpet when wide open. There is a sheet join crack under the wall paper above the door.

The skirting in this room has a lambs-tongue profile so probably older than the bevelled profile ones.

The floor in this room is a bit creaky and tends to drop off away from the fire place area.

Moisture readings in the exterior wall ranged between 8.2 and 11.7 and readings in the skirting were between 14 and 15.2.

No elevated moisture readings found.

Lounge: northwest aspect.



This room has exposed ceiling joist at around 2.6 m high.

The window is in the northwest wall to the north of the archways into the entrance foyer.

There was probably a wall between the lounge and the walkway from the dining room door to the hallway but this is now fairly open to the lounge due to the wide archway.

The enclosed gas fire is a Rinnai set into a fireplace on the wall adjacent to the dining room.

Moisture readings in the exterior walls ranged between 12 and 16 with readings between 12.5 and 17.5 in the skirting.

No significant faults or elevated moisture readings found.

Entrance foyer: northwest aspect.



I believe this area was probably a porch that has been enclosed; the wall with the archways into the lounge was probably an exterior wall with an entrance door.

Moisture readings in the exterior walls ranged between 7 and 9.0 so are probable lined with more modern plaster board than most of the house and the walls may have been insulated. The skirting is also quite modern.

The older style meter board is on the wall between the archways and is probably its original location but with an MDF surround. Some of the fuses are still the old style and the backing board the fuses are in may have an asbestos component. Stickers inside the box indicate a new meter was installed in February 2017 and there was some work carried out in September 1996. The area has single glazed colonial style double doors in the southwest wall. The doors open inwards over a small lower area of flooring one step below the floor level of the rest of the room and house. The doors were locked at the time of inspection.

The door stop on the skirting is to stop the door hitting the wide sill of the window.

There are windows to the northwest and northeast.

The ceiling appears to be Pinex sheets with PVC jointers and about 2.3 m high.

No elevated moisture readings found.

Hallway:



This has a glazed door into the lounge area. There is an archway half way down the hall, between bedrooms 2 and 3.

The ceiling appears to be Pinex sheet with jointers.

Our metal detector was activated and moisture readings in the wall linings were all above 70 suggesting something under or in the paint is affecting both meters. Readings in the skirting, including on the wall adjacent to the shower were all between 17 and 20, also probably being affected.

No significant faults found.

Bedroom one: west corner.



The window in this room faces northwest.

The large wardrobe with mirrored sliders runs the length of the southwest wall. The sliding door does not fit plumb up the exterior wall and rolls open about 40 mm when closed due to the slope in the floor.

The dresser unit along the wall adjacent to the lounge is inbuilt as are the two small wall-hung bedside drawer units. There is inbuilt shelving in the robe.

The ceiling is about 2.6 m high and appears to have been papered which has lifted in places, presumably where the sheet joins may be.

There is a plaster cornice and it appears the walls may have been lined with plasterboard after the cornice was put up as there is no quirk along the bottom of the moulding.

The bedroom door does not latch easily as the jamb has not been rebated behind the latch plate.

Moisture readings in the exterior wall ranged between 9.3 and 11.3 and readings in the skirting were between 9 and 15.2.

No elevated moisture readings found.



Has not been housed out for the latch

Bedroom two: south corner.



The window in this room faces to the southwest.

The ceiling is about standard height 2.4 m and is Pinex sheet with painted, perhaps PVC jointers. One sheet has a plastered patch that is smoother than the finish of the Pinex.

The robe has two narrow sliding doors and is probably not an original feature of the house.

The top coat of the paint in the corner behind the door is quite thin and it looks like the skirting has been altered near here with an untidy join. The cable through the floor here is probable a TV aerial wire.

Moisture readings in the papered southeast exterior wall ranged between 5.8 and 8.2 with readings in the skirting between 12.8 and 17.

The papering under the paint on the southwest wall is a bit untidy and looks a little stressed at the left corner of the sill. Moisture readings in this wall lining were similar to the southeast wall but readings in the skirting were all below 12.

With these fairly low readings I wonder if these walls may have been insulated.

No significant faults or elevated moisture readings found.

Bedroom three: southwest aspect.



This room also appears to have a Pinex sheet ceiling at about 2.4 m high but with painted timber battens over the joins and the lining has been stippled with plaster. The access to the roof space is in one sheet; the sheet next to it has been damaged but plastered.

The wall between this room and bedroom 2 is very close to the left side of the window, probably not its original position, and may have been relocated to make this room a little smaller. The wall lining has just been butted up to the architrave.

There is a large built in set of cupboards. The room is currently used as an office.

The wallpaper up the corner of the robe is quite stressed. This may have occurred when the papering was done but more likely it has been caused when the re-piling was carried out to the house.

Moisture readings in the exterior wall and the wall adjacent to Bedroom 2 were a bit higher at between 9.7 and 13 than the readings in the other two walls. Our metal detector was activated over these wall linings which may be foil backed plaster board.

No significant faults or elevated moisture readings found.



*The dividing wall is hard against the window.
Not original in this age house.*

Bathroom:



This room is in the centre of the house, not an original location for this age of house. There is an opening Velux roof window in a plasterboard light shaft; the pole to activate it is hung behind the bathroom door. The linings in the shaft look tidy.

The skirting beside the bathroom door has been bevelled off to allow the door to open due to its closeness to the wall adjacent to the lounge. The floor in the doorway is uneven and I believe this is not an original doorway.

Two thirds of the room is carpeted with the area near the laundry being sheet vinyl around the vanity and shower area.

There is a raised bath with carpeted steps and tiled upstand.

The vanity is fairly modern and also has a tiled upstand. This unit has a uPVC waste pipe and flexible hose pipes. Water pressure at both hot and cold was very good.

There is a modern curved front proprietary shower acrylic tray, moulded wall liner and sliding doors.

The walls above the shower cubicle are lined in prefinished sheet.

There is a heated towel rail and a heat lamp/fan/light unit on the ceiling.

It was not possible to obtain readings at the right side of the shower due to the close location of the cupboard.

There were no elevated readings found in the skirtings in the hallway or the laundry adjacent to the shower.

No significant faults found.

Toilet: southeast aspect.



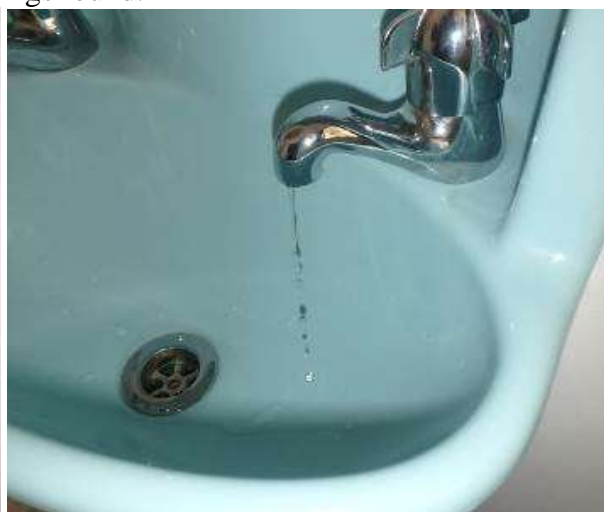
This has an opening window, a dual flush toilet and a wall hung hand basin.

Cold water pressure at the basin was quite a bit lower than the pressure at the hot tap and continued to drip once turned off.

The door has been hung to open outwards due to the short length of the room and swings past the sliding door into the laundry. The door stop on the skirting needs attention.

Moisture readings in the wall linings and skirtings were all quite low.

No significant faults or elevated moisture readings found.



Laundry: southeast aspect.



This room has a fixed glazed window and a timber door with glass insert. The exterior door springs on the jamb. The edge of the door stop up the hinged jamb has had the paint removed to try and alleviate the problem. The back edge of the door needs to be angled off with a planer. The ceiling looks like Pinex sheet with PVC jointers.

There is a metal cabinet with stainless steel tub and space for a top or front loading machine. The cabinet doesn't seem to be secured in place. There is a gap behind the tub due to the water pipes to the washing machine and also a gap beside it. Both should have sealant between the tub and the walls.

The carpet tiles don't extend underneath the tub or the washing machine.

The fridge space is in a recess in the wall adjacent to the kitchen.

There were no elevated moisture readings found in the interior wall adjacent to the bathroom shower. The small piece of skirting and the bottom of the door jamb into the hall look like they have been water damaged at some time but were currently dry. This may be damaged from an earlier shower.

The wall papering around this corner of the room is stressed.

No significant faults or elevated moisture readings found.



The tub is not secured or sealed to the side wall.

Northwest



There is a parking area and the front doors on this side of the house. The front doors open into what I believe was once an open porch.

Separation between timber facings and the plaster which will be allowing water in but this does not appear to be causing damage at this stage. That said these gap should be sealed to prevent water ingress.

Some of these facings are starting to rot and cup due to the extreme heat so will need to be replaced in the not too distant future. If you do replace the facings make sure the timbers you use are dry and paint the back side.

There is a gable end over the porch clad in timber shingles.

Behind the large gate is a courtyard for outdoor living.

The sill to the window to that was once the open porch is starting to fail, you may be able to restore it but if left it will rot if it has not started already. The head across this window is way out of level but appears to have been like before they plastered the house.

On the northern corner the facings are rotten around the low fence and garden tap area.



Despite numerous coats of paint there are still unpainted areas.



All of the opened junctions need to be sealed.



Difficult to tell what the plaster is applied over but it does not look that well done



This facing should be replaced

window sill with blistering paint needs some work



Impossible to see but this area is rotten. The out of level window has been this way for a long time

Northeast



There is another gable on this wall but this one is clad in timber weatherboards.

A horizontal batten below the weatherboards and across the top of the plaster should have had a head flashing over the top the same as the windows. This batten has pulled away from the wall at the back kitchen door end.

The timber facings on this wall are also starting to rot especially near the bottom and the paint is blistering and failing where the facings meet the sills.

The back door step to the kitchen door is much higher than it should be but there is some weatherproofing in place.



The door end of the horizontal batten is twisting out and there is no head flashing



The bottoms of the facings are all starting to fail.



This step is very close to floor level



a flashing to a horizontal batten over a window.

Southeast



On this side are the carport and storage lockers along the fence. There is a cut off drain in the carport to control surface water which is discharged to a sump. Two 45 Kg gas bottles are hidden behind some brush hedging against the house.

As this side of the house has little exposure to the sun the timber facings are in much better condition.

The frame for the carport is very light steel angles fixed with one small bolt each to the side of the rafter tails from the house roof. The steel has large sags in it, the battens that support the roofing are too small and the whole thing is poorly built. However, it has been there for quite some time and continues to do what it is designed to do.



The top end of the carport rafters are not that well fixed.



Just one bolt to an undersized steel angle. The outer end is better supported



The structure appears to held up with good luck rather than sound practice.



But it does provide good protection from the weather.

Southwest



The shared driveway runs past this end of the house. There is gable end on this wall also that is clad in weatherboards.

Decorative timber frames are added to assist with supporting the outer rafter of the roof but at the top they are no longer touching the barge board.

Again there is no head flashing to the horizontal batten.

One window has the original timber facings to one side and across the top; these have a smooth finish as compared to the very rough finish of some of the other facings.



This window has a combination of old and new facings. If you paint them a lighter colour the right texture will be even more noticeable.



The rafters supports do not touch the barge rafter

Roof

At some stage the roof has been replaced with corrugated colour coated steel. The owner said it was about 10 years ago.

The new roof appears tidy and well secured.

Guttering is plastic and in places is a long way down from the edge of the roofing, it still works but does not disguise the edge of the roofing.

On the roof is a satellite dish and TV aerial.



The roof is quite tidy and well flashed. Lichen is building up and should be treated



Floor levels

The floors in the house are out of level by around 40 mm however it has been repleed and it may be that where it is now is as close to level as they were willing to make it without stressing the house.

Attic

The attic is accessed by a hatch and attic ladder in one of the bedroom ceilings.

Some boards have been installed to provide areas for storage.

Insulation is yellow fibreglass batts which are reasonably tidy.

Ducting is in place from the one HRV unit, this unit will need its filters changed every 2 years.

A plastic header tank sits on a platform but is no longer in use, how water is now supplied from a gas califont on the wall in the carport.

Lights and a power socket have been installed in the roof space. The power socket is a very old unit that should not have been used.

The roof is framed with underpurlins and struts; the chimney is brick and the roof area id dry and sound.

Some steel conduits are still in place and may still be in use. There is quite a lot of TPS insulated cable in the roof which may have replaced most of the steel conduit system.



HRV system and ducting, batts are tidy enough, header tank no longer used.



Steel conduits appear to still be in use; images show the conduit in the roof and the light below

Subfloor

The subfloor is accessed through the hatch in the SW side of the house.

The ground under the house is covered in polythene which controls rising damp, the underside of the floor is insulated with a mix of foil and batts. In the newer extension towards the carport the foil is on top of the floor joists, elsewhere is fixed to the underside. New laws prohibit the reinstatement of foil insulation if it should fall out or need to be cut out to access the flooring etc. The house originally sat on Totara piles which were later partially replaced with concrete piles. Treated house piles have replaced the various repiling efforts and should be recorded on the council file under a building consent as most of the piles were replaced.

Bearers are well secured to the new piles with steel straps.

Some of the foundation walls are timber framed with plaster on the outside and some is a concrete foundation.

The plastered sections have timber boards on the inside that are suffering borer damage.

The subfloor area was dry with no signs of plumbing leaks or ponding from surface water.



Polythene over the ground is dry, butylene plumbing, pvc wastes, all good



Old Totara pile, old concrete pile and now all new treated timber piles with great fixings.



Borer damage in base boards behind plaster. R1.6 insulation

Limitations;

This property report is a visual one only of the building elements that could be seen easily and does not include any item that is closed in or concealed including flooring, walls, ceiling, framing, plumbing and drainage, heating and ventilation and wiring etc. Therefore, we are unable to report that any such part of the structure is free from defect.

This property report does not guarantee that the work complies with any regulations or acts.

Keith Langham
ASAP Building Inspections Limited

**CERTIFICATE OF INSPECTION IN ACCORDANCE
WITH NZS 4306:2005**

Client: You
Site address: Home at last
Inspector- Name: Keith and Bronwyn Langham
Company: ASAP Building Inspections Ltd
Qualifications: National Diploma in Construction Management
Date of inspection: 2018

The following areas of the property have been inspected:

	Yes	No
(a) Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Subfloor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Roof exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Roof space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Accessory units, ancillary spaces and buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 inspections* – and I am competent to undertake this inspection.

Signature:



Date: 2018

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement 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.

This report has been produced solely for the benefit of the client as defined in this certificate. It may not be relied on by any other person other than that client and no responsibility, duty of care or liability whatsoever is or will be accepted by ASAP Building Inspections or any of our employees or consultants to any other party in connection with this report.

SUMMARY LIST OF FEATURES INSPECTED

For any feature not present on the property, mark as N/A (not applicable).

SITE				Inspected			ROOF SPACE				Inspected			
	Y	N	N/A		Y	N	N/A		Y	N	N/A			
Orientation of living spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Site exposure, contour & vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof thermal insulation type, clearances, approximate thickness & coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sarking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Retaining walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Party walls, fire proofing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof underlay & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Paths, steps, handrails & driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof frame construction & connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Fencing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Obvious structural alteration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Surface water control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insect and pest infestation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rotting timbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
SUBFLOOR				Inspected			INTERIOR				Inspected			
	Y	N	N/A		Y	N	N/A		Y	N	N/A			
Location of access point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Timber floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Foundation type & condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concrete floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Concrete floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Foundation walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors & frames	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors & frames	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Ground condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical – operation of switches, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical – wiring type & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Ground vapour barrier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Insect and pest infestation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen – Bench top	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rotting timbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Ventilation adequacy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cabinetry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Pile type, instability & condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROOF				Inspected		
Pile to bearer connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Y	N	N/A			
Obvious structural alteration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air extraction system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Ground clearance of timber framing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom, WC, ensuite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Floor type (timber or suspended concrete)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof water collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Timber framing & bracing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cistern, pan & bidet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Downpipes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Insulation type (approx thickness, coverage & condition)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Eaves, fascia & soffits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Plumbing – material types, leakage & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Electrical – wiring type & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Insect and pest infestation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Rotting timbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vanity/washbasin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
Debris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
EXTERIOR				Inspected			INTERIOR				Inspected			
	Y	N	N/A		Y	N	N/A		Y	N	N/A			
Construction type	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Chimneys	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Timber floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Timber floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Exterior Stairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concrete floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Concrete floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Balconies, verandas, patios, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors & frames	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors & frames	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
ROOF				Inspected			INTERIOR				Inspected			
	Y	N	N/A		Y	N	N/A		Y	N	N/A			
Roof material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical – operation of switches, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electrical – operation of switches, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Roof condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Roof water collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen – Bench top	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen – Bench top	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Downpipes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cabinetry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cabinetry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Eaves, fascia & soffits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				Air extraction system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air extraction system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				Bathroom, WC, ensuite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom, WC, ensuite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				Cistern, pan & bidet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cistern, pan & bidet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				Shower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				Vanity/washbasin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vanity/washbasin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				Special features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Special features	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
				Laundry – Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry – Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				Tub/cabinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tub/cabinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				Tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tiles	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
				Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
				Storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				Stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
				Exterior windows & doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior windows & doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

SERVICES	Inspected		
	Y	N	N/A
Fire warning & control systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central vacuum systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ventilation systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electricity services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot water services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foul water disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Grey water recycling system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rainwater collection systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solar heating	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Aerials & antennae	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shading systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telecommunications	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ANCILLARY BUILDINGS	Inspected		
	Y	N	N/A
Exterior claddings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roofs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Subfloor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 removing of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).
- b) 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 the 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.