

John Le Prou



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» PRE-PURCHASE HOME INSPECTIONS » LEAK DETECTION SERVICES » PROJECT MANAGEMENT

Building Inspection Report

SAMPLE REPORT

Inspection

Report Details

Date: 9/04/2015

Customer: SAMPLE REPORT

Customer Contact Details: SAMPLE REPORT

Type of Inspection : Full Written Inspection + Leak Detection Report

Property Description : Dwelling is a single level polystyrene and weatherboard –clad three bed home sited on a slightly sloping residential section

Weather at time of inspection : Sunny , 18 degrees c , 79%rh.

Inspector : John Le Prou



Property Detail

<i>Estimated age :</i>	unknown
<i>Property Occupied:</i>	yes
<i>District:</i>	Pukekohe
<i>Sewage Disposal:</i>	mains
<i>Water Source:</i>	mains
<i>Water On:</i>	yes
<i>Electrics On:</i>	yes
<i>Gas On:</i>	na
<i>Roofing:</i>	Concrete Tile
<i>Cladding:</i>	Polystyrene and cedar weatherboard
<i>Window Joinery:</i>	aluminium
<i>Fascias:</i>	coloursteel

<i>Gutter/ Downpipes PVC</i>	Coloursteelwith PVC downpipes
<i>Sub floor / Foundations</i>	Concrete floor and foundations to garage , timber subfloor on tanapiles to remainder of home (subfloor is insulated)
<i>Decking</i>	timber
<i>Driveway:</i>	concrete
<i>Fencing:</i>	timber
<i>Interior Lining:</i>	Gibboard
<i>Interior Trim and Doors:</i>	Timber trim , hollow core doors

Property Summary

Home is in good general condition for its age. There are no major visual defects.

Attached are photos of minor maintenance items (where applicable).

Dwelling appears to have been built to a reasonable standard of finish , and to codes and standards applicable at time of construction.

Attached :

Leak Risk Profile

Leak Detection Report

Detailed Inspection Report

Leak Risk Assessment

Number of Storeys	1		
Light Reflective Value of Exterior Paint	Light		
	Yes	No	Unknown
Monolithic Cladding With no cavity	xxx		
Aluminium joinery	x		
Timber joinery		x	
Head flashings		x	
Sill flashings		x	
Vertical flashing		x	
Flat roof		x	
Pitched roof	x		
Internal gutters	x		
External gutters		x	
Gutter overflows installed	x		
Flush eaves		x	
Eaves overhang: Less than 600mm(approximately)	X		
600mm or greater	X		
	x		
Parapet walls		x	
Parapet walls with metal cap flashings or similar		x	
Fixings through cladding (Shutters etc)		x	

Cavity system		x	
Treated timber framing			x
Untreated timber framing			x
Expansion joints		x	
Plastered onto ground		x	
Deck over living areas		x	
Waterproofing membrane: Butynol; torch on; other		x	
Deck tiled over		x	
Solid handrail		x	
Metal cap flashings or similar to handrail		na	
Adequate fall to top of handrail		na	
Balustrading		na	
Balustrading fixed through top of waterproofing membrane		na	
Deck level adequately below house floor level	x		
Ground level adequately below house floor level	x		

Risk Level Scale

Low

Moderate

High

Very High





This scale relates to the number of high risk details incorporated into the construction of the house, and may not be a reflection of the present structural condition of the house. This scale needs to be read in conjunction with the full report.

Highlighted areas denote those aspects of construction which are of high risk. Please note if these areas are "ticked"

Moisture Detection Report

Moisture readings taken utilizing non-intrusive TroTec T650 moisture and humidity meter. Readings taken over and under all windows and doors and includes ceiling /midfloor / bathroom /basement /wet areas readings as detailed below. Risk profile report is also attached showing risk profile of construction.

Moisture readings using Trotec T650

Display (Digit)	Building Material Moisture Range
1-40	Dry
40-80	Damp
80 digits	Wet

These readings are indicative only. Further intrusive destructive testing may be required to examine further if readings show damp or wet material(s).

All readings taken over and under all windows and doors. Wet areas – toilet, laundry, kitchen and bathroom also tested.

THERE WERE NO ELEVATED MOISTURE READINGS TAKEN DURING LEAK DETECTION SURVEY TO EXTERIOR WALLS OF HOME, APART FROM MINOR LEAK AT BACK OF TOILET – PROBABLY FROM LEAKING OVERFLOW PIPE. .

REMAINDER OF DWELLING PRESENTED AS DRY AND WARM WITH NO PHYSICAL SIGNS OF LEAK INTRUSION THROUGH BUILDING ENVELOPE.



Figure 1: MINOR LEAK BEHIND TOILET, RECOMMEND FURTHER INVESTIGATION AND REPLACEMENT OF TOILET IF NECESSARY.



Checklist - Exterior

Items/Components	OK	Not Ok	Requires Further Investigation	Comments / Follow Up
<i>Polystyrene</i>		X		Side of ranchslider at front deck needs re-sealing to maintain weathertightness . image 1
<i>Fibre -cements Soffits</i>				
<i>Other wall cover</i>		X		Cedar weatherboards to bay window area requires scribes fitted to sides of windows . Image 2
<i>Ground cover</i>				
<i>Walkway</i>				
<i>Driveway</i>				
<i>Porch</i>				
<i>Porch stairs</i>				
<i>Deck</i>				
<i>Deck stairs</i>				
<i>Stairs</i>				
<i>Gutters and downspouts</i>				
<i>Exterior lights</i>				
<i>Garage</i>				
<i>Other</i>				



Exterior images overleaf...

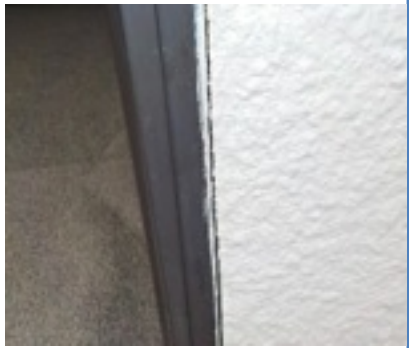


Image 1



Image 2



Figure 2:subfloor is in good condition and is insulated and dry.

Image 3



Image 4

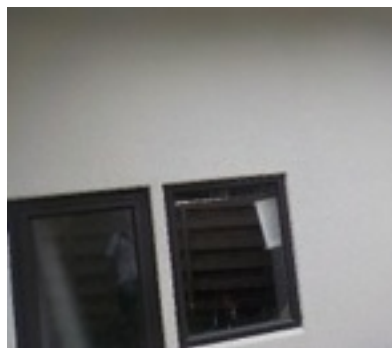


Image 5



Image 6

Images - Exterior

Checklist - Roof

Items/Components	OK	Not Ok	Requires Further Investigation	Comments / Follow Up
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<i>Concrete Tile</i>				Roofing is in good condition
<i>Chimney</i>				
<i>Flashing</i>				
<i>Vents</i>				
<i>Other</i>				Roofspace is in good condition and has been insulated.



Image 1



Image 2

Checklist - Entry

Items/Components	OK	Not Ok	Requires Further Investigation	Comments / Follow Up
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<i>Door step</i>				
<i>Door window and screen</i>		X		Ranchslider needs sealing at right side to seal cladding
<i>Door</i>				
<i>Weatherstripping</i>				
<i>Door frame</i>				
<i>Hardware (locks, hinges)</i>				
<i>Mailbox</i>				
<i>Doorbell</i>				
<i>Other</i>				

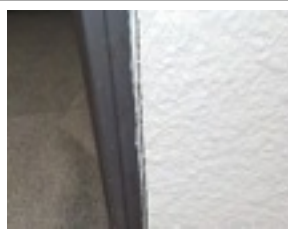


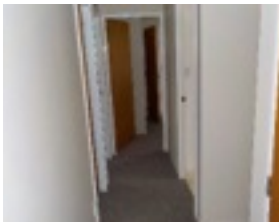
Image 1



Checklist - Hallways

Items/Components	OK	Not Ok	Requires Further Investigation	Comments / Follow Up
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<i>Walls</i>
<i>Floor</i>
<i>Trim</i>
<i>Electrical</i>

			
Image 1			

Checklist - Kitchen

Items/Components	OK	Not Ok	Requires Further Investigation	Comments / Follow Up
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<i>Ceiling</i>				
<i>Walls</i>				
<i>Floor</i>				
<i>Trim</i>				
<i>Wall cabinets</i>				
<i>Counter and cabinets below</i>				
<i>Sink</i>		X		Loose kitchen tap needs tightening to sink
<i>Electrical</i>				
<i>Stove</i>				
<i>Exhaust fan</i>				
<i>Heat outlet</i>				
<i>Window/lock/screen/weatherstrip</i>				
<i>Other</i>				

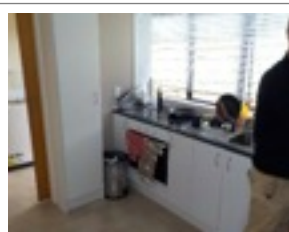


Image 1



Checklist – Living Room/Dining / Lounge

Items/Components	OK	Not Ok	Requires Further Investigation	Comments / Follow Up
------------------	----	--------	--------------------------------	----------------------

<i>Walls</i>				
<i>Floor</i>				
<i>Trim</i>				
<i>Window/lock/screen/weatherstip</i>				
<i>Ceiling</i>				
<i>Cable/phone jacks</i>				
<i>Thermostat</i>				
<i>Heat outlet</i>				
<i>Back door</i>				
<i>Electrical</i>				
<i>other</i>				

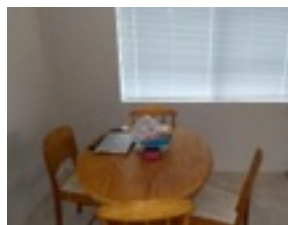


Image 1

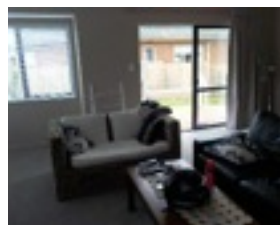


Image 2



Checklist – Family Bathroom

Items/Components	OK	Not Ok	Requires Further Investigation	Comments / Follow Up
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Walls				
Floor				
Trim				
Door/lock				
Cabinet				
Sink				
Towel Rails				
Electrical (inc. fan)				
Window/lock/screen/weatherstrip		X		Broken windowcatch
Bath tub				
Bathtub caulking				
Shower				

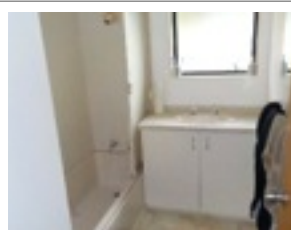


Image 1



Checklist – Master Bedroom

Items/Components	OK	Not Ok	Requires Further Investigation	Comments / Follow Up
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<i>Door</i>				
<i>Walls</i>				
<i>Floor</i>				
<i>Trim</i>				
<i>Closet</i>				
<i>Window/lock/screen/weatherstrip</i>				
<i>Electrical</i>				

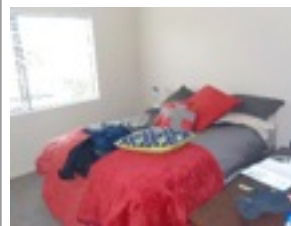


Image 1



Checklist – Bedroom 2

Items/Components	OK	Not Ok	Requires Further Investigation	Comments / Follow Up
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<i>Door</i>				
<i>Walls</i>				
<i>Floor</i>				
<i>Trim</i>				
<i>Closet</i>				
<i>Window/lock/screen/weatherstrip</i>				
<i>Electrical</i>				

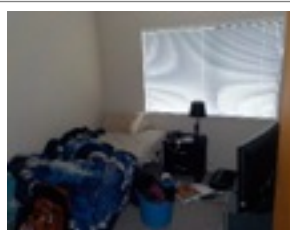


Image 1



Checklist – Bedroom 3

Items/Components	OK	Not Ok	Requires Further Investigation	Comments / Follow Up
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<i>Door</i>
<i>Walls</i>
<i>Floor</i>
<i>Trim</i>
<i>Closet</i>
<i>Window/lock/screen/weatherstrip</i>
<i>Electrical</i>

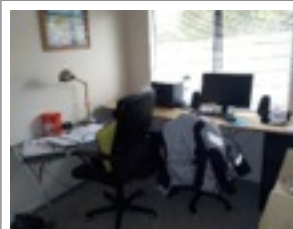


Image 1



Checklist – Separate toilet

Items/Components	OK	Not Ok	Requires Further Investigation	Comments / Follow Up
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Toilet		X	X	Possible leak from overflow pipe
Walls		X	X	Leak from toilet needs repair , may be easier to replace whole toilet.
Floor				
Trim				
Door/lock				
other				

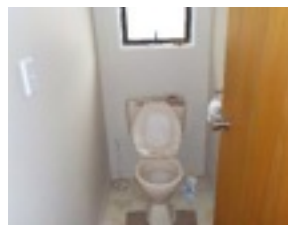


Image 1




Image 2

Checklist – Laundry

Items/Components	OK	Not Ok	Requires Further Investigation	Comments / Follow Up
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<i>Walls</i>
<i>Floor</i>
<i>Electrical</i>
<i>Tub</i>

			
Image 1			



Checklist – General

Items/Components	OK	Not Ok	Requires Further Investigation	Comments / Follow Up
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<i>Plumbing</i>				Visually OK
<i>Electrical</i>				Visually OK
<i>Garage</i>				Usual scrapes and marks on garage walls/ceilings



Image 1



Image 2



Image 3



Terms & Conditions

Terms and conditions applicable to inspection reports prepared by Absolute Building Inspections Limited (ABI)

These terms and conditions apply to the inspection undertaken by ABI and the Inspection Report to which these terms and conditions apply. Inspections are undertaken by ABI in accordance with Residential Property Inspection Standard NZS 4306:2005.

Purpose of Inspection and Scope

The inspection report prepared by ABI to which these terms and conditions apply (Inspection Report) is prepared for the client to whom the Inspection report is addressed (Client), and is based on an above ground visual non-invasive inspection of the building or dwelling to which the Inspection Report relates (building). The Inspection Report has been prepared to provide general comments on the condition of the components of the building at the time of the inspection only. The Inspection Report and the inspection are subject to any express instructions received from the Client. The Inspection Report is not a specific structural survey, engineer's report, weather tightness inspection or any form of guarantee or warranty as to the fitness of the building. If the Client requires a structural survey, engineer's report, weather tightness inspection or other inspection from a third party specialist, ABI can assist with arranging such specialist third party inspection upon request.

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

The Client accepts that ABI will not detect some faults because the fault only occurs intermittently; part of the building has not been used for a while and the fault usually occurs after regular use (or detection of the fault would only occur after regular use); the type of weather that would normally reveal the fault is not prevailing at, or around, the time of the inspection; the fault has been deliberately concealed; furnishing are obscuring the fault (see below); ABI has been given incorrect information by the Client, the vendor (if any), the real estate consultant, or another person; and/or the fault is/was not apparent on a visual inspection.

Visual Inspection

While all care and effort is taken to discover and record irregularities and defects in the building at the time of the inspection, Inspection Reports are based on a visual above-ground non-invasive inspection only. Due

to the size, complexity and hidden nature of construction, irregularities and defects may not always be visible at the time of the inspection. ABI accepts no responsibility or liability for an omission in the inspection or the Inspection Report related to defects or irregularities which are not reasonably visible at the time of the inspection or which relate to components of the building which are below ground. The Client accepts that the visual inspection is limited to those areas of the building which are reasonably and safely accessible at the time of the inspection. ABI has not opened up, uncovered or dismantled any part of the building part of the inspection or undertaken any internal inspection of the building. 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 covering, furniture, appliances, personal property, vehicles, vegetation, debris or soil). ABI did not move occupier-owned items for the purpose of undertaking the inspection. ABI is not responsible for inspecting, and the inspection will not cover, any part of the building or property to which access is not reasonably and safely available to carry out a visual inspection. This may include roofs, subfloor areas and ceiling cavities. High, constricted or dangerous areas cannot be inspected if in conflict with Occupational Safety and Health Regulations.

Product names, materials and systems are generalized to help in reading and understanding the inspection Report. All materials and systems are assumed to be standard typical construction or materials when not able to be fully investigated (whether for the reasons stated above or for any other reason).

Compliance with Statute Regulations, Territorial or Other Relevant Authorities

Unless otherwise stated, ABI has not and will not make any inquiries or undertake any inspection of any third party, territorial or other relevant records in respect of the building. The Inspection Report does not replace and is not intended to replace a council issued Land Information Memorandum or Council file search. ABI recommends a Land Information Memorandum report is obtained and Council file search conducted. If the Inspection Report contains any information obtained from the Council, then such information is only as accurate as the Council information on which such information is based. ABI accepts no responsibility for any error or omission in such information as a result of inaccurate Council records.

ABI makes no representation that the building complies with requirement of any legislation (including any act, regulation, by-laws, etc), including but not limited to the Building Act 2004, Health and Safety in Employment Act 1992, Fire Safety and Evacuation of Building Regulations 2006 or the Disabled Persons Community Welfare Act 1975. The Inspection Report is not a site or environmental report and ABI makes no representation as to the existence of or absence of any "contaminant" (as that term is defined in the Resource management Act) or any "hazard" (as that term is defined in the Health and Safety in Employment Act) in the building or property.

Title and Boundaries

ABI has not undertaken a search of the title to the property, or a survey of the property and assumes no responsibility in connection with such matters. Unless otherwise stated it is assumed that all improvements lie within the title boundaries.



Not a Guarantee or Warranty

ABI does not guarantee or warrant the work of any contractor or service, or the integrity of any product, appliance or fixture, natural or processed or any building system or cladding system applied. The Inspection Report is not a guarantee or warranty as to the state of the building.

Publication and Use

Neither the whole nor any part of the Inspection Report or any other report (whether verbal or written) or any reference to this Inspection Report or any such other report may be: included in published document, circular or statement, whether hardcopy or electronic; transferred to any person other than the Client; or distributed or sold, in each case without first obtaining the written approval of ABI. The Inspection Report is not to be used in any litigation except with the prior written approval of ABI.

ABI's Responsibility

ABI accepts no liability in relation to the inspection or the Inspection Report to any person other than the Client. ABI will not be held responsible for any damage to the building arising from ABI's inspection.

Disputes

Should any dispute arise as a result of the inspection or Inspection Report, it must be submitted to ABI in writing immediately. The Client agrees that in the event of a dispute, the contents of the Inspection Report may not be used to satisfy any terms of a sale and purchase agreement until the disagreement/dispute has been resolved. The Client agrees that if, after raising a dispute, the Client uses the inspection or Inspection Report to make an unconditional offer or confirm a sale and purchase agreement, the Client shall be deemed to have waived all rights to continue with the dispute, and/or raise any future dispute or claim against ABI. In the event of a claim/dispute regarding damage to a building, the Client will allow ABI to investigate the claim prior to any repairs to the building being undertaken or completed. The Client agrees that if the Client does not allow ABI to investigate the claim of damage before any repairs are carried out the Client shall be deemed to have waived the Client's rights to continue with and/or make any future claim against ABI. In the event of any dispute, the Client agrees not to disturb, repair, or attempt to repair anything that may constitute evidence relating to the dispute, except in the case of an emergency.

Limitation of Liability

Directors and employees of ABI shall not be liable to the Client for any activity undertaken by ABI. Subject to any statutory provisions, if ABI becomes liable to the Client, for any reason, for any loss, damage, harm or injury in any way connected with the inspection Report, ABI's liability shall be limited to a sum not exceeding the cost of the inspection and the Inspection Report. ABI will not be liable to the Client for any consequential or special loss of whatever nature suffered by the Client or any other person injured and the Client indemnifies ABI in respect of any claims concerning any such loss.



General

Nothing contained in these terms and conditions shall be deemed to exclude or restrict any rights or remedies that the Client may have under the Fair Trading Act 1986 or the Consumer Guarantees Act 1993 or otherwise at law. If any provision in these terms and conditions is illegal, invalid or unenforceable, such provision shall be deemed to be excluded or read down to the extent necessary to make the provision legal, valid or enforceable, and the remaining provisions shall not be affected.



CERTIFICATE OF PROPERTY INSPECTION

In accordance with NZ Standard 4306:2005

Date : 9/04/2015

Client : Matt reid

Site Address : 158b Kitchener Rd Pukekohe

Property Inspector : John Le Prou

Company : Absolute Building Inspections Ltd

Position : Director

Date Of Inspection : 9/04/2015

The following areas have been inspected :

A : Site **C** : Exterior **D** : Roof Exterior **E** : Roof Space **F** : Interior

G : Services **H** : Subfloor

ANY LIMITATIONS TO THE COVERAGE OF THE INSPECTION ARE DETAILED IN THE WRITTEN REPORT

CERTIFICATE

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

Signature : **Johnleprou**

An inspection carried out in accordance with NZS4306:2005 is not a statement that a property complies with the requirements of any act , regulation or bylaw , nor is the report a warranty against any problems developing after the date of the report.

Refer NZS4306:2005 for full details

Your Report

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