



# PRE-PURCHASE BUILDING INSPECTION REPORT

for John Smith

Mar 09, 2017

**PROPERTY ADDRESS**

100 Smith Street  
Kelson, Lower Hutt  
5010, New Zealand

Inspection Date: 09 Mar 2017

| Inspected by: Nic Patterson

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# Contents

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**03** Summary of Inspection

**04** Terms & Conditions

**05** Inspector

**06** Glossary Inspected

**07** General Comments

**08** Description of Building

**09** Areas Inspected

**10** Areas Not Inspected

**11** Interior of Building

**12** Exterior of Building

**13** Roof Exterior

**14** Roof Space

**15** Sub Floor Space

**16** Moisture

**17** Electrical

**18** Plumbing

**19** The Site

**20** Restrictions

**21** Defects & Safety Issues

**22** Other Inspections & Reports Required

**23** Cracking to Building Members

**24** Summary

**25** Certificate of Inspection

**26** Appendix

# 03 Summary of Inspection

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## Results of Building Inspection - Summary

	Found	Not Found
Safety Hazard		✓
Action Required		✓
Minor Maintenance	✓	

Please refer to the report for explanations.

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is Above Average - At time of inspection, for age of property..

# 04 Terms & Conditions

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## 1 CheckHome building inspection terms and conditions

- 1 These terms and conditions govern the property inspection services that CheckHome will provide to you. You must confirm in writing that you accept the terms and conditions before CheckHome will provide the property inspection services.
- 2 The terms and conditions cover:
  - 2.1 the scope of CheckHome's inspection;
  - 2.2 limitations on the resulting inspection report; and
  - 2.3 CheckHome's terms of trade.

### Scope of the inspection -- visual inspection only

- 3 The scope of CheckHome's inspection is limited the visual inspection of the components of the building that the inspector has reasonable access to and that are in the inspector's clear line of sight.
- 4 The inspection will not include:
  - 4.1 examination of any areas or components which are concealed or closed behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which require the moving of anything which impedes access or limits visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil);
  - 4.2 intrusive or destructive inspection of any part of the building or any building component, disassembly of equipment, or the removal or testing of electrical or other building components or materials.

### Reasonable access to be provided

- 5 You agree to ensure that reasonable access can be gained to the property, including but not limited to the roof cavity and foundation spaces and any such spaces if they exist are cleared for an inspection to be carried out.
- 6 'Reasonable access' means access that is safe, unobstructed and which has a minimum clearance of 600mm for a roof cavity and 500mm for a floor cavity.
- 7 For safety reasons, access to the exterior of any roof surface for inspection purposes will only occur if:
  - 7.1 the weather is fine;
  - 7.2 the roof is dry;
  - 7.3 the roof slope does not exceed 35°; and
  - 7.4 the roof height does not exceed 3.6m.
- 8 Any area of the property that cannot be reasonably accessed will not be inspected and will be excluded from any inspection report.

### Scope of the inspection report

- 9 The inspection report should be seen as a reasonable attempt to identify any significant fault or defect visible at the time of the inspection, rather than an all encompassing report dealing with the home from every aspect. The reporting of any significant fault or defect is on an exceptional basis, rather than reporting on items, which are in an acceptable condition for their age.

- 10 We define significant fault or defect as 'a matter that requires substantial repairs or urgent attention and rectification'.
- 11 We will address the significant fault and/or defect in the summary section of the report as maintenance or remedial work.

### Limitations of inspection report

- 12 The inspection report is intended only as a general guide to help you make your own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase.
- 13 The report expresses the opinions of the inspector, based on his or her visual examination of the conditions that existed at the time of the inspection only.
- 14 The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered.
- 15 All building components and conditions which, by nature of their location are concealed, deliberately hidden, camouflaged or difficult to inspect are excluded from the report.
- 16 Any suggestions or recommendations contained in the report are suggestions only and it is the responsibility of the person or persons carrying out any design or building work to ensure that the most appropriate remedy is carried out in conjunction with any further discoveries, warranties or manufacturer's recommendation and warranties, and any necessary local authority concerns conveyed prior to proceeding with remedial work.
- 17 Inspections of the systems at the home are outside the scope of our report. The inspector will, however, conduct a cursory inspection of the hot water system, the plumbing system, and the electrical system. You should note this will only be the opinion of the inspector, who is not a qualified plumber, electrician or gas fitter.
- 18 The inspection and report should not be construed as a compliance inspection of any building, legal or territorial authority standards, codes or regulations. The report is not intended to be a warranty or guarantee of the present or future weather tightness, adequacy or performance of the structure, its systems, or their component parts. The report does not constitute any express or implied warranty of merchantability, fitness for use or habitation, or building code compliance and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or extended life of components are general statements based on information about similar components and occasional variations are to be expected between such estimates and actual experience.
- 19 You accept that the inspector will not detect some faults because:
- 19.1 The fault only occurs intermittently
  - 19.2 Part of the home 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).
  - 19.3 The type of weather that would normally reveal the fault is not prevailing at, or around, the time of the inspection.
  - 19.4 The fault has been deliberately concealed.
  - 19.5 Furnishings are obscuring the fault.
  - 19.6 We have been given incorrect information by you, the vendor, the real estate consultant, or any other person.
  - 19.7 The fault is/was not apparent on a visual inspection.

## Disputes

- 20 Should any dispute arise as a result of the inspection or report, it must be submitted to CheckHome in writing immediately.
- 21 You agree that upon raising a dispute, the contents of the report may not be used to satisfy any terms of a sale and purchase agreement until the disagreement/dispute has been resolved.
- 22 You agree that if, after raising a dispute, you used the inspection or report to make an unconditional offer or confirm the sale and purchase agreement, that you waive all of your rights to continue with the dispute, and/or raise any future dispute or claim about the inspection or report with CheckHome.
- 23 In the event of a claim/dispute regarding damage to a home, you will allow CheckHome to investigate the claim prior to any repairs to the home being undertaken or completed. You agree that if you do not allow CheckHome to investigate the claims of damage before any repairs are carried out, that you waive your rights to continue with and/or make any claims against CheckHome.
- 24 In the event of any dispute, you agree not to disturb, alter, repair, or attempt to repair anything that may constitute evidence relating to the dispute without first providing Checkhome with a reasonable opportunity to reinspect the building, except in the case of an emergency. You agree that if you do not provide Checkhome with a reasonable opportunity to reinspect the building before anything that may constitute evidence relating to this dispute is disturbed, altered, or repaired, that you waive your rights to continue with and/or make any claims against Checkhome.

## Limitation of liability

- 25 If CheckHome becomes 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, its liability shall be limited to a sum not exceeding the cost of the inspection and report. CheckHome will not be liable to you for any consequential loss of whatever nature suffered by you or any other person injured and you agree to indemnify Checkhome in respect of any claims concerning any such loss.

# 05 Inspector

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## 2 Inspector

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# 06 Glossary

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## 3 Glossary

**Fascia boards and barge boards:** Is a board fastened to the projecting gables of a roof to give them strength and mask, hide and protect the otherwise exposed end of the horizontal timbers or purlins of the roof to which they were attached.

**Soffit/Eaves:** The exposed under surface of any exterior overhanging section of a roof eave.

**Cladding:** The exterior wall claddings is the application of one material over another to provide a skin or layer intended to control the infiltration of weather elements, or for aesthetic purposes. Cladding does not necessarily have to provide a waterproof condition but is instead a control element.

**Trim:** (Skirting, scotia and architraves) the finishing timbers around the floor and ceiling and the timbers around windows and doors.

**Hardware:** Door handles, door hinges, bolts, latches, window hardware, screws, switch plates, and doorknockers.

**Gully Trap:** A gully trap is a basin in the ground with a water seal to prevent foul odour of the sewer reaching the surface.

**Flashings:** Are placed around discontinuities or objects which protrude from the roof of a building (such as pipes and chimneys, or the edges of other roofs) to deflect water away from seams or joints.

**Bearer and Joists:** A joist, in architecture and engineering, is one of the horizontal supporting members that run from wall to wall, wall to beam, or beam to beam to support a ceiling, roof, or floor. It may be made of wood, steel or concrete. Typically, a beam is bigger than, and is thus distinguished from, a joist. Joist are often supported by beams and are usually repetitive.

**GIB:** (Drywall), also known as plasterboard or gypsum board, is a panel made of gypsum plaster pressed between two thick sheets of paper. It is used to line interior walls and ceilings.



# 07 Description of Building

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Type of Building:

✓ Residential

Style of Building:

✓ House

Number of Stories:

✓ Two storey

Age of Building:

✓ New

Roof Covering:

✓ Color Steel Corrugated Iron

Roof Frame:

✓ Timber truss

External Walls:

✓ Fibrous Cement  
Weatherboards

Floor Construction:

✓ Concrete slab

Footings:

✓ Concrete slab

Building Tenancy:

✓ Vacant

Building Furnished:

✓ No

Building Frontage Faces:

✓ North

# 08 General

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Weather Conditions at the time of the inspection:

✓ Overcast & dry

Recent weather conditions:

✓ Overcast & recent rain

Date and time of inspection:

✓ 09 Mar 2017 5:30 AM

Building Furnished:

✓ No

Occupied By:

✓ Vacant

Inspection Requested:

✓ Pre-Purchase Building

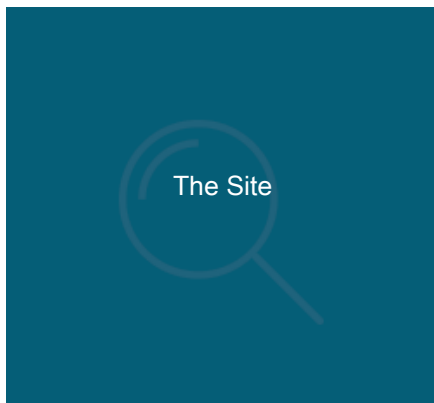
Terms & Conditions Accepted:

✓ Yes

# 09 Areas Inspected

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The Actual Areas Inspected were:



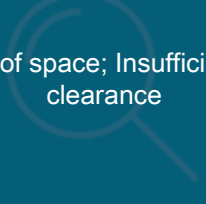
# 10 Areas Not Inspected

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Areas not inspected including reasons were:



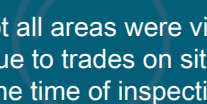
Roof Space; No Access



Roof space; Insufficient clearance



Roof exterior; Due to height/safety



Not all areas were visible due to trades on site at the time of inspection.

# 11 Interior of Building

## 11 Interior of Building

Ceilings; Are all ceilings free of sagging, nail popping, cracking, staining or other damage?

✓ Yes

Walls; Are the wall linings free of bulging, nail popping, cracking, dampness/staining, vertical distortion and other damage?

✓ Yes

Floors (Timber); Are floors free of movement such as spring and bounce, and cracking, and are they free of dampness/staining and other damage?

✗ No - Movement was detected

### SUPPLEMENTARY INFORMATION

Further investigation is required into the floor movement in this area, repair and improvement can be made.

### EXPLANATIONS

Location : Northern bedroom in front of the door  
Rating: Minor Maintenance

### IMAGES



Floors; Are floors free of defects and cracking, and are they free of dampness/staining and other damage?

○ Other

### SUPPLEMENTARY INFORMATION

The vinyl floors were not inspected as these were still covered and cleaning was underway. These should be checked for defects, imperfections and to check if the perimeter has been sealed prior to settlement.

### EXPLANATIONS

Rating: Recommendation

IMAGES



Windows (Metal framed); Are all windows free of broken/cracked glass, damage to glazing seals, staining/ corrosion, or do they operate freely?

✗ No

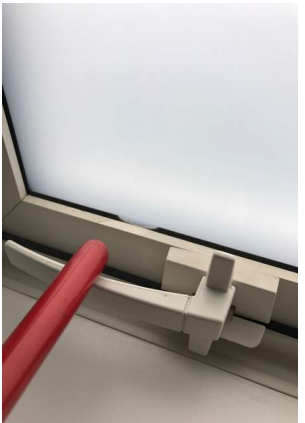
SUPPLEMENTARY  
INFORMATION

Some of the rubber seals on the inside of the new windows are pushed down maintenance is recommended.

EXPLANATIONS

Rating: Minor Maintenance

IMAGES




IMAGES



Doors/Frames; Do all doors and hardware operate freely and do not bind on frames, and are they free of decay/corrosion and other damage?

✗ No - Minor maintenance required

SUPPLEMENTARY INFORMATION	Maintenance is required by the installer.
EXPLANATIONS	<p>Location : Kitchen bifold door</p> <p>Details : The bifold door was binding against the striker place, I recommend adjustment takes place.</p> <p>Rating: Minor Maintenance</p>
IMAGES	

Locks; Do all doors and windows have security locks?

✓ Yes

Kitchen; Is the benchtop free of lifting, delamination, water damage or other damage?

✓ Yes

Kitchen; Are the cupboards free of water damage, musty odour?

✓ Yes

Kitchen; Do the cupboard doors and drawers operate freely, and are they in good condition?

✓ Yes

Kitchen; Are the sinks/taps free of chips, cracks and/or water leaks?

✓ Yes

Kitchen; When water supply is switched on, does it operate and drain correctly?

✓ Yes

Bathrooms/WC; Are cisterns/pans/bidets free of cracks, leakages, and do they flush correctly?

✓ Yes

Bathrooms/WC; Are cisterns/pans/bidets correctly installed and are they stable/rigid?

✓ Yes

Bathrooms/WC; Are taps free of leaks, and does the water supply operate correctly?

✓ Yes

Bathrooms/WC; Are the floor coverings in good condition, free of defects and appear water tight?

✓ Yes

Bathrooms/WC; Is the bath free of damage, and is it properly recessed at the junction with the wall?

✓ Yes

Bathrooms/WC; Is the shower screen free of cracks, and is it adequately sealed at the floor/wall junctions?

✓ Yes

Bathrooms/WC; Are the shower tiles free of cracking, drumminess, or loose/missing grout/sealant?

✗ No

#### SUPPLEMENTARY INFORMATION

Improvement can be made on the finishing around the recesses in both bathrooms, i recommend these are finished and well sealed.

#### EXPLANATIONS

Rating:

Minor Maintenance

#### IMAGES



Bathrooms/WC; Around the shower, is it free of signs of leaking/seepage?

✓ Yes



Bathrooms/WC; Are the vanity basin, cabinet and mirrors free of damage, and do the doors/drawers operate correctly?

✗ No - Vanity sealing required

SUPPLEMENTARY INFORMATION	The vanity requires sealing to the wall to prevent deterioration of the cabinetry.	
EXPLANATIONS	Location :	Top level bathroom
	Details :	The vanity on the 2nd storey is missing a tile splash back when the en suite vanity has one in place. Check if this has been missed.
	Rating:	Minor Maintenance



Bathrooms/WC; Is the room free of condensation damage, and is it adequately ventilated?

✓ Yes

Laundry; Are taps free of leaks, and does the water supply operate correctly?

✓ Yes

Laundry; Is the tub/cabinet free of water damage, corrosion or other defect?

✓ Yes

Laundry; Is the room free of condensation damage and is it adequately ventilated?


✓ Yes

Stairs; Are the stringers, handrails, balusters, treads and risers sufficiently rigid and free of damage?

✓ Yes

All rooms; Are all rooms free of any other damage or defects?

☐ Other - The gas fire place requires testing


SUPPLEMENTARY INFORMATION	I recommend testing the gas fire prior to settlement as there was no gas on at the property at time of inspection, regular servicing of all gas appliances by a certified gas fitter in accordance with manufacturers specifications is recommended.	
EXPLANATIONS	Rating:	Recommendation
IMAGES		

# 12 Exterior of Building

## 12 Exterior of Building

Walls; Are all walls/wall cladding free of defect/damage, and is the paint/coating maintained?

✗ No - Paint defects were detected

SUPPLEMENTARY INFORMATION	Repairs and maintenance is required now by a tradesman painter to protect the cladding.	
EXPLANATIONS	Location : Details :  Rating:	West exterior kitchen wall Most of the weatherboards are painted on the bottom edge where they meet the slab, however one section has been missed I recommend painting takes place. Minor Maintenance
IMAGES		

Walls; Does the wall cladding have suitable flashings and damp proof course, and is it free of dampness damage?

✗ No - Vent flashing install

SUPPLEMENTARY INFORMATION	As a precautionary measure i recommend installing a head flashing over the cat door.	
EXPLANATIONS	Location : Rating:	West facing kitchen wall Recommendation

IMAGES



Walls; For doors & windows, do suitable flashings, mouldings, and sills exist & are they free of defect/damage?

✗ No

SUPPLEMENTARY  
INFORMATION

Finishing work is recommended on the bifold door unit.

EXPLANATIONS

Details :

- The head flashing for the bi fold doors from the kitchen the gap is large, I recommend checking the maximum gap with the product spec. In my opinion the gap should not be larger than 10mm and in this case its 18mm where measured.
- The door stop rubber is missing. Install is required.
- The door sill is un painted underneath the bi fold unit. Improvement can be made.

Rating:

Minor Maintenance

IMAGES



IMAGES



Balconies/verandahs/patios/decks/suspended floors/balustrades; do they appear structurally sound and free of defects?

☒ No

EXPLANATIONS

Details :

Further investigation is required to determine if this is going to be concrete cut, also take into account there is no drain in place so water may pond when wet, it appears to be running off towards the neighbours section.

Rating:

Further investigation

IMAGES



General; Is the exterior free of any other damage or defects?

☐ Other

EXPLANATIONS

Location :

North facing boundary exterior wall

Details :

The gas penetration is not sealed completely allowing vermin to enter, I recommend sealing around the gas pipe.

Rating:

Minor Maintenance

IMAGES



# 13 Roof Exterior

## 13 Roof Exterior

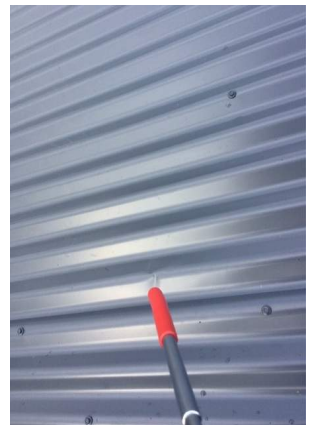
Roof; For sheet roofing, is the roof free of corrosion, or other defects/damage?

☐ Other

### EXPLANATIONS

**Location :** Garage roof, west lower roof over kitchen,  
**Details :** - A section of roof could have more screws installed, improvement can be made.  
- Some installation dents were detected, this is common with install and not a defect just a cosmetic issue.  
**Rating:** Minor Maintenance

### IMAGES



Roof; Is the roof free of bulges, sagging or other movement?

☒ Yes

Flashings; Is the flashing free of uplift, corrosion or other defect/damage?

☐ Other - A small gap was detected

### SUPPLEMENTARY INFORMATION

The ridge capping has a small gap ideally this would be sealed to prevent the chance of water entry,

### EXPLANATIONS

**Location :** Garage roof  
**Rating:** Recommendation

IMAGES



Gables; Are the gables free of defects/damage, and are the paint/coatings in good condition?

✓ Yes

Vents & flues; Do the services and flashings appear water tight?

✓ Yes

Valleys; Are they free of rust, and do they appear to drain effectively?

✓ Yes

SUPPLEMENTARY  
INFORMATION

The valleys appeared functional with no major deterioration or blockages sighted at the time of the inspection.

Gutters & downpipes; Are they free of rust, and do they appear to drain effectively?

✓ Yes

SUPPLEMENTARY  
INFORMATION

The gutters & downpipes appeared functional with no major blocking sighted at time of inspection.

Eaves/fascias/barges; Are they free of corrosion/decay and do they appear to be sufficiently rigid?

✓ Yes

SUPPLEMENTARY  
INFORMATION

No visible damage and appear to be in reasonable condition for the age of the building.

General; Is the roof free of any other damage or defects?

✓ Yes



# 14 Roof Space

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## 14 Roof Space

Roof; Is the underside of the roof free of water staining or observed daylight?

✓ Yes

Roof framing; Does the framing appear to be structurally sound and free of defects/decay/corrosion or other damage?

✓ Yes

### SUPPLEMENTARY INFORMATION

The visible roof framing members were in reasonable condition for the age of this dwelling

Roofing paper; Is the building paper in place, and is it free of holes/tears or other damage?

✓ Yes

Insulation; If insulation exists on the upper surface of the ceiling, does it fully cover the ceiling area, and not interfere with electrical fixtures?

✓ Yes

### SUPPLEMENTARY INFORMATION

Insulated and adequate clearance from electrical fixtures.

# 15 Sub Floor Space

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## 15 Sub Floor Space

Not Applicable

# 16 Moisture

## 16 Moisture

This was a non invasive moisture test to random areas of possible concern (like around the windows and doors on the exterior walls and wet areas; or areas with pipe work running through them). Accessible areas have been checked on the interior to check for moisture within the wall cavity. The moisture measurement is up to approximately 40mm deep. Levels will vary from house to house and any elevated reading will be recorded and further investigation will be required. The conditions and treatment type of internal framing is not known. An invasive instrument will never be used to prevent damage.

**Instrument used: Trotec T660**

Were the moisture readings sufficient at the time of the inspection?

✓ Yes - No elevated readings were detected

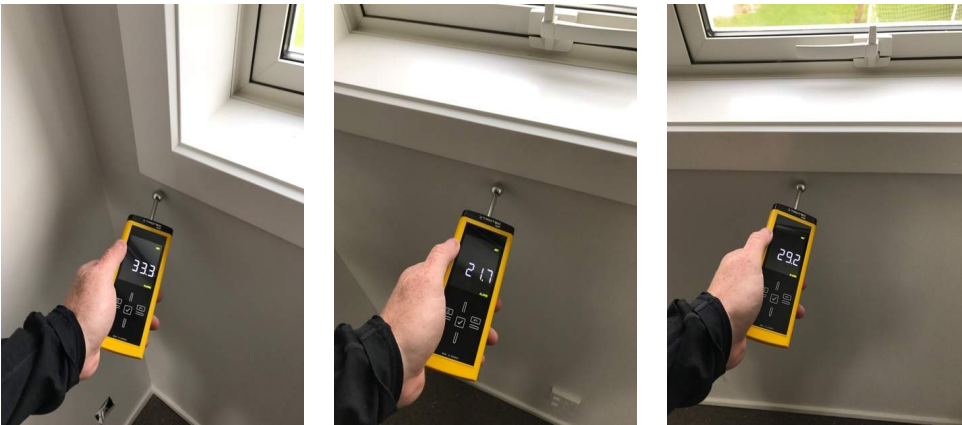
### SUPPLEMENTARY INFORMATION

To avoid high moisture readings keep the exterior sealed and watertight, keep all vegetation clear from the perimeter of the dwelling and all surface water directed away from the house. Ensure the spouting is flowing and is watertight, sufficient ventilation is always recommended. Bathrooms and laundries should have vented fans in place, the windows of the dwelling should be vented often and use of a dehumidifier or moisture system is recommended.

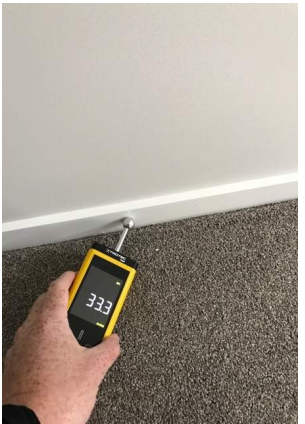
### EXPLANATIONS

Rating: No Defect Observed

### IMAGES



IMAGES



IMAGES



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IMAGES



IMAGES



Recommendations: To keep readings down, keep exterior watertight and weather tight, ensure there is a sufficient amount of paint on the building, ensure the flashings meet the building code NZS 3604, and the roof is water tight.

# 17 Electrical

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## 17 Electrical

Lights; Were the lights tested and working?

✓ Yes

Power Points; Were the power points tested and working?

✓ Yes

Electrical Cable type?

☐ TPS wiring sighted

### SUPPLEMENTARY INFORMATION

TPS wiring was detected, this style wiring is currently compliant

Meter Board Position

☐ Inside the Garage

Meter Type

☐ Smart Meter

Fuse Switchboard

☐ Good Condition

Has the house been rewired?

☐ Not required

### SUPPLEMENTARY INFORMATION

The wiring sighted appears in sufficient condition for age where visible.

Alarm; Does the house have an alarm system?

✓ Yes

### SUPPLEMENTARY INFORMATION

Please note: Alarm systems will never be tested,

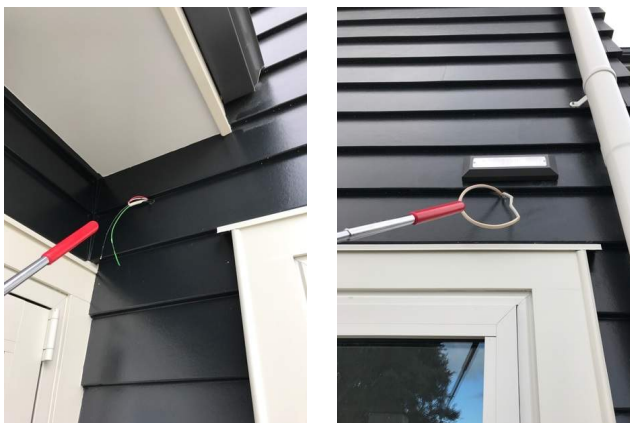
Exterior Lights; Tested and in good working order?

☐ Other

#### EXPLANATIONS

**Comments - Optional:** The outdoor speakers is still to be completed on the exterior.  
**Rating:** No Defect Observed

#### IMAGES



Were Smoke Alarms Sighted?

☒ Yes

#### EXPLANATIONS

**Replacement Recommended:** No  
**Type:** Battery Smoke Alarms

#### IMAGES





# 18 Plumbing

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## 18 Plumbing

Hot Water Cylinder

☐ Gas Water Heater

Age of Cylinder

☐ As New

Is the plumbing generally in good condition?

✓ Yes

### SUPPLEMENTARY INFORMATION

The plumbing appears in sufficient condition for its age where visible.

Plumbing Pipe Type Sighted

☐ Mixture of types, PVC

Gully Traps

☐ PVC with lid

Where gully traps clear and free of defect?

✓ Yes

Foul Water (Sewer & Waste)

☐ PVC

Was the section runoff sufficient?

✓ Yes

### SUPPLEMENTARY INFORMATION

The section runoff appears sufficient for this style dwelling.

Were the downpipes connected to storm water?

✓ Yes

Was driveway or paving sump sighted

✓ Yes

Position of Gas Meter

☐ Side of house



### Position of Water Toby

☐ Front of house

### Plumbing Comments:

☒ No hot water was tested

#### SUPPLEMENTARY INFORMATION

The hot water was not on at time of inspection, further investigation is required.

*(Note: For underground pipe work we recommend a camera inspection, which will show the areas that we are unable to sight)*

# 19 The Site

## 19 The Site

Paths and Driveways; Are all areas free of subsidence/cracking, and are they undamaged and safe to walk upon?

✗ No

### EXPLANATIONS

Details :

A small crack was sighted this can be repaired when the drain is installed.

Rating:

Minor Maintenance

### IMAGES



Fencing; Do general fences appear to be structurally sound and undamaged?

✗ No - Fencing work still to be completed.

### EXPLANATIONS

Location :

South boundary fence, garage boundary fence

Details :

- Some fence work is still to be completed.
- Unfinished staining was sighted, I recommend finishing the staining to match and protect the rest of the fence.

Rating:

Minor Maintenance

## IMAGES



Surface water; Does rainwater drain effectively and not pond against structures?

✓ Yes

## SUPPLEMENTARY INFORMATION

The paving or paths around the walls appeared to be adequately drained away from the sub floor, there was no visible evidence of excess ponding or fall towards the homes walls at the time of the inspection.

General; Is the site free of any other damage or defects?

✓ Yes

# 20 Restrictions

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## 20 Restrictions

Did the inspector have unrestricted access to all areas?

✗ No

Areas not inspected including reasons were:

☐ Roof Space; No Access, Roof space; Insufficient clearance, Roof exterior; Due to height/safety, Not all areas were visible due to trades on site at the time of inspection.

### SUPPLEMENTARY INFORMATION

Roof space; No access door installed, Roof space; due to insufficient and reasonable clearance, Unable to physically access the upper roof cladding due to height / safety, Not all areas were visible due to trades on site at the time of inspection.

Areas to which access should be gained, or fully gained, are:

☐ Roof exterior, Roof space

### SUPPLEMENTARY INFORMATION

# 22 Other Inspections and Reports Required

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## 22 Other Inspections and Reports Required

### **Recommendations for Further Inspections:**

CheckHome recommends the council records & the lim report are both checked by lawyer before purchase, Yearly maintenance reports are also recommended

# 23 Cracking to Building Members

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## 23 Cracking to Building Members

Is there cracking to the Building Members:

✓ Not applicable

# 24 Summary

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## 24 Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

**The incidence of Action Required Items** in this Residential Building as compared with similar Buildings is considered:

**Typical - At time of inspection, for age of property.**

**The incidence of Minor Maintenance** in this Residential Building as compared with similar Buildings is considered:

**Low**

**The overall condition** of this residential Dwelling in the context of its age, type and general expectations of similar properties is:

**Above Average - At time of inspection, for age of property.**

**Overall Condition Comments:**

This report has been produced for the exclusive use of the client(s) listed in the report title in accordance with the terms and conditions accepted via the contact page. Use of this report by any third party is prohibited. This report is the property of CheckHome LTD. All printed content is based on the sole observations of the inspector at the time of inspection.

This house has been finished to a sufficient standard there are a few areas that need to be looked at in the immediate future to maintain the quality of the house.

**- Floor Movement -** A small amount of movement was detected in the northern bedroom on the 2nd storey, I recommend asking the contractor if they can rectify this issue.

**- Tiling -** Improvement can be made in the tile recesses in the bathrooms as some poor finishing was detected.

**- Roof -** A section of roofing iron above the garage could have more screws installed. Ideally this would take place.

Throughout my report I have outlined other areas that need to be taken into account when maintaining this house.

Maintenance is important to all houses, I recommend washing down the house, clearing gutters and drains regularly. It is also important to keep a sufficient amount of paint on exterior cladding as paint acts as a protective coating. Always ensure your house is weather tight and sealed.

I recommend having a lawyer read over the lim report & check if there are outstanding consents or any information that you may not be aware of about this property. Ask for all manuals and warranties for recent work that has taken place. Always understand the risk to buildings in earthquakes.

### **Notes & Recommendations**

- I recommend a final inspection is completed once the house is fully completed.
- The oven & hob were not tested during this inspection, it is recommended these are checked on the final inspection before settlement.
- The type and condition of in the wall pipe work and underground drainage condition is unknown and I do recommend having the drains checked with a camera. We will make comment of the visible plumbing & drainage but as we are not certified plumber/drain layers we recommend tradesman in these areas carry out checks.
- Only some visible power points/switches were tested at the time of the inspection.
- It is always recommended that a certified electrician checks the wiring, switches, plugs and fuse boards, we will comment on what we see and test a few switches and hot points where we can but this is not an electrical inspection.
- We recommend keeping vegetation clear from the perimeter of the house.
- It is recommended a certified gas fitter check all gas appliances and gas lines annually.
- Keep all products maintained as per materials spec.
- Meth testing is recommended by a certified tester on every house inspected.

### **Please Note:**

This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

This report is for the use of John Smith and cannot be used be against CheckHome in anyway. This is the opinion of the building inspector on the day of the inspection

**This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in thie Report and anything in this summary, the information in the report shall override that in this summary.**



# 25 Certificate of Inspection

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## 25 Certificate of inspection

CheckHome.

### Certificate of Inspection

<b>Client:</b>	John Smith
<b>Site Address:</b>	100 Smith Street Kelson
<b>Inspector:</b>	Nic Patterson
<b>Company:</b>	CheckHome
<b>Qualifications:</b>	Qualified Builder
<b>Report Type:</b>	House Inspection Report

### Certification

I hereby certify that I have carried out the inspection of the property site at the above address and I am competent to undertake this inspection.

Signature



On behalf of CheckHome Limited

9 March 2017

# 26 Appendix

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## Appendix - Definitions

**High:** The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Typical:** The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Low:** The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

**Above Average:** The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

**Average:** The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

**Below Average:** The Building and its parts show some significant defects and/or poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

**Safety Hazard:** Is a Defect requiring building works to avoid unsafe conditions.

**Action Required:** Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

**Minor Maintenance:** Any Defect other than what is described as a major defect.

**Further Investigation:** Is an issue considered important to bring to your attention, which may or may not be a Safety Hazard, Action Required item or a Minor Maintenance item.

**Accessible area:** is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.