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Professional House Inspections



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Standard Property Report

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07th Nov, 2021

## Standard Property Report

Form: V2 Standard Property Report - NZ 1.1 –  
11 th July 2017

Report number:	7830807
Inspection date:	05th Nov, 2021
Property address:	4C Old Wairoa Road 2110 Auckland New Zealand

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If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

## Definitions to help you better understand this report

“Client” means the person or persons, for whom the Property Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

“Inspector” means a person, partnership or company who is qualified and experienced to undertake a property inspection in accordance with New Zealand Standard NZS 4306:2005 Residential property inspection.

“Building & Site” means the inspection of the nominated residence together with any additional parts of the property identified in the pre-engagement inspection agreement, such as accessory units, ancillary spaces and buildings, and the grounds within the property boundaries.

“Readily Accessible Areas” means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels and in:

- (a) roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide, providing the space permits entry from an access manhole with minimum dimensions of 450 mm x 400 mm; and
- (b) subfloor spaces where the minimum area of accessibility is not less than 400 mm high (timber floor from the underside of a bearer) or 500 mm high (concrete floor) by 600 mm wide, providing the space permits entry from an access manhole with minimum dimensions of 500 mm x 400 mm.

Or where these clearances are not available, areas within the inspector’s unobstructed line of sight.

“Structure” means the loadbearing part of the building, comprising the Primary Elements.

“Primary Elements” means those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term ‘Primary Elements’ also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

“Structural Damage” means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- (a) Structural Cracking and Movement-major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- (b) Deformation-an abnormal change of shape of Primary Elements resulting from the application of load(s).
- (c) Dampness-the presence of moisture within the building, which is causing consequential damage to Primary Elements.
- (d) Structural Timber Pest Damage-structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

“Conditions Conducive to Structural Damage” means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

“Secondary Elements” means those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

“Finishing Elements” means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term ‘Finishing Elements’ does not include furniture or soft floor coverings such as carpet and lino.

“Significant Fault or Defect” means a matter which requires substantial repairs or urgent attention and rectification.

“Serious Safety Hazard” means a significant fault or defect that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

“Tests” means where appropriate the carrying out of tests using the following procedures and instruments:

- (a) Dampness Tests means additional attention to the visual examination was given to those accessible areas which the inspector’s experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.
- (b) Physical Tests means the following physical actions undertaken by the inspector: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; the tapping of tiles and wall plaster; and the operation of power outlets, lights and switches.

“Pest Activity” means telltale signs associated with termites, wood borers, rodents, birds and feral animals. The term ‘Pest Activity’ does not include activity associated with any other vertebrates, insects or parasites.

“Services” means fire warning & control systems, heating systems, central vacuum systems, ventilation systems, security system, electricity services, gas services, water services, hot water services, foul water disposal, grey water recycling system, rainwater collection system, solar heating, aerials & antennae, shading systems, telecommunications, and lifts.

## Terms on which this report was prepared

As requested by the Client, the inspection carried out by the Inspector was a "Standard Property Report".

**PURPOSE OF INSPECTION** The purpose of this inspection is to identify any Significant Fault or Defect in the condition of the Building & Site at the time of inspection.

**SCOPE OF INSPECTION** This Report only covers or deals with any evidence of: Serious Safety Hazards; Structural Damage; Conditions Conducive to Structural Damage; and any Significant Fault or Defect in the condition of Secondary Elements and Finishing Elements. The Inspector will also comment (within the Inspector's expertise) on the general condition of Services and any evidence of Pest Activity discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With multi-unit properties, the inspection was limited to the interior and immediate exterior of the particular unit and all related accessory units, and does not include inspection of common property.

**ACCEPTANCE CRITERIA** The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in "Special Conditions or Instructions", the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Inspector about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Inspector on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

### LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Property Report, which is adequately specified (see Exclusions below).
2. This Report does not include the inspection and assessment of items or matters that do not fall within the Inspector's direct expertise.
3. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
4. The inspection has been undertaken in accordance with NZS 4306:2005, but as set out in such standard, the Report is not: a Code Compliance Certificate; or a Certificate of Acceptance under the Building Act; or a statement that the property complies with the requirements of any Act, regulation or by-law; or a warranty against problems developing with the building after the date of the report.
5. This Report was produced for the use of the Client. The Inspector is not liable for any reliance placed on this report by any third party.
6. This Report does not contain any assessment or opinion in relation to a matter, the inspection or assessment of which is solely regulated by statute.

### EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any minor fault or defect, i.e. a matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance;
- (ii) solving or providing costs for any rectification or repair work;

- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) lighting or energy efficiency;
- (vii) durability of exposed finishes;
- (viii) weathertightness;
- (ix) methamphetamine contamination;
- (x) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (xi) any appliances such as dishwashers, waste disposal units, ovens, stoves and ducted vacuum systems;
- (xii) a review of occupational, health or safety issues such as chemical contamination, soil toxicity, asbestos content, the provision of safety glass or the use of lead including lead based paints, polychlorinated biphenyl (PCB), urea-formaldehyde and radon;
- (xiii) a review of environmental or health or biological risks such as toxic mould and allergies;
- (xiv) legal title and ownership matters, matters concerning property values, easements, covenants, restrictions, boundaries and zoning;
- (xv) whether the building complies with the provisions of any building Act, code, regulation(s) or by- laws;
- (xvi) planning issues, resource consent issues; building consent issues;
- (xvii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip, earthquakes or tidal inundation, or if it is flood prone;
- (xviii) environmental concerns, proximity to transport, noise levels, neighbourhood usage, heritage obligations or concerns, security concerns; fire protection and evacuation procedures;
- (xix) rental property tenancy inspections;
- (xx) compliance with body corporate rules, the terms of a memorandum of cross lease or a company title occupation agreement;
- (xxi) in the case of multi-unit properties, the inspection of common property areas and services;
- (xxii) document analysis, e.g. sewer drainage diagrams, identification surveys, strata plans; body corporate or company records (including the adequacy of any sinking fund to meet future maintenance obligations);
- (xxiii) detection and identification of illegal and unauthorised building or plumbing work;
- (xxiv) plumbing installation (including hot water cylinders), sanitary drainage installation, stormwater drainage installation (including an analysis of site drainage apart from surface water drainage), gas installation, electrical installation (including intercom systems); and
- (xxv) long term maintenance planning;

Any of the above matters may be the subject of a special-purpose property report or survey, which is adequately specified and undertaken by an appropriately qualified inspector or professional.

## Special conditions or instructions

Special conditions	
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## The parties

Pre-engagement inspection agreement number (if applicable)	
Name of Client	Micheal Venmani Anthuvan
Name of Principal (if applicable)	
Name of any other person present	Owners
Address of Client	4 Old Wairoa Road 2110 Auckland New Zealand
Address of property inspected	4C Old Wairoa Road 2110 Auckland New Zealand
Client's email	chefmichealleo@gmail.com
Client's telephone number	+ 64 22 650 5220

Inspector's name	Josh Grant
Qualifications and experience of the Inspector	NZ Certificate of Carpentry (Level 4), LBP BP134107
Inspector's mobile number	021 411 916
Company name (where applicable)	Get It Inspected
Address and postcode	P O Box 217 034 Botany Junction 2164, Auckland, 2019
Email	support@getitinspected.co.nz
Telephone number	support@getitinspected.co.nz
Fax number	
Additional Comments	

## Section A Results of inspection - summary

**SUMMARY OF FINDINGS** This Summary is not the Report. The following Report **MUST** be read in full in conjunction with this Summary. If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

The residence is a Stand-alone house and was built approximately 6 months ago. The property appears to have been constructed to an acceptable standard for the period using workmanship and materials of Acceptable quality and has since been Well maintained

In respect of significant items:

Evidence of serious safety hazards	was not observed
Evidence of structural damage	was not observed
Evidence of conditions conducive to structural damage	was not observed
Evidence of significant faults or defects in the condition of secondary and finishing elements of construction	was observed - see Item D2 - D21
Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected significant faults or defects was considered:	Low. See Section C for details.

For comments (within the Inspector's expertise) on the general condition of Services see Item D22 and any evidence of Pest Activity see Item D23.

Following the inspection of surface work in the readily accessible areas of the property, the subject building has been compared with a building that was constructed in accordance with generally accepted practice at the time of construction and has been maintained to a level that there has been no significant loss of strength and serviceability. Consequently, in the opinion of this Inspector, the overall condition of the subject building in comparison with a building of similar age and type which is in a reasonable condition having been adequately maintained was considered:	Average Condition.
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A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

In respect of any significant faults or defects identified in this Report, a further detailed investigation by a competent person is strongly recommended to determine the cause, method and extent of any remedial work required, and associated costs.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on the implementation of a preventative maintenance program see Section E "Important Note".

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

## Section B General

### General description of the property

Residential building type	Stand-alone house
Number of storeys	Two storey.
Building age (approx)	6 months

Important Note: The adequacy and testing of smoke detectors is outside the scope of this standard inspection and report. Accordingly, it is strongly recommended that a further inspection be undertaken by a suitably qualified person.

Smoke detectors	2 fitted (not tested)
Siting of the building	Towards the middle of a small block.
Gradient	The land is relatively flat.
Site drainage	The site appears to be well drained.
Access	Easy pedestrian and vehicular access.
Main utility services	Water, Electricity, Sewer, Gas
Occupancy status	Occupied and fully furnished

Note : For the purpose of the report the facade of the building contains the main entrance door.

Orientation (to establish the way the property was viewed)	Northeast
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Prevailing weather conditions at the time of inspection	Dry
Additional Comments	It was fine and dry at the time of inspection.

### Primary method of construction

Main building – floor construction	Slab on ground
Main building – wall construction	Timber framed
Main building – roof construction	Timber framed
Other Construction Details	Fibre cement weatherboard, metal tile profile roof and gutters with PVC downpipes, double glazed aluminium joinery.
Overall standard of construction	an acceptable standard
Overall quality of workmanship and materials	Acceptable
Level of maintenance	Well maintained

### Structural alterations

Evidence of any obvious structural alteration	No evidence found
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### Incomplete construction

Evidence of incomplete construction	No evidence was observed at the time of inspection
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The term 'incomplete construction' means where the original construction and any alterations or additions to the building are not complete in the work synonymous with construction (but does not include building services).

Note. This is only a general observation/comment except where any part of the building structure is, or is likely to be, at risk due to this condition.

### Accommodation & significant ancillaries

Storey	Living rooms	Bedrooms	Bathroom/ Ensuite	Separate toilet	Kitchen	Laundry	Swim Pool*	Other	Name of Other
Ground	1	1	1	-	1	1	-	-	
1st Floor	-	3	2	-	-	-	-	-	
Totals	1.00	4.00	3.00	0	1.00	1.00	0	0	

(\* A ground floor swimming pool denotes an internal swimming pool / A detached swimming pool denotes an external swimming pool)



## Parking

Type	Uncovered off street parking spaces	Garage (covered)	Carport (covered)
Attached	1	1	-
Totals	1.00	1.00	0

## Section C Accessibility

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the property.

In the case of Multi-Unit Properties, the inspection was limited to assessing the interior and immediate exterior of a particular unit (including any related accessory unit). The Client may have additional liability for defects or faults in the common property. This additional liability can only be addressed through the undertaking of a Special-Purpose Property Report which is adequately specified.

### Areas inspected

The inspection covered the Readily Accessible Areas of the property including	Site, Exterior, Roof Space, Interior, Services
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### Areas not inspected

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth.

**BUILDING INTERIOR** The inspector did not move or remove any ceilings, wall coverings, floor coverings (including carpeting and wooden floorboards), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing evidence of defects, which may only be revealed when the items are moved or removed.

**BUILDING EXTERIOR, ROOF EXTERIOR AND SITE** The inspector did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish, etc. Such items may be concealing defects, which may only be revealed when the items are moved or removed.

**ROOF SPACE** Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces

**SUBFLOOR SPACE** Storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas.

### Obstructions

Were there any obstructions that may conceal possible defects?	The following obstructions may conceal defects
Building interior	Furniture, Flooring, Fixtures, Stored Articles
Building exterior	Access - in excess of 3:6 metres off the ground, Vegetation, Stored Articles, Party Wall
Roof exterior	We were unable to inspect the roof as it was over 3.6 meters off the ground., The roof was inspected visually from a ladder at various locations on the section.
Roof space	Thermal Insulation, Ducting
Site	Vegetation
Additional comments	

## Inaccessible areas

Were there any normally accessible areas that did not permit entry?	There was no inspection to the following areas
Areas Not Accessible	Roof Exterior - due to the height of the roof exceeding 3.6 m this was inspected visually
Additional comments	

## Undetected significant faults or defects risk assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected Significant Faults or Defects such as Structural Damage and Conditions Conducive to Structural Damage was considered	Low
Additional comments	

A further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult the person who carried out this inspection.

## Section D Condition Report

The following items and matters were reported on in accordance with the Scope of Inspection.

This report is on an 'exceptions and information basis' i.e. listing only significant defects, rather than reporting on items in an acceptable condition. For a list of features inspected, refer to the annexure "Certificate of Inspection in Accordance with NZS 4306:2005".

For building elements in an acceptable condition and not identified in this Condition Report, monitoring and normal maintenance must be carried out (see also Section E 'Important note').

## D1 Serious safety hazards

Evidence of any item or matter (within the Inspector's expertise) that may constitute a present or imminent serious safety hazard:	The following evidence was found:
Details - Including the location and any recommendations for further expert advice:	<p>Smoke detectors have been installed to comply with current regulations. We recommend the installation of a thermal detector in the kitchen. We recommend the installation of a carbon monoxide detector in the kitchen - these recommendations are in conjunction with the NZ Fire Service and are not part of the current Building Code requirement. Smoke alarms were observed but not tested.</p> <p>The upstairs windows are above 760mm from finished floor level, however we recommend restrictor stays are installed to prevent the fall risk for children that are able to climb on furniture.</p>

## Inside condition

Evidence of any Structural Damage and Conditions Conducive to Structural Damage, and evidence of any Significant Fault or Defect in Secondary Elements and Finishing Elements:

## D2 Ceilings

Room / Area Name	Living/Kitchen
Details	There are finishing defects in the ceilings in the living space around one of the light fixtures and in the centre of the plasterboard in the living space. The finishing around the coving in the kitchen and in front of cabinetry has not been completed to a tradesman like standard.



Room / Area Name	Garage
Details	There is an area in the garage ceiling that has not been finished to a tradesman like standard.



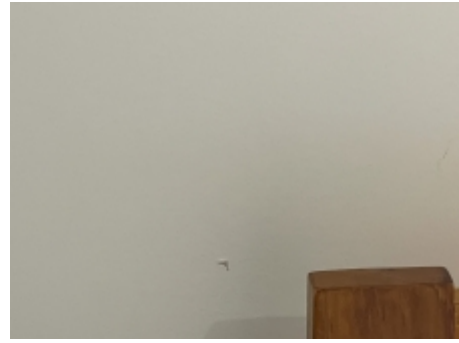
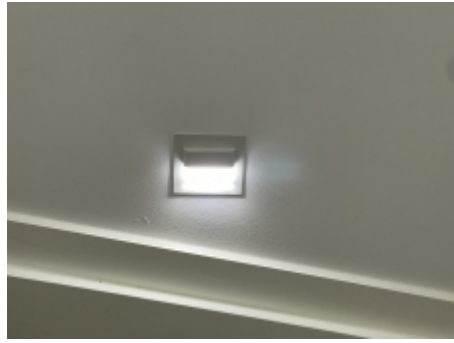
Room / Area Name	Access Hatch
Details	The interior roof space access hatch panel has been constructed from a plasterboard remnant with the tapered edge exposed and has a broken corner.



### D3 Internal Walls

Room / Area Name	Various
Details	There are areas throughout the dwelling, particularly in the hallway around tread lights, and around architraves and skirting that have not been finished to a tradesman like standard.





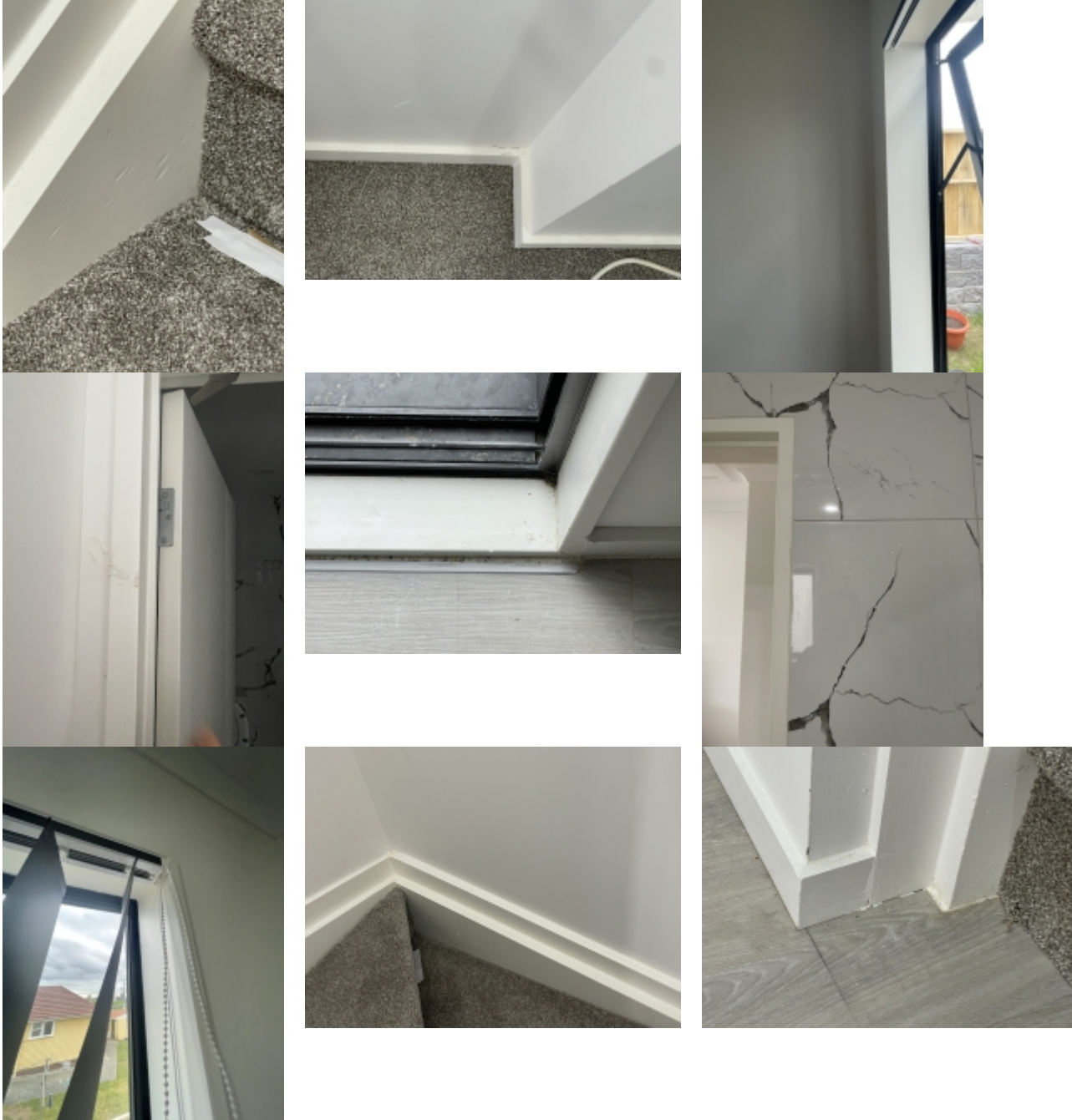
#### D4 Floors

Room / Area Name	Stairs
Details	The carpet smooth edge at the side and rear of the stair treads is piercing through the carpet.



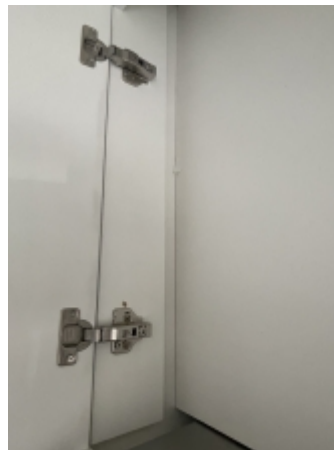
D5 Internal Joinery (e.g. doors, staircase, windows and all other woodwork, etc)

Room / Area Name	Various
Details	The architraves around the bathrooms have silicon another materials on them, the junctions between the plasterboard and the architraves and skirtings has not been completed to a tradesman like standard, the stair rises have defects in the finishing that has not been completed to a tradesman like standard.



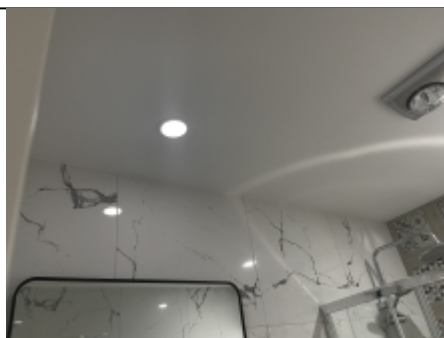
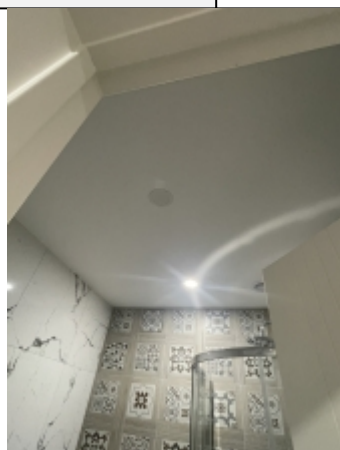
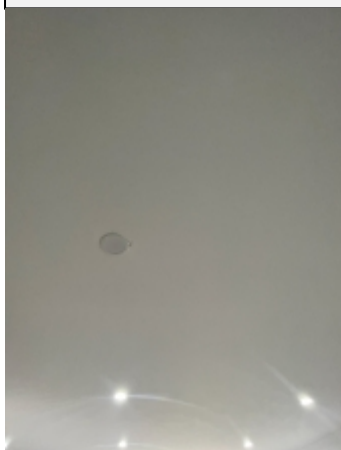
D6 Built-in fittings (built in kitchen and other fittings, not including the appliances)

Room / Area Name	Kitchen
Details	One of the toe kicks and some of the filler panels around the rangehood are loose and require repairs.



### D7 Bathroom fittings

Room / Area Name	Bathrooms
Details	<p>Various light fixtures in the bathrooms were not functioning and were flickering at the time of inspection.</p> <p>The tiling and grouting in the bathrooms in areas has not been completed to a tradesman like standard with rough patch of grout, sealant and silicon visible over woodwork and trim, tile cuts in the master ensuite that are not smooth.</p>





D8 Other inside detail (e.g. fireplaces, chimney breasts and the outside of flues)

Room / Area Name	No Evidence was found
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## D9 Roof Space

Room / Area Name	Interior Roof Space
Details	The interior roof space was inspected via the access hatch. The plumbing and electrical as well supported, there is thermal fibreglass insulation installed. There is a firewall. The Writer has not seen plans or documents so is unable to comment on construction specification. The interior roof framing has been completed to an acceptable standard.





### D10 Subfloor Space

Room / Area Name	No Evidence was found
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### Outside condition

Evidence of any Structural Damage and Conditions Conducive to Structural Damage, and evidence of any Significant Fault or Defect in Secondary Elements and Finishing Elements:

### D11 External Walls

Specific Area	Exterior Cladding
Details	The exterior fibre cement weatherboard cladding has been completed to an acceptable standard. The double glazed aluminium joinery has mechanical head flashings installed. The roof to wall junctions are appropriately flashed and diverter flashings installed to the upper level where appropriate. There are a number of penetrations for services, we recommend these are regularly monitored and maintained to ensure no water ingress occurs.





**D12 Windows**

Room / Area Name	No Evidence was found
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**D13 External doors (including patio doors)**

Room / Area Name	No Evidence was found
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**D14 Platforms (including verandahs, patios, decks and the like)**

Specific Area	Deck
Details	The deck has been constructed to an acceptable standard, there is a decking board at the perimeter that is broken.



D15 Other external primary elements

Room / Area Name	No Evidence was found
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D16 Other external secondary & finishing elements

Room / Area Name	No Evidence was found
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D17 Roof exterior (including roof covering, penetrations, flashings)

Specific Area	Roof
Details	The roof has higher than 3.6 m so was inspected visually from various locations around the site. The roof has been constructed to an acceptable standard, there are appropriate diverter flashings and guttering and spreaders installed at correct locations. There are a number of penetrations for services, regular roofing and guttering maintenance is essential as part of a long-term maintenance plan.





**D18 Rainwater goods**

Room / Area Name	No Evidence was found
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**D19 The grounds**

Room / Area Name	No Evidence was found
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**D20 Walls & fences**

Specific Area	Fences
Details	The fences have been constructed to acceptable standard. The rails at the rear of the dwelling require additional fixings.



**D21 Accessory units, ancillary spaces and buildings**

Room / Area Name	No Evidence was found
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## Services

### D22 The general condition of services

As a matter of course, in the interests of safety, and inspection and assessment of the electrical installation, plumbing installation, drainage installation and any gas installation should be carried out by a suitably qualified person.

Comments (within the Inspector's expertise) on the general condition of Services:	The dwelling is connected to mains electricity, water, sewer and reticulated gas. The internal distribution board is modern RCD and is located in the garage. Water heating is by way of an external gas califont. Space heating is by way of a high wall electric heat pump. A number of plumbing and electrical fixtures and fittings were tested at the time of inspection with issues observed with many of the LED lights flickering, we recommend an independent qualified professional is engaged to assess the wiring and light fixture installation. The appliances were powered up but not tested as this is beyond our scope of work. All mechanical ventilation is ducted externally.
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## Pests

Due to the secretive nature of pests, it is possible that pest activity and damage exists though not discernible at the time of inspection. No warranty of absence of pest activity or damage is given.

This is not a specialised pest report. Therefore, as a matter of course it is recommended that a general pest and timber pest inspection be carried out by a suitably qualified person.

### D23 Pest Activity

Evidence of Pest Activity	No evidence was found
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## Section E Important note

Special attention should be given to the Scope, Limitations and Exclusions in this document.

A property report is not an all-encompassing report dealing with the building from every aspect. Accordingly, consideration should be given to other specialist inspections, services and enquiries listed in the 'Limitations' and 'Exclusions' sections of this report.

Importantly, New Zealand Standard NZS 4306:2005 Residential property inspection recognises that a property report is not a warranty against problems developing with the building after the date of the report. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Inspector who carried out this inspection for further advice.

The presence of dampness is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise, whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness. Also, where a shower recess has been water tested for a minimum of ten (10) minutes, and no leakage was evident, this does not necessarily mean that the shower will not leak after prolonged use. Accordingly, to fully detect and assess a damp problem, may require the monitoring of the building over a period of time.

Unless stated otherwise in this Report, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

This property report was produced for the use of the client. The inspector is not liable for any reliance placed on the report by any third party.

If you have any queries with this report or require further information, please do not hesitate to contact the inspector who carried out the inspection.

## Section F Additional comments

Additional Comments	<p>The dwelling has been constructed to an acceptable standard with acceptable quality workmanship and materials, consistent with a new build and has been well maintained.</p> <p>There are a number of finishing defects observed where the plaster, painting and/or finishing sealant application has not been to a tradesman like standard. There are a number of areas in the bathrooms where grouting and sealant application has not been completed to a tradesman like standard.</p> <p>There are a number of LED light fixtures that flicker and do not operate correctly.</p> <p>There are no restrictor stays on the upstairs windows in the bedrooms, we recommend these are installed to</p> <p>The interior and exterior is in new and good condition and has been well maintained.</p> <p>A number of moisture and dampness tests were undertaken. A Protimeter Surveymaster BLD5365 non-invasive moisture meter was used in Search &amp; Measure Mode via radio frequency. An internal benchmark reading was taken, following a number of readings taken at selected locations; including around joinery, below or behind high risk junctions and flashings or at affected ground locations. There were no elevated readings observed at the time of inspection.</p> <p>The inspection was visual and non-invasive.</p>
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**Section G Annexures to this report**

The following are attached:

Annexure Item	A Certificate of Inspection in accordance with NZS 4306:2005 is attached to this Inspection Report
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## SUMMARY LIST OF FEATURES INSPECTED

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

	Inspected				Inspected			
	Y	N	N/A		Y	N	N/A	
<b>SITE</b>	Orientation of living spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cellings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Site exposure, contour & vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Retaining walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Timber floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Paths, steps, handrails & driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Concrete floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fencing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Doors & frames	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Surface water control	<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"/>
<b>SUBFLOOR</b>	Location of access point	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Heating systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Accessibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen – Bench top	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foundation type & condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cabinetry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Foundation walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ground condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ground vapour barrier	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Air extraction system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bathroom, WC, ensuite –	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ventilation adequacy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pile type, instability & condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cistern, pan & bidet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Pile to bearer connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Obvious structural alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ground clearance of timber framing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Floor type (timber or suspended concrete)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vanity/washbasin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Timber framing & bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Insulation type, approximate thickness, coverage & condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Special features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plumbing – material types, leakage & support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Laundry – Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Electrical – wiring type & support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Insect and pest infestation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tubs/cabinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rotting timbers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Debris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>EXTERIOR</b>	Construction type	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chimneys	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior windows & doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Exterior stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire warning & control systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Balconies, verandahs, patios, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heating systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ROOF</b>	Roof material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central vacuum systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roof condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ventilation systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roof water collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Downpipes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electricity services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Eaves, fascia & soffits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ROOF SPACE</b>	Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roof cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot water services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Thermal insulation type, clearances, approximate thickness & coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Foul water disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sarking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Grey water recycling system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Party walls, fire proofing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rainwater collection systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roof underlay & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roof frame construction & connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aerials & antennae	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Ceiling construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shading systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Obvious structural alteration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Telecommunications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Insect and pest infestation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Rotting timbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior claddings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Discharges into roof space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing – material types, leakage & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical – wiring type & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Subfloor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tile fixings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

For full details of the inspection refer to the inspector's "Property Report" and to NZS 4306:2005.



Ref No. ....

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

Client: Micheal Anthuran  
.....  
Site address: 4C Old Wairoa Road, Papakura  
.....  
Inspector - Name: Josh Grant  
.....  
Company: Get It Inspected  
.....  
Qualifications: NZ Certificate Carpentry (Level 4 Advanced), Licensed Building Practitioner  
.....  
Date of inspection: 5 November 2021

The following areas of the property have been inspected:

	Yes (please tick)	No
(a) Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Subfloor	<input 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 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 inspection* - and I am competent to undertake this inspection.

Signature:  Date: 5 November 2021

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.


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## Section H Certification

This document certifies that the property described in this Report has been inspected by the Inspector in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with New Zealand Standard NZS 4306:2005 Residential property inspection.

Authorised Signatory	
Name	Josh Grant
Date of Issue	05th Nov, 2021