

# Book A Builder Building Survey Report

This report has been exclusively conducted and prepared for

TBC



**Prepared by:**  
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**Building Inspector**  
**Book A Builder Limited**

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# Reporting Information and Limitations

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## **Moisture meters and Weathertightness:**

This report cannot give any waterproofing guarantee, as it is not readily possible nor required to create simulated conditions to induce moisture ingress. However, signs of moisture ingress are looked for and spot checking is carried out predominantly around windows, doors and identified risk areas with a moisture meter.

The moisture meter used during this inspection is a Protimeter Survey Master and Trotec T650, which is calibrated in accordance with the manufacturer's specifications. This device is used in its non-invasive mode and while this mode is deemed non-conclusive, it can be a good indicator of the presence of moisture. However, the condition and treatment type of any internal timbers is not known.

The manufacturer stipulates that the moisture meters in their non-invasive mode should not be used to provide percentage readings. In fact, the only time percentages can be provided with any certainty is when invasive probe testing is undertaken.

Definition of terms used for indications of moisture readings:

These are guidelines only, determined by the manufacturer of the Protimeter Survey Master and Trotec T650

"Normal" generally indicates moisture readings up to approximately 16%

"Slightly high" generally indicates moisture readings between 17% to 22%

"Higher" generally indicates moisture readings between 23% to 30%

"Very high" generally indicates moisture readings 30% and above.

Accurate moisture readings can only be obtained by intrusive means, which is not carried out during this inspection. However, where slightly high or greater moisture readings are indicated during the inspection, further investigation would be required to determine the source of the reading.

Where moisture readings exceed 20%, the risk of timber decay is high.

Moisture meters are a useful tool to assist our Surveyors in their assessment of a property, in relation to the possibility of moisture issues or ingress. It is for this reason all Surveyors are well trained in the correct use, with a good understanding of their scope and limitations.

It is important to be aware that the lack of moisture indicators does not confirm that a property does not have moisture issues. Because water accumulates and travels immediately behind the external cladding, the external cladding is ideally what should be tested. However, this is not practical, nor possible with some claddings and weather conditions, therefore the meters are predominantly used from the interior of the home. As visual inspections and non-invasive testing may provide no initial evidence of leaking, knowledge of known weather tight risk details and/or signs to look for become more critical. Further investigation will be recommended where there is sufficient evidence and concern that it may reveal signs of severe moisture penetration.

Moisture levels can change significantly with the seasons and can often be much lower in

advanced decay. The same can occur with leaks in plumbing where plumbing has not been used for a period of time in a manner causing the moisture, thus allowing the area to dry.

When using a moisture meter during this inspection, the Surveyor is looking for evidence of variation from normal levels and areas where higher than normal levels are indicated. The Surveyor will give consideration to all factors surrounding the findings and if warranted will recommend further investigation be undertaken. The purpose of further investigation will be to determine the exact cause of any moisture indications, as well as the condition of any internal timber framing or components adjacent to the area.

Further investigation may involve invasive investigation of the home and can only be undertaken with the written permission of the Home Owner. Where moisture indicators are found in relation to Weather tight risks, the investigation should only be undertaken by Specialist Weather tight Surveyor to ensure they have the appropriate skills and training.

**Report Limitations:**

Are as per and terms and conditions which you have accepted.

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## Report Summary:

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**Client Name:**

**Client Address:**

**Client Phone Number:**

**Date of inspection:** January 23, 2026

**Inspection address:**

**Scope of inspection:** The scope of the inspection is as set out in our Terms and Conditions and is limited to a visual Pre-Purchase, or Pre-Sale inspection, carried out in accordance with NZ4306:2005

**Report number:** 23-01-1155.

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***This summary is not intended to replace the entire inspection report. There could be other items noted in this report that the client may consider significant. Please read the entire report carefully.***

When considering the overall condition of a home we take into account the age, the type of construction and how it compares to homes built using similar construction techniques, materials and around the same era.

### Overall condition

Overall the property is in good condition for its age.

We have listed below the matters we believe to be significant defects, urgent maintenance or require further investigation. Most of these will be identified in **Red type** in the main body of the report in the area where it occurs. Examples of some of the work may also be shown in the Photo Gallery. Also see Weathertightness Summary below.

Items that are identified in **Green type** in the report require urgent attention, however do not appear to be significant. The majority are the result of normal wear and tear and can be addressed as redecoration or annual maintenance is undertaken.

### Attention required

Each of these items will likely require further evaluation and repair by suitably qualified tradespeople or specialists. Obtain competitive estimates for these items.

#### House Exterior

##### Exterior Components

##### *Monolithic:*

The Left hand side of the gable over the garage is deteriorating and we recommend to get a licenced builder to give you some options for repair to ensure protection from water ingress.

We recommend checking Council records to ensure that any Permits, Consents and Code of Compliance Certificates are complete and the floor layout matches the plans.

The design being a single-level dwelling with textured plaster direct-fixed cladding, limited roof overhangs, multiple wall junctions and penetrations, and the **Medium** wind exposure zone (BRANZ Maps) location of this home would, in our opinion, place it at a **Medium risk** for weathertightness.

The moisture meter did not indicate any high moisture readings to the home, although it is important to be aware that the lack of moisture indicators does not confirm that a property does not have moisture issues. The condition and treatment type of any internal timbers is not known.

We have identified some weathertightness areas of risk with the exterior of the home, as identified by BRANZ Weathertightness, Identification of Risk. These are identified in the Photo Gallery and Exterior Sections. Some of these may also be identified in **Blue type** in the body of the report. We recommend these areas be modified, however expert advice should be sought before any modification or repairs are carried out to ensure the correct method of repair or modification is undertaken.

The cladding on this home is a (plaster) or (texture) finished cladding and part of its maintenance is to periodically monitor the exterior for any signs of cracking, discolouration, fungus and mould. It should be kept clean and clear of any surface and vegetation, and well-sealed, depending on the manufacturers specification. It is not recommended this product is water-blasted. The Building Research Association of NZ (BRANZ) advise "*Owners should be made aware that these systems are very high maintenance and that the face seal coating system must be well maintained. Any faults in the cladding must be repaired immediately as they are intolerant of moisture penetration*"

Alex Willis  
Building Inspector  
Book A Builder Limited



## PHOTO GALLERY

The photo section is produced to make it easier for you to identify with some of the matters raised in your inspection report. In some cases, photos taken are an example only of a re-occurring defect. For example, a photo may have been taken to show some rot damage, however there may be other rot damage in the home that will not be photographed.

### Photo's

#### PHOTO 1

This reading is of the framing on an internal wall that has no risk of moisture. I will use this for the low point of the moisture range for this report.



**Base level moisture test internal wall.**

#### PHOTO 2

There are textured polystyrene mouldings around the home, these can be weathertightness risk areas and we recommend they be maintained regularly and if any cracking occurs professionally repaired by a cladding specialist.



**Internal joins and plaster flashings**

#### PHOTO 3

No soffit overhang in areas, The fascia has been installed prior to the texture coating, which is a recognized weathertightness risk area.

The fascia has been installed prior to the texture coating, which is a recognized weathertightness risk area.



**No soffit overhang in areas.**



## Client information

Client and Site Information:



# Book-A-Builder

## Property Inspection

**File number:**

23-01-1155.

**Record Number:**

1155.

**Date of Inspection:**

January 23, 2026.

**Time of Inspection:**

10:00 am.

**Scope of the Inspection:**

The scope of the inspection is as set out in our Terms and Conditions and is limited to a visual Pre-Purchase, or Pre-Sale inspection, carried out in accordance with NZ4306:2005.

**Weather Conditions:****Weather:**

Raining lightly at times.

**Soil Conditions:**

Damp.

**Building Characteristics:****Orientation of Living Space:**

North West.

**Orientation of House:**

For this inspection, the front of the home faces the driveway.

**Site Exposure:**

Medium. (BRANZ Maps)

**Corrosion Zone (BRANZ Maps)**

Zone C.

**Estimated Age of Building:**

1990.

**Building Type: Will be referred to as house or home through report.**

House.

**Levels:**

1.

**Services:****Water Source:**

Public.

**Meter Board:**

External.

**Fuse Board:**

Inside the home.

**Other Information:****House Occupied?**

This property was vacant and some defects, particularly in the plumbing, may not become apparent until it has been in constant use.

**Client Present?**

No.

**Other People Present:**

The Real Estate Agent.

**Inspector Information:**

Alex Willis. Qualified Builder. Accredited Building Surveyor (AMBOINZ).

## Kitchen

*It is beyond the scope of this report to operate, and comment on the performance of the appliances, however we recommend you test the appliances yourself to ensure they are operational. We also recommend the appliances are regularly serviced to ensure they are in safe, operational order.*

Kitchen.

**Room Location:**

Back. Centre. Left.



**Ceilings:**

Plaster board.

**Walls:**

Hardboard. Tiles. A detailed inspection of some of the lower parts of the walls and room was not possible due to the placement of fittings, furnishings and personal items.



**Normal moisture range.**



**Normal moisture range.**

**Floors:**

Tiles. There is a small chip in one of the tiles, this does not seem to effect the usage to the tile and could be repaired or replaced during future renovations.



**Very small chip in the tile.**

**Windows:**

Aluminium. Reveals, painted, material type unknown.


**Normal moisture range.**

**Normal moisture range.**

**Normal moisture range.**
**Glass Type:**

Standard.

**Passive Vents:**

There are passive vents present.

**Window Dressing:**

None.

**Security for Windows:**

There are security fixtures on the windows.

**Doors (Internal):**

Hollow core. Frames, painted. Material type unknown.

**Warning devices:**

Smoke Detector. The smoke detector was not tested as part of this inspection.

**Cabinetry:**

Melamine.

**Bench Top:**

Laminate.

**Sink:**

Stainless steel.

**Stove:**

Electric, not tested as part of the inspection.

**Hobbs:**

Electric, not tested as part of this inspection.

**Rangehood:**

Working at the time of the inspection.

## Interior Rooms

*The condition of walls behind wall coverings, panelling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odours or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with Owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.*

### Hallway

**Room Location:**

Centre. Right.



**Ceilings:**

Plaster board.

**Walls:**

Hardboard. A detailed inspection of some of the lower parts of the walls and room was not possible due to the placement of fittings, furnishings and personal items.

**Floors:**

Carpet.

**Doors (Internal):**

Hollow core. Frames, painted. Material type unknown.

**Cupboards:**

Hot water.



**Warning devices:**

Smoke Detector. The smoke detector was not tested as part of this inspection.

Sitting Room

**Room Location:**

Back. Centre.



**Ceilings:**

Plaster board.

**Walls:**

Hardboard. A detailed inspection of some of the lower parts of the walls and room was not possible due to the placement of fittings, furnishings and personal items.



**Normal moisture range.**



**Normal moisture range.**



**Normal moisture range.**



**Normal moisture range.**

**Floors:**

Carpet. The bed was not moved and the loose floor coverings were not inspected under.

**Windows:**

Aluminium. Reveals, painted, material type unknown.



**Normal moisture range.**

**Glass Type:**

Standard.

**Passive Vents:**

There are passive vents present.

**Window Dressing:**

Curtains.

**Security for Windows:**

There are security fixtures on the windows.

**Doors (Internal):**

Hollow core. Frames, painted. Material type unknown.

**Doors (External):**

Aluminium and glass. Reveals, painted. Material type unknown.



**Glass Type:**

Standard.

**Door Dressing:**

Curtains.

**Security for Doors:**

There are security fixtures on some doors.

**Cupboards:**

Single.

**Controls**

DVS, not tested.

**Warning devices:**

Smoke Detector. The smoke detector was not tested as part of this inspection.

**Vents**

HRV, not tested.

Lounge

**Room Location:**

Front. Left.



**Ceilings:**

Plaster board.

**Walls:**

Hardboard. A detailed inspection of some of the lower parts of the walls and room was not possible due to the placement of fittings, furnishings and personal items.



Normal moisture range.



Normal moisture range.



Normal moisture range.

**Floors:**

Carpet. The bed was not moved and the loose floor coverings were not inspected under.

**Windows:**

Aluminium. Reveals, painted, material type unknown.



Normal moisture range.



Normal moisture range.



Normal moisture range.

**Glass Type:**

Standard.

**Passive Vents:**

There are passive vents present.

**Window Dressing:**

Curtains.

**Security for Windows:**

There are security fixtures on the windows.

**Heating:**

Heat pump, Working at the time of inspection.

**Controls**

Heat pump.

**Warning devices:**

Smoke Detector. The smoke detector was not tested as part of this inspection.

**Vents**

HRV, not tested.

Entrance

**Room Location:**

Front.



**Ceilings:**

Plaster board.

**Walls:**

Hardboard.

**Floors:**

Tiles.

**Doors (External):**

Timber and glass. Reveals, painted. Material type unknown. We recommend fitting door stops to prevent damage occurring to the wall linings.

**Glass Type:**

Standard.

**Door Dressing:**

None.

**Security for Doors:**

There are security fixtures on the doors.

**Cupboards:**

Storage.

**Warning devices:**

Burglar alarm key pad is located in this area, not tested as part of this inspection.

Dining

**Room Location:**

Back. Left.



**Ceilings:**

Plaster board.

**Walls:**

Hardboard. A detailed inspection of some of the lower parts of the walls and room was not possible due to the placement of fittings, furnishings and personal items.



**Normal moisture range.**



**Normal moisture range.**



**Normal moisture range.**

**Floors:**

Carpet. The bed was not moved and the loose floor coverings were not inspected under.

**Windows:**

Aluminium. Reveals, painted, material type unknown.



**Normal moisture range.**



**Normal moisture range.**



**Normal moisture range.**



**Normal moisture range.**

**Glass Type:**

Standard.

**Passive Vents:**

There are passive vents present.

**Window Dressing:**

Curtains.

**Security for Windows:**

There are security fixtures on the windows.

**Doors (External):**

Aluminium and glass. Reveals, painted. Material type unknown.



**Normal moisture range.**



**Normal moisture range.**

**Glass Type:**



Standard.

**Door Dressing:**

Curtains.

**Security for Doors:**

There are security fixtures on some doors.

## Stairs

Stairs.

**Room Location:**

Right.



**Ceilings:**

Plaster board.

**Walls:**

Hardboard.



**Floors:**

Carpet.

**Windows:**

Aluminium. Reveals, painted, material type unknown.



**Glass Type:**

Standard.

**Window Dressing:**

None.

**Security for Windows:**

The windows are non-opening, therefore do not require security fixtures.

**Doors (Internal):**

Hollow core. Frames, painted. Material type unknown. There have been some touch ups to the door that could be tidied up.



**Touch ups.**

**Stairs Type:**

Closed riser.

**Hand Rail:**

Yes.

## Bedrooms

Bedroom 1

**Room Location:**

Front. Centre.



**Ceilings:**

Plaster board.

**Walls:**

Hardboard. A detailed inspection of some of the lower parts of the walls and room was not possible due to the placement of fittings, furnishings and personal items.



**Normal moisture range.**



**Normal moisture range.**



**Normal moisture range.**

**Floors:**

Carpet. The bed was not moved and the loose floor coverings were not inspected under.

**Windows:**

Aluminium. Reveals, painted, material type unknown.



Normal moisture range.



Normal moisture range.



Normal moisture range.

**Glass Type:**

Standard.

**Passive Vents:**

There are passive vents present.

**Window Dressing:**

Blinds.

**Security for Windows:**

There are security fixtures on the windows.

**Doors (Internal):**

Hollow core. Frames, painted. Material type unknown.

**Cupboards:**

Single.

**Vents**

HRV, not tested.

Bedroom 2

**Room Location:**

Front. Centre. Right.



**Ceilings:**

Plaster board.

**Walls:**

Hardboard. A detailed inspection of some of the lower parts of the walls and room was not possible due to the placement of fittings, furnishings and personal items.



Normal moisture range.



Normal moisture range.



Normal moisture range.

**Floors:**



Carpet. The bed was not moved and the loose floor coverings were not inspected under.

**Windows:**

Aluminium. Reveals, painted, material type unknown.



Normal moisture range.



Normal moisture range.



Normal moisture range.



Normal moisture range.

**Glass Type:**

Standard.

**Passive Vents:**

There are passive vents present.

**Window Dressing:**

Blinds.

**Security for Windows:**

There are security fixtures on the windows.

**Doors (Internal):**

Hollow core. Frames, painted. Material type unknown.

**Cupboards:**

Double.

**Heating:**

Heat pump, Working at time of inspection.

**Controls**

Heat pump.

**Vents**

HRV, not tested.

Bedroom 3

**Room Location:**

Back. Right.



**Ceilings:**

Plaster board.

**Walls:**

Hardboard. A detailed inspection of some of the lower parts of the walls and room was not possible due to the placement of fittings, furnishings and personal items.



Normal moisture range.



Normal moisture range.



Normal moisture range.



Normal moisture range.

**Floors:**

Carpet. The bed was not moved and the loose floor coverings were not inspected under.

**Windows:**

Aluminium. Reveals, painted, material type unknown.



Normal moisture range.



Normal moisture range.



Normal moisture range.



**Glass Type:**

Standard.

**Passive Vents:**

There are passive vents present.

**Window Dressing:**

None.

**Security for Windows:**

There are security fixtures on the windows.

**Doors (Internal):**

Hollow core. Frames, painted. Material type unknown.

**Cupboards:**

Walk in.

**Heating:**

Heat pump, not tested. On.

**Controls**

Heat pump, not tested.

**Warning devices:**

Burglar alarm, not tested as part of this inspection. Sensor, not tested as part of this inspection.

Bedroom 4

**Room Location:**

Front. Right.



**Ceilings:**

Plaster board.

**Walls:**

Hardboard. A detailed inspection of some of the lower parts of the walls and room was not possible due to the placement of fittings, furnishings and personal items.



Normal moisture range.



Normal moisture range.



Normal moisture range.



Normal moisture range.

**Floors:**

Carpet. The bed was not moved and the loose floor coverings were not inspected under.

**Windows:**

Aluminium. Reveals, painted, material type unknown.



Normal moisture range.



Normal moisture range.



Normal moisture range.

**Glass Type:**

Standard.

**Passive Vents:**

There are passive vents present.

**Window Dressing:**

Curtains.

**Security for Windows:**

There are security fixtures on the windows.

**Doors (Internal):**

Hollow core. Frames, painted. Material type unknown.

**Cupboards:**

Double.

**Warning devices:**

Burglar alarm, not tested as part of this inspection. Sensor, not tested as part of this inspection.

**Vents**

HRV, not tested.

**Bathroom**



**Room Location:**

Centre. Right.



**Ceilings:**

Plaster board.

**Walls:**

Hardboard.



Normal moisture range.



Normal moisture range.



Normal moisture range.



Normal moisture range.

**Floors:**

Tiles.

**Windows:**

Aluminium. Reveals, painted, material type unknown.



Normal moisture range.



Normal moisture range.

**Glass Type:**

Safety.

**Passive Vents:**

There are passive vents present.

**Window Dressing:**

None.

**Security for Windows:**

There are security fixtures on the windows.

**Doors (Internal):**

Hollow core. Frames, painted. Material type unknown.

**Heating:**

Electric heating, not tested.

**Vanity:**

Melamine. There is slight moisture damage to the shelves, however still serviceable. It could be replaced at some stage.



**Basin:**

Porcelain.

**Basin Tap/Faucet:**

Working. No signs of any current leaking.



**Bath:**

Fibre glass.

**Bath Tap/Faucet:**

Working. No signs of any leaking.



**Shower Flow. (This is the opinion of the Inspector only)**

Average flow rate.



**Shower Taps/Mixer and Rose:**

A high pitched noise was noted that may be due to insecure plumbing within the wall. This can be further assessed by a plumber.



**Shower Linings:**

Plastic.

**Shower Tray:**

Fibre glass.

**Shower Screen/Doors:**

Glass.

**Ventilation:**

Type of vent. Mechanical. Working.

**Heated Towel Rail:**

Plug is there but I can not confirm if this is still live.



2

**Room Location:**

Back. Right.

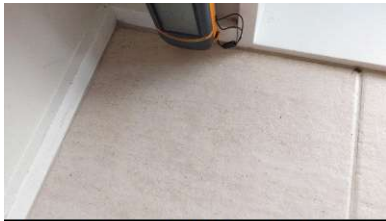


**Ceilings:**

Plaster board.

**Walls:**

Hardboard.



**Normal moisture range.**



**Normal moisture range.**



**Normal moisture range.**

**Floors:**

Tiles.

**Windows:**

Aluminium. Reveals, painted, material type unknown.

**Glass Type:**

Safety.

**Passive Vents:**

There are passive vents present.

**Window Dressing:**

None.

**Security for Windows:**

There are security fixtures on the windows.

**Doors (Internal):**

Hollow core. Frames, painted. Material type unknown. Slight moisture damage to the bottom of the door. This tested dry at the time of the inspection and the door is still serviceable.



**Doors (External):**

Aluminium and glass. Reveals, painted. Material type unknown.



**Normal moisture range.**



**Normal moisture range.**

**Glass Type:**

Safety.

**Door Dressing:**

None.

**Security for Doors:**

There are security fixtures on the doors.

**Heating:**

Electric heating, not tested.

**Vanity:**

Melamine. There is slight moisture damage to the shelves, however still serviceable. It could be replaced at some stage.



**Basin:**

Porcelain.

**Basin Tap/Faucet:**

Working. No signs of any current leaking.



**Toilet:**

Toilet type. Floor mounted. Dual flush. This toilet was flushed twice and was operating.

**Shower Flow. (This is the opinion of the Inspector only)**

Average flow rate.



**Shower Taps/Mixer and Rose:**

Working.

**Shower Linings:**

Plastic.

**Shower Tray:**

Fibre glass.

**Shower Screen/Doors:**

Safety Glass.

**Ventilation:**

Type of vent. Mechanical. Working.

**Heated Towel Rail:**

The plug is there but I can not confirm if it is live or not.



**RCD and Shaver Points:**

RCD present. Working.

**Toilet**

**Room Location:**

Centre. Right.



**Ceilings:**

Plaster board.

**Walls:**

Hardboard.



**Normal moisture range.**

**Floors:**

Tiles.

**Windows:**

Aluminium. Reveals, painted, material type unknown.



**Normal moisture range.**



**Normal moisture range.**

**Glass Type:**

Standard.

**Passive Vents:**

There are passive vents present.

**Window Dressing:**

Blinds.

**Security for Windows:**

There are security fixtures on the windows.

**Doors (Internal):**

Hollow core. Frames, painted. Material type unknown.

**Vanity:**

melamine.

**Basin:**

Plastic.

**Basin tap/faucet:**

Working.



**Toilet:**

Toilet type. Floor mounted. Dual flush. Working at the time of this inspection.



**Ventilation:**

Mechanical. Working.



## Laundry

Laundry.

**Room Location:**

Garage.



**Ceilings:**

Plaster board. There is sheet joint cracking to the ceiling linings, which can be repaired.



**Walls:**

Hardboard. There have been repairs to the walls. The repairs could be tidied up.



Normal moisture range.



Normal moisture range.

**Floors:**

Tiles.

**Windows:**

Aluminium. Reveals, painted, material type unknown.



Normal moisture range.

**Glass Type:**

Standard.

**Passive Vents:**

There are passive vents present.

**Window Dressing:**

None.

**Security for Windows:**

There are security fixtures on the windows.

**Doors (Internal):**

Hollow core. Frames, painted. Material type unknown.

**Cupboards:**

Single.

**Vents**

HRV, not tested.

**Cabinetry:**

Meltica. There is moisture damage, this tested dry at the time of the inspection and appears to be still serviceable.



**Tub:**

Stainless steel.

**Tub tap/faucet only**

Working at the time of this inspection.

When turning the tap off the handle came off.



**Washing machine stand pipe:**

Yes - not tested.

**Ventilation:**

Type of vent. Passive only. We recommend installing mechanical ventilation that discharges to the exterior so moist air is removed from the room.

## Roof Cavity

*There is generally limited space in roof cavities, particularly to the lower or outer portions of the home. This does restrict access and in most instances prevents an inspection of the outer or lower areas, including any roof to wall framing connections.*

**Roof Cavity.**

**Location of Manhole Access:**

Garage.

**Manhole Accessibility:**

Reasonable.

**Roof Framing:**

Timber truss roof.

**Insulation:**

Material Type: Fibreglass. 180mm.

**Roof Underlay:**

There is no visible underlay.

**Obvious Structural Alterations:**

There are no obvious alterations.

**Visible Discharges into this space:**

There are no obvious discharges into this cavity.

**Plumbing:**

Copper. PVC.

**Evidence of Leaks:**

There was no evidence of any current leaks at the time of the inspection.

**Visible Electrical Wiring Type:**

TPS cable. There is some electrical wiring that may be obsolete, and we recommend it be inspected by a registered Electrician. Any obsolete wiring should be removed or terminated correctly.


**Ceiling structure**

Timber.

## House Exterior

*The exterior cladding of the property can only be inspected where visible and in the Inspector's clear line of sight. Some limitations may occur due to the height of the property in some areas and any vegetation growing up or near the cladding.*

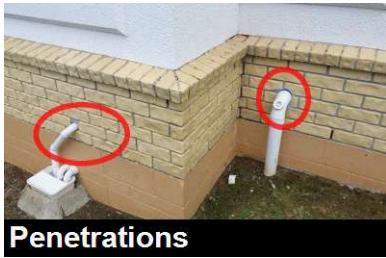
### Exterior Components

**Construction type:**

Timber framed.

**Cladding Type:**

Brick. Any pipes or cables penetrating the exterior cladding should be sealed around to prevent moisture getting in behind the cladding. We have identified the odd loose brick that can be repaired by a qualified tradesperson. You may wish to seal any gaps between the plaster and brick work, to prevent any moisture ingress.



**Monolithic:**

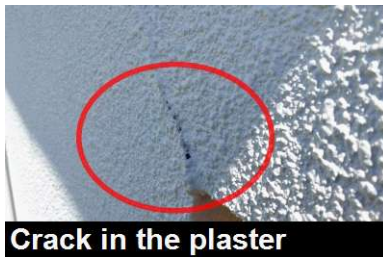
Textured plaster exterior cladding.

The fascia has been installed prior to the texture coating, which is a recognized weathertightness risk area.

We recommend this be modified to lower the risk.

There are cracks in the exterior cladding, which need to be professionally repaired, as any cracks can allow moisture in behind the cladding and into the internal framing. There are textured polystyrene mouldings around the home, these can be weathertightness risk areas and we recommend they be professionally repaired by a cladding specialist.

The Left hand side of the gable over the garage is deteriorating and we recommend to get a licenced builder to give you some options for repair to ensure protection from water ingress.





**Junction needs sealing.**

**Joinery (Windows and Doors):**

Aluminium and glass. The method of flashing detailing around the joinery could raise the risk for weather tightness, and we would recommend modification.

The rubber seals on the joinery are starting to deteriorate and can be replaced to ensure the joinery is weather tight.

We recommend sealing the head flashings to help prevent wind driven moisture getting in.



**Seals shrunk**



**Head flashing not sealed.**

**Fascias and Barge Boards:**

Timber.

**Soffit / Eaves:**

The lack of eaves at the back right hand side of the house and on the garage are a weather tightness risk.



**Downpipes and Spouting:**

PVC.

**Visible Point of Discharge:**



Exterior of Roof

**Roof Mounted:**

Roof inspected by drone due to the pitch of the roofing and the recent rain.



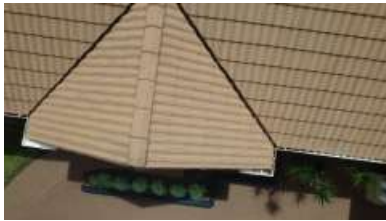
**Roofing Material:**

Clay tiles. There is lichen growth, which can be chemically treated.



**Flashings:**

Metal.



**Vents:**

PVC.



**Gutters/Spouting:**

PVC.

**Foundations**

**Location of access:**

Due to the construction of this property, there is no foundation space to inspect.

**Garage**

Garage.

**Location:**

Attached.



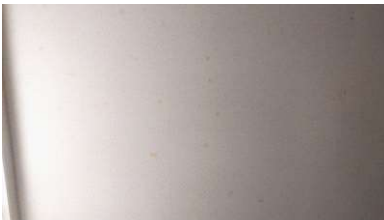
**Ceilings:**

Plaster board. There is sheet joint cracking to the ceiling linings, which can be repaired when next redecorating.



**Walls:**

Hardboard. A detailed inspection of some of the lower parts of the walls and room was not possible due to the placement of stored items. Paint has peeled of the walls in places, this appears to be from decorations.



**Paint peel**



**Normal moisture range.**



**Normal moisture range.**



**Normal moisture range.**



**Normal moisture range.**

**Floors:**

Concrete.

**Windows:**

Aluminium. Reveals, painted, material type unknown.



**Normal moisture range.**



**Normal moisture range.**



**Normal moisture range.**



**Normal moisture range.**

**Glass type:**

Standard.

**Passive vents:**

There are passive vents present.

**Window dressing:**

None.

**Security for windows:**

There are security fixtures on the windows.

**Doors (External):**

Aluminium. Reveals, painted. Material type unknown.

**Glass type:**

Standard.

**Security for doors:**

There are security fixtures on the doors.

**Vehicle doors:**

Sectional tilta.



**Normal moisture range.**



**Normal moisture range.**

**Garage door opener:**

Working.

**Warning devices:**

Sensor.

Garage Exterior:

**Monolithic:**



**Grounds**

*This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including Council water and sewer service piping or septic systems.*

General Site Features:

**Contour:**

Flat site.

**Site and Vegetation:**

Established.

**Retaining Walls:**

Timber.



**Paths and Patios:**

Concrete. The garden on the left hand side of the house has been built up to high against the cladding, which can lead to moisture penetration into the concealed framing. They could be lowered away from the cladding, a landscaper could help you with this.

Paver/tile. A few pavers are sinking, these could be lifted, filled and re fitted.



**Driveway:**

Concrete. The drive is a shared drive and any repairing liability should be established.

**Fencing:**

Timber.



**Surface Water Control:**

No indication of site drainage issues. The only area that you should monitor (im not sure if there is drainage allready) is from the back lawn towards the laundry. If this area becomes a problem a drain layer could add drainage to allow the water to flow away from the door.



Could add drainage if needed.

**Letterbox**

Brick.

**Gully Traps**

Location. Back of home. The concrete surround has cracked around the gully traps, this could be repaired by a drain layer but does not appear to be urgent.



**Taps**

Working.



**Carport**

Moisture test

**Construction Type:**



**Out Building**

Out Building:

Garden shed.



## Systems

*The testing and commenting on the product, installation, or performance of any System within this dwelling is outside the scope of this inspection. Any inspection or comments made about any systems relates only to the visible components and is the opinion of the Inspector, who is not a qualified Plumber, Electrician, or serviceman. To fully comment on the operation, installation, and performance of any of the systems would require a specialist report from a qualified service personnel. Any system should be serviced as per the manufacturers specification, and we recommend you obtain all service records and specification from the homes' owner, if they are available.*

### Electrical

**Supply Entrance:**

Underground.

**Lights, Switches and Power Outlets:**

The lights are working. throughout the home. The accessible power points tested Ok. throughout the home.

**Visible Wiring Type:**

TPS cable.

**Earthing Rod:**

Right side of home.



**Summary:**

The electrical test is a basic test to ensure the power points are wired correctly. This report should not be seen as an Electrical inspection or Certification that the electricians of the home comply with any standards or regulations.

### Plumbing

**Water Toby:**

At the street frontage.

**Summary:**

The visible plumbing is in working order.

Hot Water System

**Location:**

Hall.



**Make and Type:**

Rheem.

**Capacity:**

180 litres.

**Year of Manufacture:**

This is an older cylinder and it may need to be flushed out and inspected by a registered Plumber to determine its condition.

**Seismic Restraint:**

Yes.

**Plumbing:**

Plastic. Copper.

**Evidence of Leaks:**



**Summary:**

Working at the time of the inspection. Not turned on during the inspection. We recommend that the cylinder is turned on prior to settlement, to ensure it is in working order.

Alarm System

**Model:**

Paradox.



**Location of Alarm Panel:**

Bedroom cupboard. Bed 1.

**Summary:**

Not tested. We recommend that the system is operated prior to settlement, to ensure it is in working order.

Dehumidifying System

**Make:**

HRV.

**Location:**

Roof cavity.

**Summary:**

Not tested. We recommend that the system is operated prior to settlement, to ensure it is in working order.

Air-conditioning / Heating System

**Make:**

Panasonic.



**Type:**

Heat pump.

**Location of Unit:**

Exterior of home.

**Summary:**

Not tested, however it was operating during the inspection.

Vacuum System

**Make:**

Smart.



**Location:**

Garage. The pipe in the ceiling has come apart.



**Summary:**

Not tested. We recommend that the system is operated prior to settlement, to ensure it is in working order.

## Electrical System

Lights and Power Points:

**Kitchen.**

The lights are working. The accessible power points tested Ok.

**Hallway**

The lights are working. The accessible power points tested Ok.

**Sitting Room**

The lights are working. The accessible power points tested Ok.

**Lounge**

The lights are working. The accessible power points tested Ok.

**Entrance**

The lights are working.

**Dining**

The lights are working. The accessible power points tested Ok.

**Stairs.**

The lights are working.

**Bedroom 1**

The lights are working. The accessible power points tested Ok.

**Bedroom 2**

The lights are working. The accessible power points tested Ok.

**Bedroom 3**

The lights are working. The accessible power points tested Ok.

**Bedroom 4**

The lights are working. The accessible power points tested Ok.

**1**

The lights are working. The accessible power points tested Ok.

**2**

The lights are working. The accessible power points tested Ok.

The lights are working.

**Laundry.**

The lights are working. The accessible power points tested Ok.

**Garage.**

The lights are working. The accessible power points tested Ok.

## Plumbing System

Sink Tap/Faucet:

**Kitchen.**

No signs of any current leaks at the time of the inspection.  
I could not get the smaller tap to work.



Plumbing and Wastes:

**Kitchen.**

Braided wire. PVC wastes.



2

Braided wire. The wastes are not visible.

Braided wire. PVC wastes.



**Laundry.**

PVC wastes.



Basin Plumbing and Wastes:

1

Braided wire.

PVC wastes.

Copper. Green corrosion staining observed on copper pipework, indicating oxidation and possible past or ongoing moisture exposure.



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2

PVC wastes. Braided wire. Copper.

