

# Auckland Affordable Inspect a Home

## SAMPLE REPORT



**Visual Residential Property Inspection  
of SAMPLE PROPERTY**

## The Property Report Project Information

in Accordance with NZS 4306:2005

**Date of Inspection:** 00 July 0000

**Time of Inspection:** 3 pm

**Report No.:** SAMPLE - 0000

**Site Address:** SAMPLE REPORT

**Weather at Time of Inspection:** Overcast

**Age of Property:** approximately 20 years

**People Present:** The Property Inspector and his Assistant / Vendor  
The property was occupied at the time of inspecting

**Client Name:** Sample Sample

**Client Contact Number:** 021-123-4567

**Client Email:** sample@gmail.com

**Access Information:** Access was arranged by Vendor


**Inspector:** William Espin

**Contact Number:** 021 175 4571

**Qualification:** Qualified Building Inspector with more than 35 years' experience. Building diploma in construction supervision. Degree in Quantity Surveying.

**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: 00 July 0000

**William Espin**  
Building Inspector

An Inspection carried out in accordance with NZS4306:2005 is not a statement that a property complies with the requirement of any Act, regulation or by law, nor is the report a warranty against any problems developing after the date of the property report, Refer to NZS4306:2005 for full details
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## Introduction

Thank you for choosing Auckland Affordable Inspect a home to carry out your residential property inspection. A meticulous visual inspection was carried out by an experienced inspector identifying issues that are present in the property, or possible to develop in the future.

The purpose of the property report to provide a non-bias opinion to the client and other interested parties regarding the condition of the property and significant visible defects at the time of the inspection. As this is a non-invasive inspection, no probe or destructive testing was carried out. No furniture has been moved by Auckland Affordable Inspect a Home.

Auckland Affordable Inspect a Home inspected the house used thermal imaging camera to assist with detecting moisture problems. These problems would not be detected by a visual inspection.

Minor defects are common to most properties including blemishes, corrosion, cracking, weathering, general deterioration and wear, unevenness, and physical damage to various area of the building which may be acceptable depending on the age of the building. While most minor defects will be noted, the Inspector in most cases has commented or noted areas of no consequence or concern.

Although ever effect has been made to identify defects, leaks, moisture, and physical damage to various areas of the building.

This report should be seeming as a reasonable attempt to identify any significant defects in the property at the time of the inspection

The information contained in this report is confidential and Auckland Affordable inspect a home will not release to any other interested parties without your written permission. If you have any questions or need clarification on this inspection report, please do not hesitate to contact me.

We trust that our report is beneficial to you that it gives you a better understanding of the condition of the property in the present and the future.

Thank you for your patronage.

**William Espin**  
Building Inspector

# Inspection Report

## VISUAL INSPECTION

A visual assessment has been carried out to only readily accessible areas of the property. Areas that were inaccessible, not readily accessible, or obstructed has not to be included in the report.

Identifying defects that are hidden behind furniture, personnel belonging, walls, floors, floor coverings, and ceiling will not be included in the building report.

This includes structure, wiring, plumbing, ducting, and insulation that are hidden or inaccessible. The inspector will not conduct any invasive or destructive testing of the property. Safety, accessibility, or other considerations may present the inspector.

## Site features

The dwelling is double storey brick and painted weather house.

The dwelling is well located on a sloping section. Timber decks with a selection of mature trees and landscaped gardens. The dwelling is a traditional medium to large size five-bedroom and three-bathroom home with double garage. The property has been well maintained

## Building and site

A visual inspection of the exterior grounds and stormwater surface drainage has been carried out to determine if the property is properly graded, and that no ponding is taking place next to the structure. That surface water is carried away from the dwelling and not having any effect on the Foundations. Spouting and Downpipes discharge into the stormwater drainage. The property is well-graded, with no signs of ponding. No surface water as the downpipes and spouting is discharging into the stormwater drainage.

## **Contents**

1. Site
2. Exterior
3. Roof and Roof Space
4. Entrance Hall, Passage and Laundry
5. Kitchen and Kitchen Appliances
6. Lounge, Family Room and Dining Room
7. Bedrooms
8. Bathrooms and Components
9. Double Garage
10. Foundation/ Sub floor
11. Services

## 1. Site

	Identified	Inspected
a) Contour of site - Sloping well drained	●	●
b) Driveway - Concrete	●	●
c) Fencing — Slatted timber Fencing, Good Condition	●	●
d) Gates Timber, Good Condition	●	●
Foot paths- Concrete and brick paving Concrete		
e) Condition – good in places condition Cracked in others Brick Paving – Mostly in good condition	●	●
f) Letterbox, Brick, in good condition,	●	●
g) Retaining Walls – Concrete Block	●	●



Cracks to concrete paving. It is recommended that It is sealed.



Concrete Driveway in good condition



Brick paving subsiding due to poor compaction. Brick paving at plinth must be lifted, compacted and relayed so that the water does not run into the foundations



Concrete Block Retaining Wall in good condition





Concrete Block Retaining Wall in good condition. 1.8 m high slatted timber fence in good condition



Concrete Block Retaining Wall in good condition. Brick paving in good condition



Brick paving in good condition. 1.8 m high slatted timber fence in good condition



## 2. Exterior

	Identified	Inspected
a) <b>Wall Structure</b> Type – Timber frame condition -Assumed Good	●	●
<b>Wall Construction</b> <u>Finish surface 1</u> Type – Brick veneer Condition – Good	●	●
b) <u>Finish surface 2</u> Type –Timber weatherboard Condition – Good Finish – Paint in good condition	●	●
<b>External window and Ranch sliders</b>		
c) Type – Aluminum Glazing Type – Single glazed Condition – Good for its age	●	●
<b>Soffits</b>		
d) Type Fibre Cement Finish - Painted Condition - Good	●	●
<b>Fascia / Barge Board</b>		
e) Type - Metal Finish - Painted Condition - Good	●	●
<b>Front Door</b>		
f) Type – Timber Finish – Painted Condition - Good	●	●
<b>Garage Door</b>		
g) Type – Sectional overhead Condition - Good Motor – Good condition	●	●
<b>Spouting</b>		
h) Type – Color steel/ PVC Condition - good	●	●
<b>Downpipes</b>		
i) Type -PVC Condition - Good	●	●
<b>Decks – Timber</b>		
j) Type – Timber with sealer coat Condition - Good	●	●
k) Garage door – Sectional overhead Condition -Good	●	●
l) Water Faucets – Water supply	●	●
m) Light fixtures and electrical outlets (exterior)	●	●



Timber Front door in good condition



Weep hole clean. Many weep holes have been closed at construction time. They need to be opened to allow the cavities to vent and for water to exist the cavity.



Waterproofing to foundation walls acceptable



Fine crack to concrete block plinth. The crack is however not carrying on to the Brickwork. One should watch the crack. If it gets large, then I recommend that you Should seek the advice of a Structural Engineer.



Fine crack to concrete block plinth. The crack is however not carrying on to the Brickwork. One should watch the crack. If it gets large, then I recommend that you Should seek the advice of a Structural Engineer. The brick paving should be lifted, compacted and re-laid. Water must be kept away from the foundations



The brick paving should be lifted, compacted and re-laid. Water must be kept away from the foundations





The brick paving should be lifted, compacted and re-laid. Water must be kept away from the foundations



Well maintained lawns sloping away from foundations.



Timber decks in good condition for their age



Timber steps to deck acceptable



Awning to lounge and main bedroom in good condition



Hole to soffit should be closed



PVC spreader to the roof. Lead flashing finishes behind steel lintel



### 3. Roof and Roof Space

	Identified	Inspected
<b>Wall Structure</b>		
Type – Timber frame condition -Assumed Good	●	●
<b>Roof Coverings</b>		
Type – Concrete tiled roof	●	●
Condition - Good		
<b>Flashings</b>		
Type – Lead	●	●
Condition - Good		
<b>Roof Construction</b>		
Type – Pitched with timber trusses condition - Good	●	●
<b>Roof Space</b>		
Insulation – blanket	●	●
<b>Roof Space</b>		
Roof underlay - None	●	●



Tile roof in good condition



Still water in the spouting



Spouting clear to most parts inspected, however as on the photo there is a little bit of still water in the spouting



Spouting clear



Spouting clear



Wide eaves



Crack to tile ridging needs to be sealed



Lead flashing to brick veneer acceptable



Lead flashing to brick veneer acceptable





Spouting clear



Pergola securely fixed to roof members



Concrete roof tiles in good condition Spouting clear



Solar panels securely fixed to roof



Solar panels securely fixed to roof

### **Roof Space**



Insulation to roof space acceptable. Pre nailed roof truss good condition. No underlay to concrete roof tiles acceptable





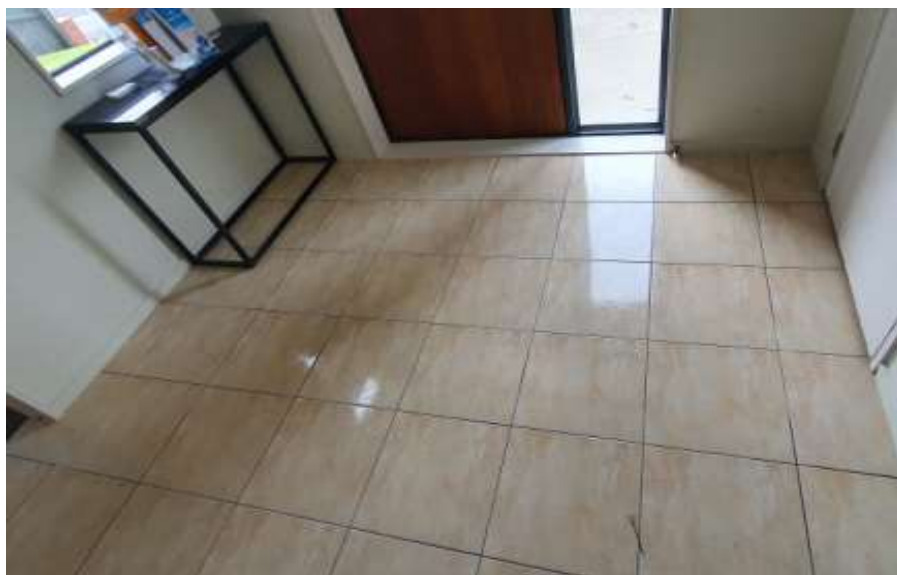
Insulation to roof space acceptable



Insulation to roof space acceptable. Pre nailed roof truss good condition.

#### 4. Entrance Hall, Passage and Laundry

	Identified	Inspected
<b><u>Entrance Hall and Passage</u></b>		
a) Ceiling – Painted plasterboard	●	●
b) Walls -Painted Plasterboard	●	●
c) Floors – Ceramic Tiles Condition - Good	●	●
d) Doors – Timber Condition - Good	●	●
e) Wardrobe doors Condition -Good	●	●
<b><u>Laundry</u></b>		
a) Ceiling– Painted Plasterboard	●	●
b) Walls– Painted Plasterboard	●	●
c) Floors- Tile	●	●
d) Doors- Timber	●	●
e) Wash trough	●	●
f) Plumbing water supply mixers and waste water system	●	●
g) Outlets, Switches and Fixtures	●	●
h) Ceiling extractor fan	●	●



Tiled entrance hall in good condition



Handrail secure acceptable



Upstairs passage and entrance hall floor tiles in good condition



Moisture meter reading acceptable



**Laundry**



Water to wash trough tested



## 5. Kitchen and Kitchen Appliances

	Identified	Inspected
a) Ceiling - Painted Plasterboard	●	●
b) Walls - Painted Plasterboard	●	●
c) Floors - Tiles	●	●
d) Doors - Painted timber	●	●
f) Benchtop – Stone Condition -Good	●	●
g) Oven and Induction Hob Condition - Working	●	●
h) Dishwasher Condition - Working	●	●
i) Range Hood Condition – Working	●	●
j) Food Waste Disposer Condition – Working	●	●
l) Counters and Cabinets	●	●
m) Plumbing Drain, Waste	●	●
n) Plumbing Water Supply, Distribution system and Fixtures	●	●
o) Outlets, Switches and Fixtures	●	●



Modern kitchen. Cupboard doors and drawers in good working order.





Floor tiles in good condition



Range hood working fine



All of drawers are open smoothly.



Induction hob working fine.



Oven working



Moisture reading acceptable

## 6. Lounge, Family Room and Dining Room

	Identified	Inspected
a) Ceiling – Painted Plasterboard	●	●
b) Walls – Painted Plasterboard	●	●
Floors		
Dining Room – Ceramic Tile		
c) Condition – Good	●	●
Lounge – Laminated timber		
Condition – Good		
d) Doors	●	●
e) Outlets, Switches and Fixtures	●	●

### Lounge





15.6 The moisture meter reading acceptable



23.7 The moisture meter reading acceptable

### **Dining Room**



HRV to dining room. Vertical bricks throughout the house in good condition



**Family Room**



HRV to Family room. Vertical bricks throughout the house in good condition



## 7. Bedrooms

### 7.1 Master Bedroom – Upstairs

	Identified	Inspected
a) Ceiling – Painted Plasterboard	●	●
b) Walls – Painted Plasterboard	●	●
c) Floors - Carpet	●	●
d) Doors – Timber Condition acceptable	●	●
e) Wardrobe Doors timber Condition good	●	●
f) Wardrobe shelves/ drawers Condition acceptable	●	●
g) Outlets, Switches and Fixtures	●	●





Master bedroom door catching carpet



Crack in the wall under the window



Crack to gib lining above the bathroom door



51.3 Moisture meter reading acceptable



44.1 Moisture meter reading acceptable

### 7.1 Master Bedroom – Ensuite Bathroom / Dressing Room

	Identified	Inspected
i) <b><u>Ensuite Bathroom</u></b>	●	●
Ceiling– Painted Plasterboard	●	●
j) Walls– Painted Plasterboard	●	●
k) Floors- tile	●	●
l) Doors- Timber	●	●
Condition acceptable	●	●
m) Wash basin and vanity cupboard	●	●
n) Shower and shower enclosure	●	●
o) Heated Towel Rails	●	●
p) Plumbing water supply mixers and waste water system	●	●
q) Outlets, Switches and Fixtures	●	●
r) Ceiling extractor fan	●	●
s) <b><u>Dressing Room</u></b>	●	●
Ceiling– Painted Plasterboard	●	●
t) Walls– Painted Plasterboard	●	●
u) Floors- Carpet	●	●
v) Doors- Timber	●	●
Condition acceptable	●	●
w) Wardrobe shelves/ drawers	●	●
Condition acceptable	●	●

**Dressing Room**



Dressing Room



Dressing room door binding



Dressing room door catching carpet



**Ensuite Bathroom**



Underfloor heating system



Toilet seat loose.



There is lots of fine crack in the washbasin

## 7.2 Bedroom 2 – Upstairs

	Identified	Inspected
a) Ceiling - Painted Plasterboard	●	●
b) Walls– Painted Plasterboard	●	●
c) Floors- Carpet	●	●
d) Doors- Timber	●	●
e) Wardrobe Doors timber Condition acceptable	●	●
f) Wardrobe shelves/ drawers Condition acceptable	●	●
g) Outlets, Switches and Fixtures	●	●





The bedroom door catching carpet

### **7.3 Bedroom 3 – Upstairs**

	Identified	Inspected
a) Ceiling– Painted Plasterboard	●	●
b) Walls– Painted Plasterboard	●	●
c) Floors- Carpet	●	●
d) Doors- Timber	●	●
e) Wardrobe Doors timber condition good/ acceptable	●	●
f) Wardrobe shelves/ drawers Condition good / acceptable	●	●
g) Outlets, Switches and Fixtures	●	●





The bedroom door catching carpet



### 7.4 Bedroom 4 – Upstairs

	Identified	Inspected
a) Ceiling– Painted Plasterboard	●	●
b) Walls– Painted Plasterboard	●	●
c) Floors- Carpet	●	●
d) Doors- Timber Condition acceptable	●	●
e) Wardrobe Doors timber Condition acceptable	●	●
f) Wardrobe shelves/ drawers Condition good / acceptable	●	●
g) Outlets, Switches and Fixtures	●	●





The bedroom door catching carpet



Paint to window sill to be completed



Mark on carpet floor

## 7.5 Bedroom 5 – Downstairs

	Identified	Inspected
a) Ceiling– Painted Plasterboard	●	●
b) Walls– Painted Plasterboard	●	●
c) Floors- Carpet	●	●
d) Doors- Timber	●	●
e) Wardrobe Doors timber condition good/ acceptable	●	●
f) Wardrobe shelves/ drawers Condition good / acceptable	●	●
g) Outlets, Switches and Fixtures	●	●





Wardrobe doors acceptable



Marks on the carpet floor



### 7.5 Bedroom 5 – Ensuite Bathroom

	Identified	Inspected
a) <b><u>Ensuite Bathroom</u></b>	●	●
b) Ceiling– Painted Plasterboard	●	●
c) Walls– Painted Plasterboard	●	●
d) Floors- Carpet	●	●
e) Doors- Timber	●	●
f) Condition acceptable	●	●
g) Wash basin and vanity cupboard	●	●
h) Shower and shower enclosure	●	●
i) Heated Towel Rails	●	●
j) Plumbing water supply mixers and waste water system	●	●
k) Outlets, Switches and Fixtures	●	●
l) Ceiling extractor fan	●	●



No leaks to shower cubicle

## **8. Bathrooms and Components**

### **8.1 Family Bathroom - Upstairs**

	Identified	Inspected
a) Ceiling– Painted Plasterboard	●	●
b) Walls– Painted Plasterboard	●	●
c) Floors- Tiles Condition Acceptable	●	●
d) Doors- Timber Condition acceptable	●	●
e) Wash basin and vanity cupboard	●	●
f) Shower and shower enclosure	●	●
g) Heated Towel Rails- Working	●	●
h) Plumbing water supply mixers and waste water system	●	●
i) Outlets, Switches and Fixtures	●	●
j) Ceiling extractor fan - Working	●	●



## 9. Double Garage

	Identified	Inspected
a) Ceilings– Painted Plasterboard	●	●
b) Walls– Painted Plasterboard	●	●
c) Floors –concrete	●	●
d) Doors – Timber Condition - Acceptable	●	●



Garage door open and close smoothly.



Concrete floor



Moisture meter reading acceptable



Solar system shut down switch



Vacuum system has not vacuum pipe



## 10. Foundation / Subfloor

	Identified	Inspected
a) Foundation Type Concrete strip foundation with concrete block foundation walls	●	●
b) Foundation Type Concrete block and timber pile Base Concrete Condition Acceptable	●	●
c) Ground Condition – Dry Acceptable	●	●
d) Vapour Barrier Condition - Acceptable	●	●
e) Ventilation Natural	●	●
f) Piles Timber Condition Acceptable	●	●
g) Floor type – Timber Condition Acceptable	●	●
h) Insulation – Sisalation Condition Acceptable	●	●
i) Services – Plumbing and electrical Condition Acceptable	●	●
j) Insects and Pest Not Visible to areas inspected	●	●
k) Debris Household items and garbage visible under floor area - None	●	●



Well ventilated sub floor



Sisilation to underside of floor. Sub floor dry



Timber piles fixed to floor beam. Floor joist fixed to floor beam



Plumbing piles securely fixed to underside of floor joists with hangers



Plumbing pipes securely fixed to underside of floor joists with hangers



Timber to subfloor in good condition. Subfloor dry

### **Timber deck**



Underside of timber deck acceptable. Weeds should be removed





Timber members in fair condition for its age



Timber members in fair condition for its age



Underside of timber deck acceptable. Weeds should be removed



## 11. Services

	Identified	Inspected
<b>Plumbing &amp; Drainage</b>		
Water supply – Town supplied		
a) Outside tap – Tested working	●	●
Stormwater – to street		
Gulley Traps - Clear		
<b>Electrical</b>		
Location of main – Front of house		
Location of distribution board – In garage/ Kitchen		
b) Meter board – Not Labelled	●	●
Connection to house -under ground		
Lighting / Power points - All plugs and light switches in working order		
Earth Spike – on side of house		
<b>Heating Systems</b>		
c) <b><u>Heat pump</u></b>	●	●
Condition – good/ Acceptable		
Heat Pump slab – Concrete base / secured to wall		
<b>Heating Systems</b>		
d) <b><u>HRV- (Heat recovery ventilation)</u></b>	●	●
Condition – good		
Position– in roof space		
e) Smoke Detectors	●	○
Condition – Acceptable – Have not check if working		
<b>Solar Power generation</b>		
f) Condition –No test carried out to check if working properly	●	○
Recommended that you have checked by a solar power Specialist		
<b>Vacuum System</b>		
g) Condition –No test carried out to check if working properly	●	○
Recommended that you have checked by a Central vacuum specialist		
<b>Gas</b>		
h) Supply – Main	●	●
Water heater - Acceptable		



Letter Box



Alarm sensor not tested





The electric power sockets need to be checked by an electrician as some of them tripped the earth leakage



The DB board is not labelled



Electrical mains box



Electrical mains box



HRV System throughout the house  
No HRV System in the downstairs bedroom but heat pump installed.



Heat pump wall mounted



Heat pump on concrete base





Gas water heater



Gas meter to outside wall of garage

## **LIMITATIONS OF THIS REPORT Disclaimer**

### **Limitation on Conditions**

1. This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).
2. The inspection did not assess compliance with the NZ Building Code including the Code's weather tightness requirements, or structural aspects. On request, specialist inspections can be arranged of weather tightness or structure or of any systems including electrical, plumbing, gas or heating.
3. The purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in this report and may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection.
4. This report has been prepared on the basis of a visual inspection of the building works using normal readily available access, and without testing of components for the assessment of the overall structural condition of it and associated items, and without recourse to construction drawings.
5. This report is based on experience and reasonable opinion however is not a guarantee against moisture ingress at the time of inspection or in the future. This inspection has been done to the writer's best ability with all reasonable care taken using visual and non-invasive testing with meters as noted. This report is a guide only (as per NZ Standard) and not a guarantee against moisture ingress or structural failure and is to be accepted as such by the owner.
6. It is confirmed that no detailed geotechnical investigation has been included in this brief. An investigation of the condition and location of underground drainage and services and of electrical, gas and plumbing (except as otherwise may be described in this report) is not included in this brief.
7. No warranty can be given as to other defects, not apparent to visual inspection at the time; inclusive of underground services, waterproofing, soil stability or the moisture content in partitions or exterior claddings.
8. Weather conditions can affect moisture found e.g. long dry spells, driving rain in certain directions which can cause localized leaks and may only occur three to four times per year. Guidelines as below, flashings, ground levels, etc. This stresses the importance of flashings, ground levels, etc., which may be highlighted in this report.
9. This property report does not include the structural, electrical, plumbing or gas piping and fitting, solar power generation, central vacuum system, heating state of the premises, as our consultants are not qualified for this but can arrange for these areas to be inspected by those people whose qualifications enable them to do so.
10. This report does not include any positioning of building or improvements in relation to site boundaries, or provide any guarantee whatsoever those items surveyed will not fail at some later date, and information herein pertains strictly to observations the day of inspection and accessibility only.
12. This document and information contained within is intended only for the use of the addressee named above.