



Sample Report

Inspectors Details


Name Glen Goldfinch


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Email glen.checkfirst@xtra.co.nz

 Good – fully functioning

 Borderline – will need repair, servicing or finishing off in the near future

 Needs attention – is damaged or needs replacement

Client Details

Name

Address

Email

Phone

Property Details

Property address Drury

Inspection date 2/5/12

Weather conditions Fine

Inspection time 9.30

Soil conditions Dry

Present during inspection Owner, Agent, Glen Goldfinch (CFHI)

Property description Split level, 4 bedroom, 2 bathroom, brick cladding, pressed metal tile roof house

Estimated age 16yrs

Property occupied Yes

Sewage disposal Septic tank

District Papakura

Storm water disposal Tank

Electrics' on Yes

Water source Tank

Gas on N/A

Water on Yes

Red and Amber Summary

Needs Attention (Red Dot)

- Nil

Borderline (Orange Dot)

- Ducting from the kitchen rangehood has holes in it
- Ensuite shower has a possible leak in 1 corner, if so very small
- The bathroom shower head connection into the walls turns when you try to adjust the shower head
- 1 dining room bi-fold latch is very hard to operate
- Garage gutter needs cleaning on back side and on the front side water was sitting in the middle
- 1 pipe penetration through the polystyrene needs sealing around
- Butynol internal gutters need cleaning
- Roof in places has heavily built-up areas of Lichen



Good

Borderline

Needs attention

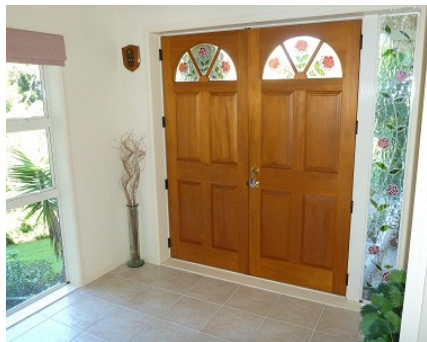
Entrance and Hallway

				Details	Photo ref
Front door				Double kauri doors, work ok.	
Walls				Painted gib	
Ceiling				Painted gib	
Floor coverings				Entry=ceramic tiles Hallway=carpet	
Cupboard doors				Sliding doors and double doors in the hallway, work ok.	
Windows				Fixed glass	

Photo one

Photo two

Photo three

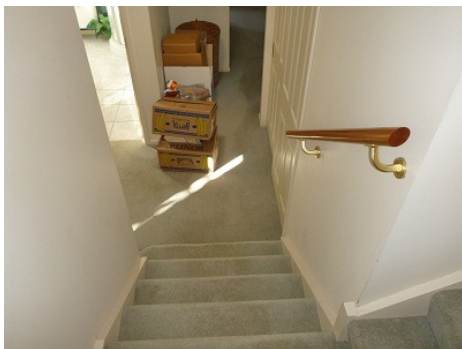






















Additional notes

There is a timber deck and stairs up to the front door and is good condition with all handrails securely fixed, photo 3



Stairs (2 small flights)

	<div></div>	<div></div>	<div></div>	Details	Photo ref
Internal doors				Nil	
Walls	<div></div>			Painted gib	
Ceiling	<div></div>			Painted gib	
Floor coverings	<div></div>			Carpet	
Windows				Nil	
Hand Rails	<div></div>			Rimu handrails, securely fixed	
Photo one			Photo two		Photo three
					
Additional notes					

Kitchen					
				Details	Photo ref
Walls				Painted gib	
Ceiling				Painted gib	
Floor coverings				Ceramic tiles	
Windows				Work ok.	
Cabinetry				Melteca or equiv. in good condition	
Bench Tops				Formica with a wood trim, in good condition	
Hob				Ceramic hob, all elements work ok.	
Oven				Wall oven, works ok.	
Wastemaster				Yes, works ok.	
Rangehood				Built-in type, all works ok and ducted to the outside. Noticed the ducting in the roof space has holes in it. Recommend taping up or replacing	2
Dishwasher				Yes, works ok.	
Taps and fittings				Flick mixer type, works ok.	
Waste pipes				Traps checked and no sign of leaks	
Photo one		Photo two		Photo three	
					
Additional notes					























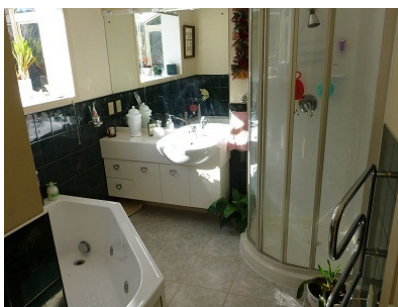
Laundry

	●	●	●	Details	Photo ref
Internal door	●			Works ok.	
External door	●			Single aluminium door, works ok.	
Walls	●			Painted gib	
Ceiling	●			Painted gib	
Floor coverings	●			Ceramic tiles	
Window	●			Works ok.	
Washing tub	●			Supertub installed and in good condition	
Taps and fittings	●			Faucet type, work ok.	
Waste pipes	●			Traps checked and no sign of leaks	

Photo one Photo two Photo three














Additional notes

Bathroom/Ensuite					
				Details	Photo ref
Internal doors				Work ok.	
Walls				Bathroom= ½ tiles and ½ painted gib Ensuite= painted gib	
Ceiling				Painted gib	
Floor coverings				Ceramic tiles	
Windows				All work ok.	
Vanities				Prefabricated wall hung, in good condition	
Showers				Acrylic tray and liners with a glass door. No sign of any water egress. Slightly above normal Moisture Meter readings around 1 corner of the ensuite shower. Reading 87 approx. 40 %. Keep an eye for leaks. Possibly could reseal shower	1
Toilets				Work ok.	
Bath				Bathroom=Acrylic spa bath in good condition with good water protection around. Bath not tested	
Mirrors				Over vanities	
Towel rails				Heated towel rails, work okay and securely fixed	
Ventilation				3 and 1s installed (light, lamp and fan), work ok.	
Taps and fittings				Flick mixer type, work ok. The bathroom shower head connection in the wall turns when you try to adjust the shower head, this shouldn't happen. It does not leak	2
Waste pipes				Traps checked and no sign of leaks	
Photo one			Photo two		Photo three
					
Additional notes					



Good
Borderline
Needs attention

Lounge/Family/Dining					
				Details	Photo ref
Internal doors				All work ok.	
External doors				Bi-fold doors. 1 bifold door latch it very hard to operate, may just need CRC to ease	2
Walls				Painted gib	
Ceiling				Painted gib	
Floor coverings				Carpet	
Windows				All work ok.	
Heating				Open fire installed, recommend cleaning before using	3
Photo one		Photo two		Photo three	
					
Additional notes					



Good



Borderline



Needs attention

Bedrooms










				Details	Photo ref
Internal doors				All work ok.	
Walls				Painted gib	
Ceiling				Painted gib	
Floor coverings				Carpet	
Windows				All work ok.	
Wardrobes				Sliding doors and 1 set of doubles, all doors work ok.	

Photo one

Photo two

Photo three



Additional notes

There are timber decks off 2 bedrooms and both are in good condition with handrails all secure, photos 2 & 3

Services – Electrical / H.W.C.









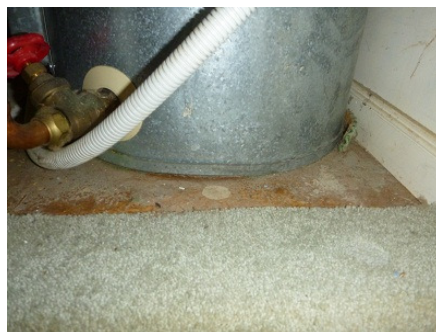
				Details	Photo ref
Lights				All work ok.	
Power points				Randomly tested and work ok.	
H.W.C.				180L mains pressure cylinder. No sign of any leaks. Age=16yrs	2,3
Switchboard				Not sighted	
Smoke detectors				Yes, check batteries	
Alarm				Yes	




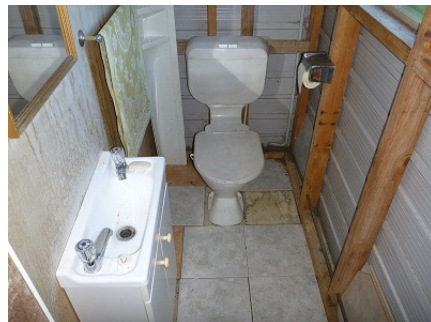

Photo one

Photo two

Photo three



Additional notes

Garage					
	<div><div></div><div></div><div></div></div>		Details	Photo ref	
Internal door	<div><div></div><div></div><div></div></div>		Nil		
External door	<div><div></div><div></div><div></div></div>		Single aluminium door and ranchslider, work ok.		
Garage door	<div><div></div><div></div><div></div></div>		2 Tilta type motorised doors, work ok.		
Walls	<div><div></div><div></div><div></div></div>		Exposed timber	1	
Ceiling	<div><div></div><div></div><div></div></div>		Exposed trusses	1	
Floor coverings	<div><div></div><div></div><div></div></div>		Concrete		
Windows	<div><div></div><div></div><div></div></div>		Work ok.		
Cladding	<div><div></div><div></div><div></div></div>		Walls= Colorsteel weatherboards in good condition Roof= Longrun iron in good condition Gutter= needs cleaning on the back side and water was sitting in the front one, fall not right	2,3	
Photo one		Photo two		Photo three	
					
Photo four		Photo five			
					
There is a toilet and small vanity in the garage and are in good working order, photo 4					



Roof Space








				Details	Photo ref
Construction				Trusses	
Dampness				No sign of leaks	
Insulation				Polystyrene pieces Walls=polystyrene	12,3 3
Insects and Pests				No sign of	

Photo one

Photo two

Photo three



Additional notes

Exterior - Cladding
















				Details	Photo ref
Base cladding				Concrete block	
Wall cladding				Brick. Had a small amount of 40mm plaster polystyrene up on some internal walls on the roof. Recommend sealing around 1 downpipe as there are gaps where the pipe goes through	1
Joinery				Aluminium , in good condition	
Roof material				Pressed metal tile in good condition. Needs cleaning in as places as Lichen is heavily built-up	2
Roof slope				Approx. 35 degrees	
Roof flashings				In good order	3,4
Roof penetrations				In good order	3,4
Eaves Soffit				Mostly 400mm painted	
Eaves Fascia				Painted timber	
Eaves Gutter				PVC and butynol internal guttering. Butynol gutters in need of cleaning, plants and moss growing	5
Eaves Downpipes				PVC round, all secure and connected to the stormwater system	

Photo one



Photo two



Photo three




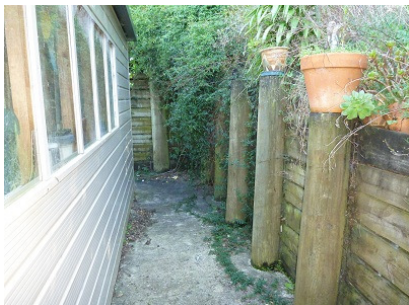

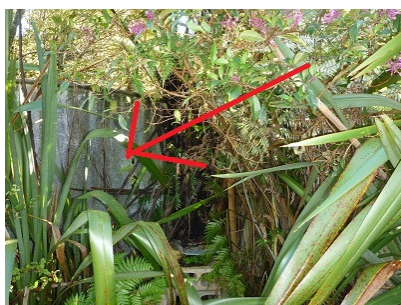















Photo four



Photo five



Exterior – Site					
	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	Details	Photo ref
Slope	<div><div></div></div>			Sloping away to the south of the property	
Fencing	<div><div></div></div>			Post and wire	
Paths/Driveways	<div><div></div></div>			Drive= plain concrete. The stamped concrete outside the front door steps has cracked, this is from ground movement	1
Surface water				Nil	
Gulley traps	<div><div></div></div>			In good order	2
Retaining walls	<div><div></div></div>			Several timber retaining walls in good condition	3,4
Letter box	<div><div></div></div>			Yes	
Clothesline	<div><div></div></div>			Yes, rotating type in good condition and secure	5
Photo one			Photo two		Photo three
					
Photo four			Photo five		Photo six
					
There are 2 concrete water tanks installed, it was hard to get a good look at them but appeared to be in good condition i.e. no sign of any major cracking, photo 6					

Subfloor					
				Details	Photo ref
Ground condition				Dry	
Ventilation				Yes	
Piles				125mm Tanipiles into a concrete footing	1
Bearers				200x50s	
Joists				200sx50	
Foundation walls				Concrete block	
Insulation				Aluminium foil	
Photo one			Photo two		Photo three
					
Additional notes					
There was some polythene laid over some of the dirt, photo 3. Being flat water can sit there and this prevents rising					

Moisture Check



General reading throughout

Moisture testing was carried throughout inside using a non invasive meter and readings came back within desired levels. Under 40 (approx. 15-20%) is acceptable.

Just 1 slightly elevated reading in 1 corner of the ensuite shower

Note: Please read disclaimer (d) below in accordance to moisture testing

Additional information

Please check LIM

Overall this property is in very good condition with just a few maintenance items

Disclaimer

“(a) 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 visible (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).”

“(b) The inspection did not assess compliance with the NZ Building Code including the Code's weathertightness requirements, or structural aspects. On request, specialist inspections can be arranged of weathertightness or structure or of any systems including electrical, plumbing, gas or heating.”

“(c) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a), this report 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.”

“(d) All moisture testing is done by a non invasive meter and readings are of indication only. The meter can only measure up to the depth of 30mm and the unknown type and quality of building materials used in construction can vary readings. For more accurate results the use of an invasive moisture meter shall be used.