PRE-PURCHASE RESIDENTIAL PROPERTY INSPECTION REPORT

For - [redacted]

Conducted on - [redacted]



SAMPLE ONLY

Inspection conducted in accordance with NZS 4306:2005

THREE FOUR FIVE
BUILDING + RENOVATIONS

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PURPOSE OF THE REPORT

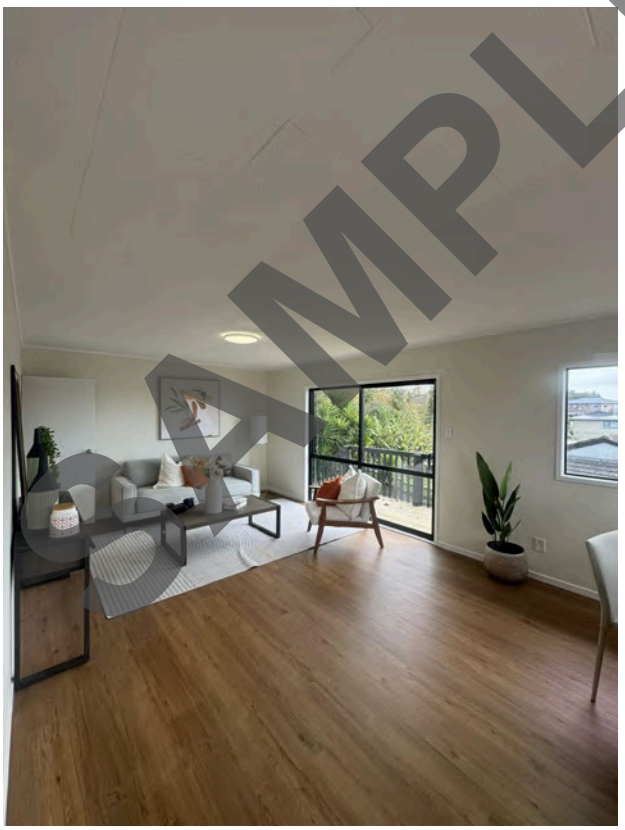
The purpose of this report is to provide an independent, non-invasive visual assessment of the readily accessible areas of the residential property, in accordance with the requirements of NZS 4306: Residential Property Inspection.

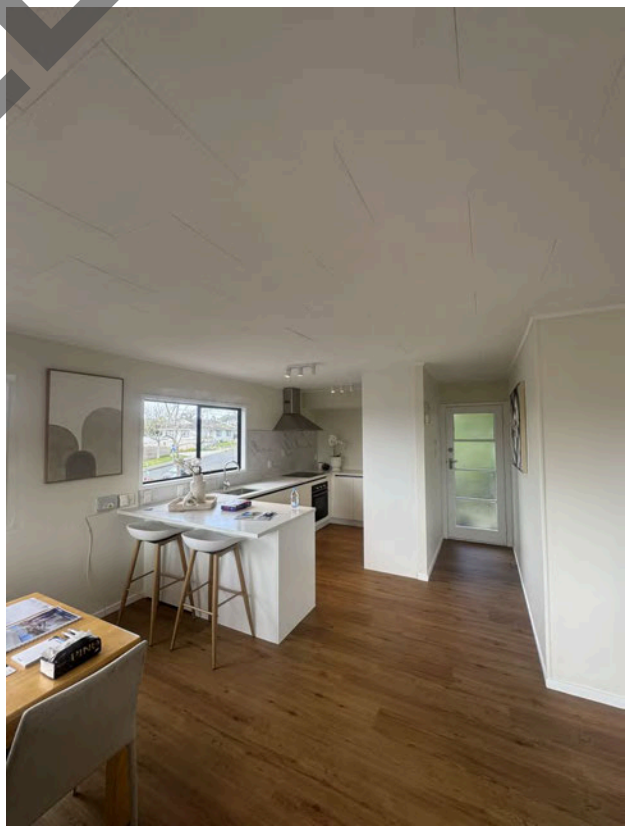
This inspection has been undertaken for the purpose of assisting the client in making an informed decision regarding the purchase of the property. The report identifies the general condition of the dwelling at the time of inspection and highlights any significant defects, maintenance issues, or areas of concern that were visible and accessible.

The inspection is limited to a visual examination only and does not include destructive testing, dismantling, or invasive investigation. No assessment has been made of concealed elements, hidden defects, or areas that were not reasonably accessible at the time of inspection.

This report reflects the condition of the property on the date of inspection only.

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1. REPORT INFORMATION

Property Address: [redacted]

Client Name: [redacted]

Inspection Date: [redacted]

Weather Conditions: Temp 16°C - 9°C, light rain/showers

Recent Weather Conditions: Temp 14–15°C, patchy/light showers

Occupancy Status: Vacant

Property Furnishing: Staged

People Present: Agent & Inspector

Inspector Name: [redacted]

Company Name: Three Four Five Limited

Inspector Qualifications: Licensed Building Practitioner

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Property Description:

[redacted] is a residential property located in [redacted] Positioned within an established residential neighbourhood, the property is conveniently located for access to local schools, shops, public transport and surrounding motorway connections. The area comprises predominantly suburban residential housing and provides convenient access to [redacted] amenities.



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Overall Condition Summary

- **Overall Condition:** The property is considered to be in **poor condition**, with significant repairs and maintenance required.
- **Exterior:** Fibre-cement cladding has damaged areas, poor fixings, unsealed penetrations and general deterioration.
- **Roof:** The tiled roof is aged and in poor condition, with broken tiles, moss growth, rotten timber and other defects.
- **Windows:** Rotten timber, missing flashing, poor drainage gaps, damaged seals and general maintenance issues were noted.
- **Gutters & Downpipes:** Blocked gutters, rust, loose fixings and a damaged downpipe require attention.
- **Drainage:** Poor drainage and very wet ground were noted around the property.
- **Moisture:** Raised moisture readings were found in several internal areas, including some high readings that require further investigation.
- **Deck & Stairs:** Poor supports, fixings and handrail construction were noted. Repairs and further assessment are required.
- **Foundations & Subfloor:** Some pile connections, rotten timber, framing, insulation and moisture-control issues require attention.
- **Interior:** Cracks, poor finishing, flooring issues and a bulging ceiling were noted.
- **Bathroom & Toilet:** Poor silicone, grout and tile finishing were noted and require repair.
- **Electrical:** Exposed and unsecured wiring requires assessment by a qualified electrician.
- **Roof Space:** Rat droppings, urine smell, gaps around roof tiles and other maintenance concerns were noted.
- **Fences & Paths:** Damaged fencing, uneven surfaces and trip hazards require repair.
- **Health & Safety:** Several potential electrical, trip, fall, moisture and hygiene risks were identified.
- **Overall Repairs:** The property requires **significant repair, maintenance and remedial work**.

Recommendation: Priority should be given to water entry and moisture issues, roof repairs, drainage, electrical safety, rotten timber, and deck/stair safety. Suitable qualified tradespeople should assess and repair these areas.

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Significant Defects Identified

- **Roof:** Aged and in poor condition, with broken/chipped tiles, heavy moss and lichen, rotten barge boards and aged roof penetrations.
- **Roof Underlay:** No roof underlay/building paper was noted beneath the roof tiles.
- **Cladding:** Damaged fibre-cement cladding, poor fixings and poorly sealed penetrations may allow water entry.
- **Windows:** Missing head flashing, missing drainage gaps, rotten timber scribers and rotten window sills were noted.
- **Moisture:** Raised moisture readings were found in several internal areas, including red readings around the toilet and bathroom walls.
- **Site Drainage:** Poor drainage and very wet ground were noted around the front and rear of the property.
- **Gutters & Downpipes:** Blocked gutters, rust, loose fixings and a damaged downpipe require repair.
- **Deck & Stairs:** Poor supports, questionable fixings, uneven stairs and inadequate handrails create structural and safety concerns.
- **Subfloor:** Rotten timber, questionable framing connections, fallen insulation and inadequate pile connections were noted.
- **Bathroom Floor:** Water damage was noted to the plywood below the bathroom, and the floor framing requires further assessment.
- **Roof Space:** Gaps around roof tiles, movement in roof framing and evidence of significant rodent activity were noted.
- **Electrical:** Exposed and unsecured electrical wiring was observed and requires assessment by a qualified electrician.
- **Interior Ceiling:** A bulging ceiling was noted in the bedroom next to the lounge and requires further investigation.
- **Wet Areas:** Poor silicone, grout and tile finishing in the bathroom and toilet may increase the risk of water damage.

Overall: The property has several significant defects involving moisture, weathertightness, structural support, electrical safety and general deterioration. Further investigation and repairs by suitably qualified tradespeople are recommended.

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Safety Hazards Identified

- **Deck & Stairs:** Poor supports, uneven steps and questionable fixings may create a fall or injury risk.
- **Handrails & Balustrades:** Some handrails and balustrades are inadequate or poorly fixed, increasing the risk of falls.
- **Paths & Driveway:** Raised concrete, uneven pavers and uneven surfaces create trip hazards.
- **Electrical Wiring:** Exposed and unsecured electrical cables were noted and may create an electrical safety risk.
- **Subfloor:** Rotten timber and questionable framing connections may affect the safe support of the floor.
- **Roof:** Broken tiles, rotten timber and aged roof components may create safety and water-entry concerns.
- **Roof Space:** Significant rat droppings and urine smell create a possible health and hygiene risk.
- **Moisture:** High moisture readings may indicate ongoing dampness, which can lead to mould, timber decay and unhealthy indoor conditions.
- **Bathroom:** Poor sealing around wet areas may allow water to enter surrounding building materials.
- **Internal Doors:** Some doors do not open or close correctly and may affect safe access.
- **Fences & Gates:** Rotten and fallen fencing may create an injury risk, particularly where sections are unstable.
- **Wet Ground:** Poor site drainage and very wet ground may create slippery surfaces and increase the risk of falls.
- **Gas Hot Water:** The gas system could not be fully tested because the gas bottle was disconnected. It should be checked before use.
- **Priority Repairs:** Electrical hazards, unsafe deck/stairs, structural concerns, rotten timber and rodent contamination should receive priority attention.

Recommendation: Suitable qualified tradespeople should inspect and repair the identified safety hazards as soon as practical.

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Urgent/Immediate Attention Required

- **Electrical Safety:** Exposed and unsecured electrical cables should be checked and made safe by a qualified electrician.
- **Deck & Stairs:** Poor supports, fixings, uneven steps and inadequate handrails should be checked and repaired due to possible fall and safety risks.
- **High Moisture Readings:** Red and orange moisture readings require further investigation to find the source of possible water entry or leaks.
- **Roof:** Broken tiles, rotten timber, aged penetrations and other roof defects should be repaired to reduce the risk of further water entry.
- **Cladding:** Damaged cladding and poorly sealed penetrations should be repaired and properly sealed to prevent moisture entering the walls.
- **Windows:** Missing head flashing, missing drainage gaps and rotten timber around windows should be repaired to reduce water-entry risk.
- **Bathroom/Subfloor:** Water-damaged plywood and timber below the bathroom should be investigated for possible ongoing leaks or decay.
- **Rotten Timber:** Rotten structural or supporting timber should be checked and repaired or replaced where required.
- **Roof Space:** Heavy rat droppings and urine contamination should be professionally treated and cleaned. Pest entry points should also be identified and sealed.
- **Drainage:** Very wet ground and poor site drainage should be investigated to prevent ongoing moisture around the house.
- **Gutters & Downpipes:** Blocked gutters and damaged downpipes should be cleaned and repaired to ensure rainwater drains away correctly.
- **Bulging Ceiling:** The bulging bedroom ceiling should be checked to determine the cause and confirm it is secure.
- **Gas Hot Water:** The gas system should be checked by a qualified gasfitter before use, as it could not be fully tested during the inspection.

Priority: Immediate attention should focus on electrical safety, deck and stair safety, moisture/water entry, roof defects, rotten timber and rodent contamination.

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2. SCOPE OF INSPECTION

This inspection has been carried out in accordance with **NZS 4306:2005 Residential Property Inspection**.

The inspection is:

- Visual and non-invasive
- Limited to readily accessible areas
- Based on conditions observed at the time of inspection

The inspection includes:

- Site and grounds
- Exterior of the building
- Roof exterior (where safely accessible)
- Subfloor (where accessible)
- Interior
- Roof space (where accessible)
- Services (visual only)

The inspection excludes:

- Invasive testing
- Engineering analysis
- Geotechnical assessment
- Asbestos, methamphetamine, or hazardous material testing
- Electrical or plumbing certification
- Council file review (unless separately stated)

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3. SITE & GROUNDS

3.1 Site Conditions

- Topography: Sloping
- Drainage: Inadequate
- Retaining walls: NA
- Driveways / paths: Inadequate

Observations:

Driveway

The driveway is in average to poor condition in some areas. Grass is growing over parts of the driveway, and bark and soil are spilling onto the driveway. Some sections of the driveway have lifted or raised, creating an uneven surface. Minor cracks are also present. These areas should be maintained and repaired as required to reduce further damage and possible trip hazards.



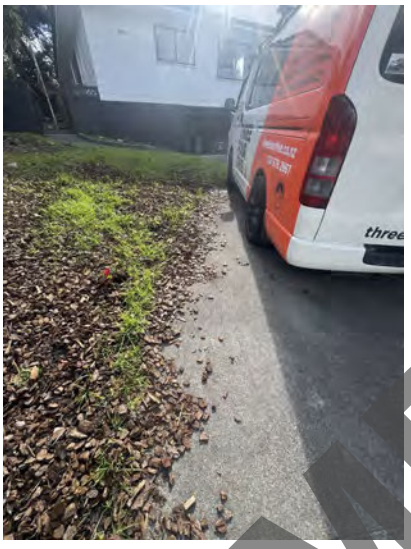


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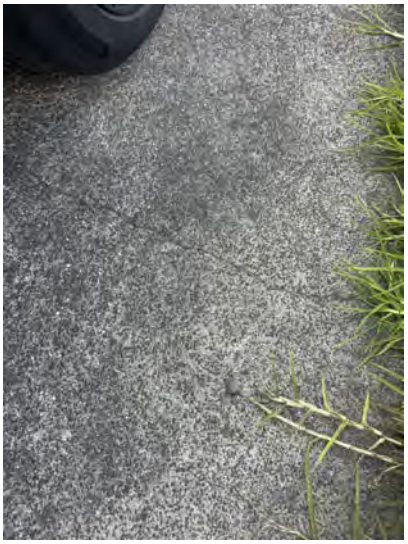












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Pathways

The timber steps leading to the main entrance are in very poor condition. The steps are uneven and inconsistent, which may create a trip or fall hazard. The main entrance has approximately eight steps, with open risers and uneven treads.

Bark is spilling onto parts of the pathway and should be cleared away. Raised concrete areas were also noted and may create a trip hazard. The concrete path near the clothesline is sloping away.

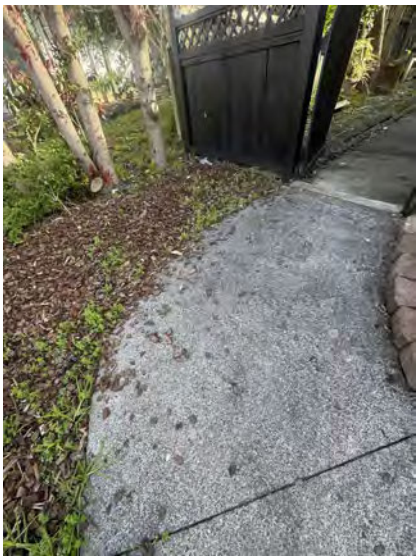
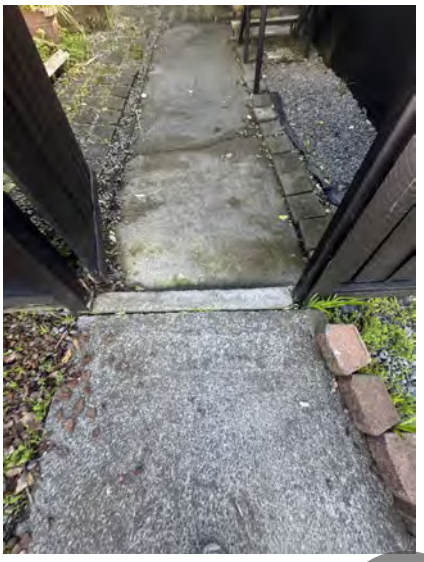
Cracking was noted in some areas. The handrail was noted as non-compliant. Uneven pavers are also present.

Repairs and general maintenance are recommended to improve the condition and safety of the driveway, pathways and entrance steps. A suitable qualified tradesperson should assess the damaged and uneven areas and complete repairs as required.

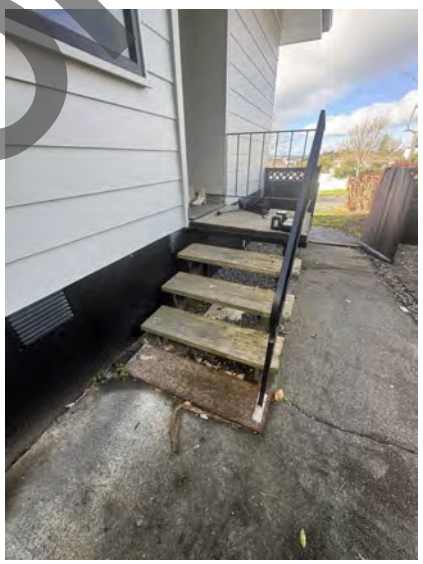
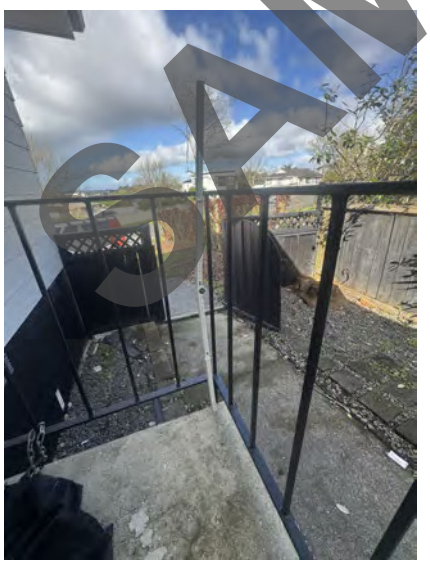




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Drainage

Poor drainage was noted around the property. The ground at the rear of the property was very wet. The ground at the front of the property, including around the driveway area, was also very wet.

The wet ground may indicate that surface water is not draining away properly. This could cause ongoing damp or water problems around the property if it is not addressed.

One cesspit was noted on the property. The condition and operation of the cesspit could not be fully confirmed during the inspection and further investigation is recommended.

The drainage system and wet ground areas should be checked by a suitable qualified drainage contractor. Improvements or repairs may be required to help move surface water away from the house and surrounding areas.





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4. EXTERIOR

4.1 Foundations

Type: Timber Piles

Visible cracking / settlement: No visible signs at the time of the inspection

Comments:

The house is supported by timber piles and concrete block foundations on the interior.

Some timber piles were noted without suitable hardware connections or fixings. These connections help secure the house structure to the piles. The affected piles should be checked and suitable fixings installed where required.

A large amount of debris and rubbish was present under the house. This should be removed to keep the subfloor area clear and allow easier access for future inspection and maintenance.

No ground vapour barrier was present under the house. A ground vapour barrier helps reduce moisture coming up from the soil into the subfloor area. Installing a suitable ground vapour barrier is recommended to help control moisture and dampness under the house.

Further inspection by a suitable qualified builder is recommended to check the piles, foundation connections and general condition of the subfloor area. Any required repairs or improvements should then be completed.

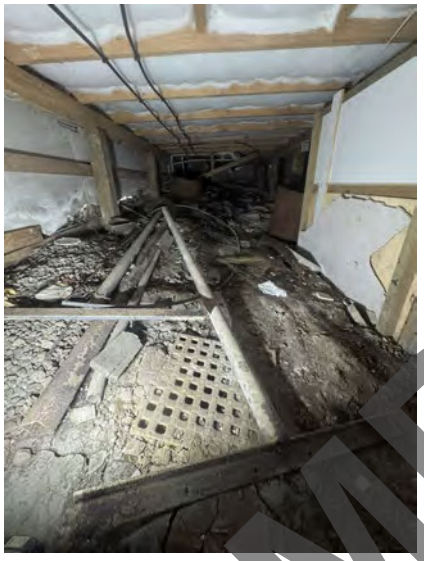
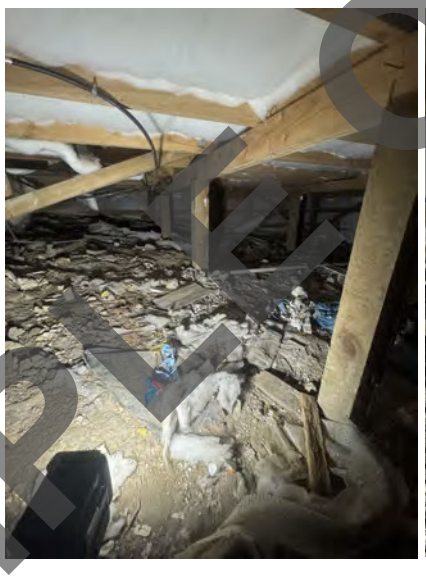
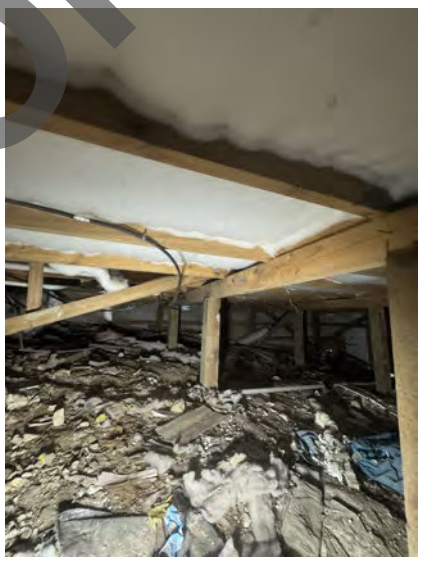
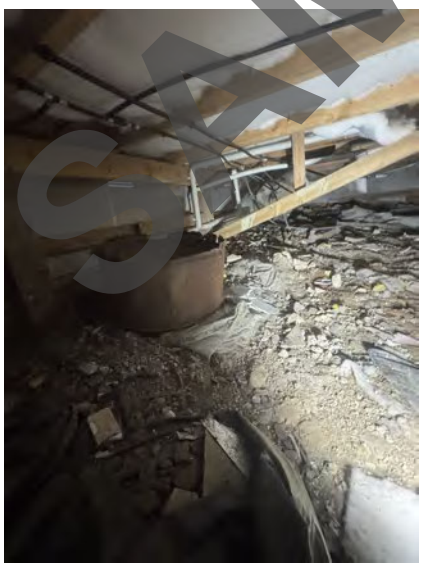






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4.2 Subfloor

Access: Full

Ventilation: Adequate

Moisture signs: Localised water damage under the bathroom (see comments)

Insulation: Present, inadequate

Timber condition: Fair, with rotten sections noted

Comments:

The subfloor area was fully accessible at the time of inspection. Ventilation was present and appeared adequate, and no widespread moisture was noted. However, water damage was found to the plywood under the bathroom, some framing timber was rotten, and the insulation was inadequate.

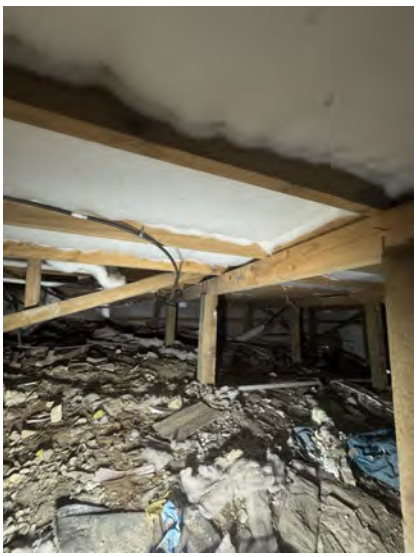
The following issues were noted during the inspection:

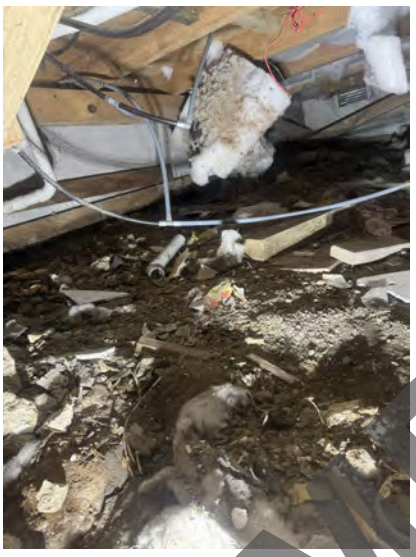
- The framing under the bathroom does not appear to have nogs installed at approximately 400 mm centres to properly support the tiled floor.
- Some of the framing timber appears to be old and rotten. The affected timber should be checked and repaired or replaced where required.
- Water damage was noted to the plywood under the bathroom area. The cause of the water damage should be found and repaired to prevent further damage.
- Some pipes under the house are not properly secured and should be fixed in place.
- The underfloor insulation has fallen down in some areas and there are gaps present. The insulation should be refitted or replaced so that it provides good and even coverage.
- Multiple joist joints were noted. Some joints appear to rely mainly on hardware to hold the timber together. Additional fixing or strengthening may be required.
- Some electrical wires are not safely secured under the house. These should be checked and properly secured by a qualified electrician.

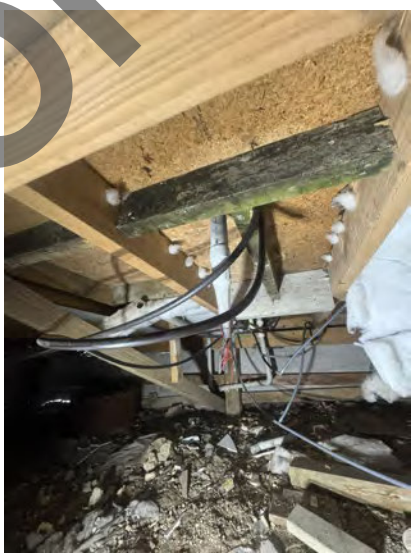
Further inspection and repairs by suitable qualified tradespeople are recommended, particularly around the bathroom floor framing, damaged timber, plumbing, insulation and electrical wiring.

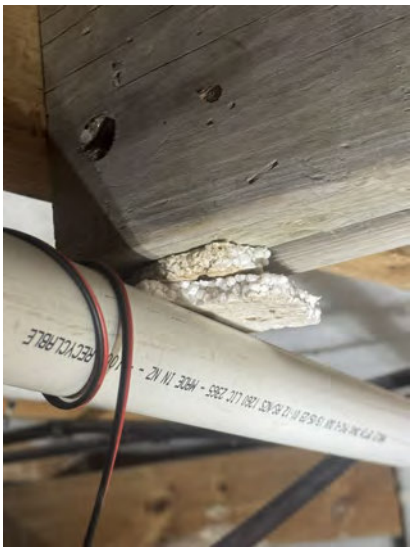
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4.3 Cladding/Exterior Envelope

Type: Fibre Cement Smooth

General condition: Poor, damaged

Cracking / moisture risk areas: Damaged boards present

Penetrations & flashings condition: Inadequate

Comments:

The exterior cladding is fibre cement. The cladding was noted to be in poor condition, with several areas requiring repair and maintenance. Cracking and possible moisture-risk areas were noted. Some penetrations and flashings were also not sealed correctly, which may allow water to enter behind the cladding.

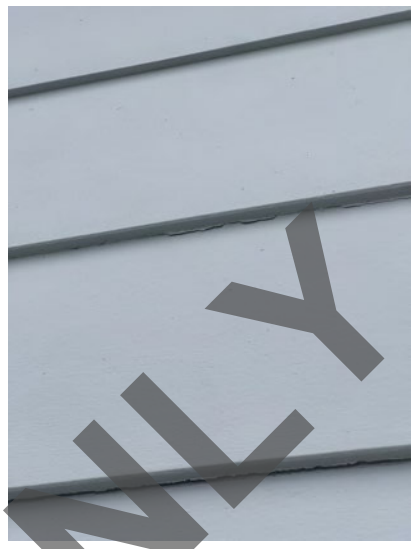
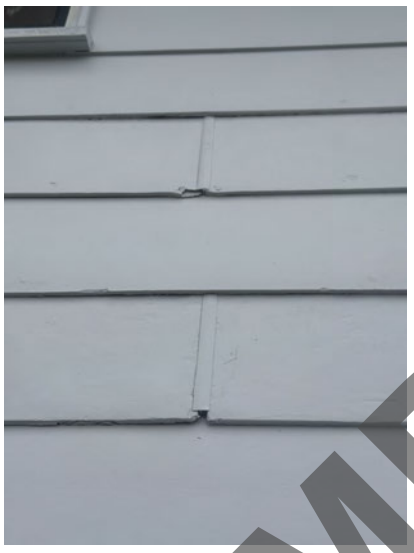
Several issues were noted during the inspection:

- Some nails are popping out from the cladding.
- Some cladding boards are damaged and require repair or replacement.
- Some areas of the cladding are chipped or broken.
- A fence post has been attached directly to the cladding. This may damage the cladding and create a possible water entry point.
- The handrail at the front main entrance has also been attached directly to the cladding.
- Several penetrations through the cladding are a major concern and require attention. These areas should be properly checked and sealed to help prevent water entry.
- Some nails have been driven too far into the cladding. This can damage the surface and may reduce the weather protection of the cladding.
- Rust was noted around the gas bottle attachment area. The affected fittings should be checked and repaired or replaced where required.
- No flashings were noted around vents and grills. Flashings should be installed to help prevent water getting behind the cladding.

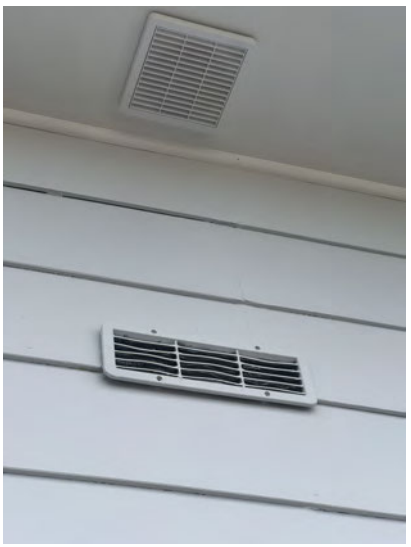
The exterior cladding should be checked by a suitable qualified builder or cladding specialist. Damaged boards, fixings, penetrations and poorly sealed areas should be repaired correctly to reduce the risk of water getting into the wall.

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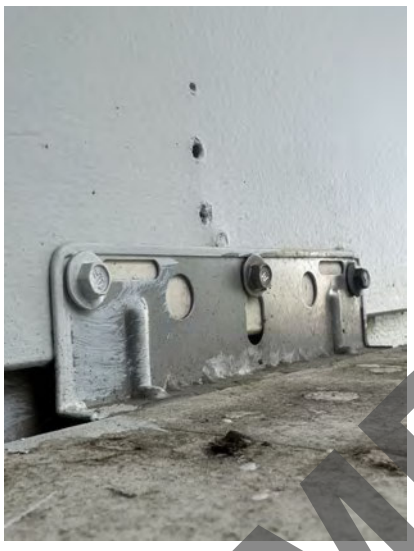





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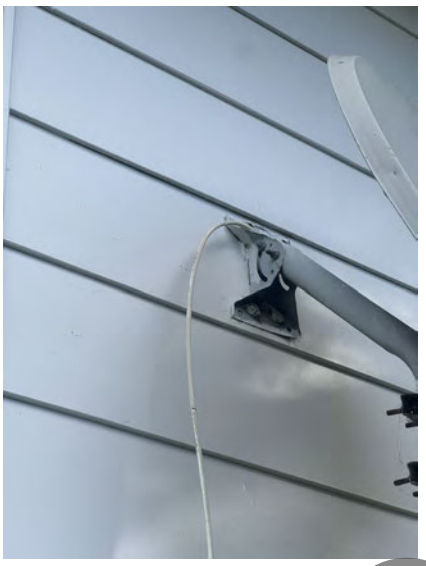







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4.4 Joinery (Windows and Doors)







Type: Aluminium

Operation: Fair Condition

Glazing type (Single / Double): Single

Decay / corrosion present: Present

Comments:

The property has aluminium windows with single glazing. Some decay and deterioration were noted around the window areas.

Several issues were found during the inspection:

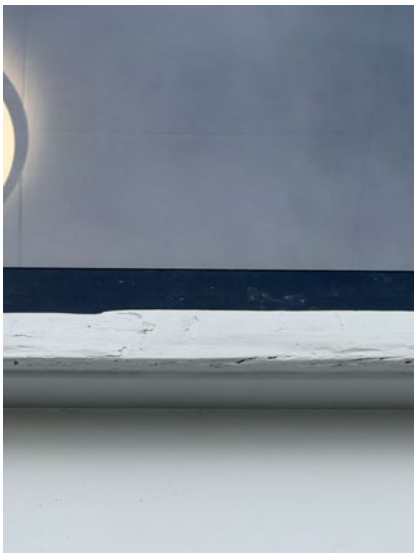
- The required drainage gap of approximately 5 mm is missing above some windows. This gap helps water drain away from the window and cladding area.
- Head flashing is missing above the dining room window next to the deck. Head flashing helps direct rainwater away from the top of the window. Without correct flashing, there may be a higher risk of water getting into the wall.
- Rotten timber scribers were noted around some window areas. These damaged timber sections should be repaired or replaced.
- Rotten timber window sills were noted on the windows above the garage. The affected timber should be repaired or replaced to prevent the damage from getting worse and to reduce the risk of water entry.

The windows and surrounding cladding should be checked by a suitable qualified builder. Missing flashing, drainage gaps and rotten timber should be repaired as required to help keep the exterior weather-tight and prevent further damage.

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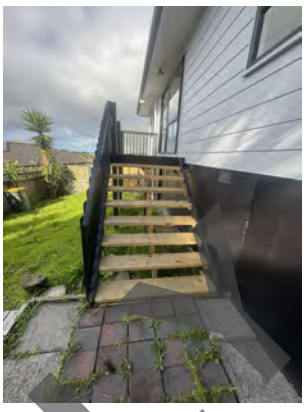




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4.5 Decks, Balconies, and Stairs



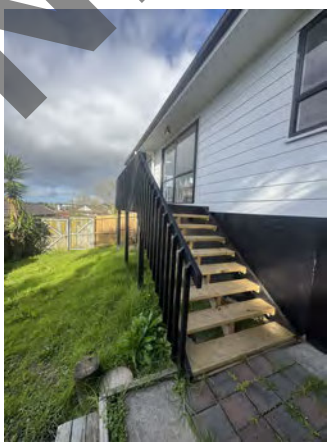
Structural support condition: Poor, safety concern

Handrails & balustrades compliance: Non-compliant, safety concern

Flashings & waterproofing: Inadequate (none observed)

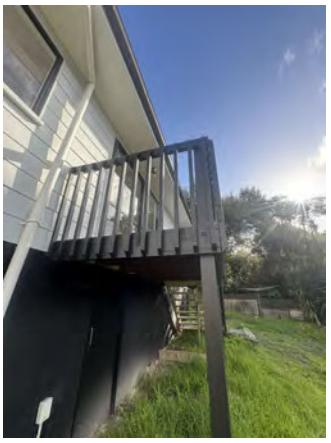
Comments:

The deck and stairs were noted to be in poor condition. The structural support appears inadequate in some areas. The handrails and balustrades were also noted as not meeting the required standard. No suitable flashing or waterproofing was noted.



Several issues were found during the inspection:

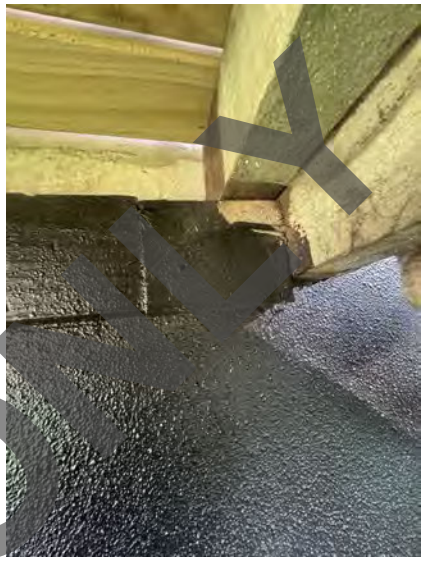
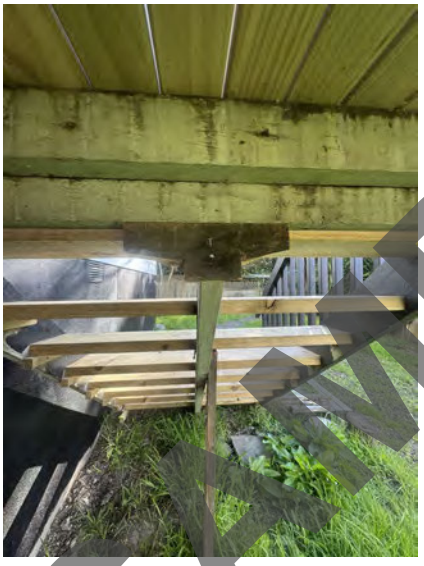
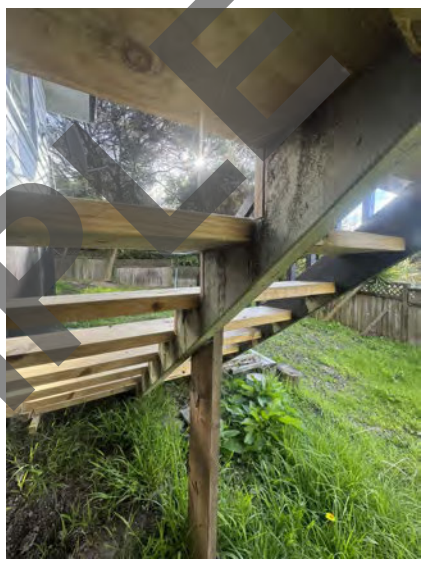
- 100 x 100 mm fence posts appear to have been used as piles to support the deck. These should be checked to confirm they are suitable for supporting the deck.
- The deck joists are spaced at approximately 600 mm centres.
- The joists are approximately 90 x 50 mm timber.
- The middle section of the stairs has timber supports that appear to be held in place with just nails. The support and fixing method should be checked and strengthened where required.
- The stair stringer support appears too short. A timber block has been added to help support the stairs. This may not provide suitable long-term structural support.
- Some of the handrail capping at the top is attached to the support posts with nails. The handrail and its fixings should be checked and strengthened as required.
- The overall deck, stair and handrail construction requires further assessment due to concerns with the supports and fixing methods (Safety concern)



SAMPLE ONLY

A suitable qualified builder should inspect the deck and stairs. The builder should check the piles, joists, stair supports, handrails and all connections. Repairs or strengthening should be completed where required to make the deck and stairs safe and properly supported.




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4.6 Fences

The fences and gates are also in poor condition and require repairs and maintenance.

Rot was noted in parts of the fencing.

Some fencing has fallen over and requires repair or replacement.

Trees are sitting or leaning on parts of the fence. This may cause further damage and should be addressed.

There is no fencing along the front section of the property.

The gate is damaged and requires repair or replacement.





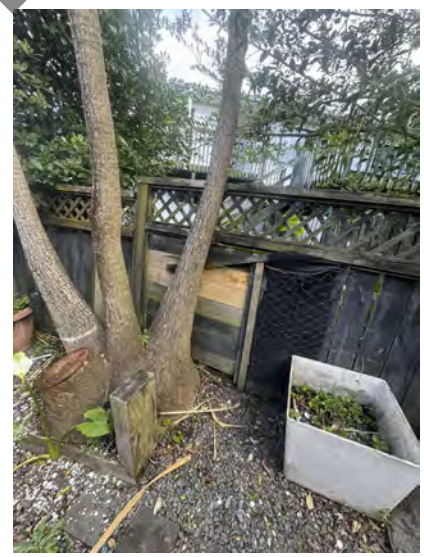



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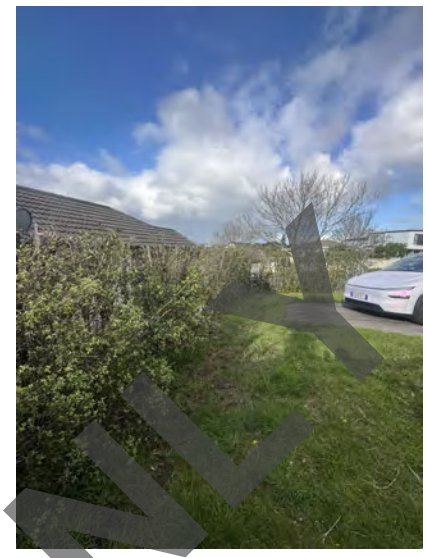



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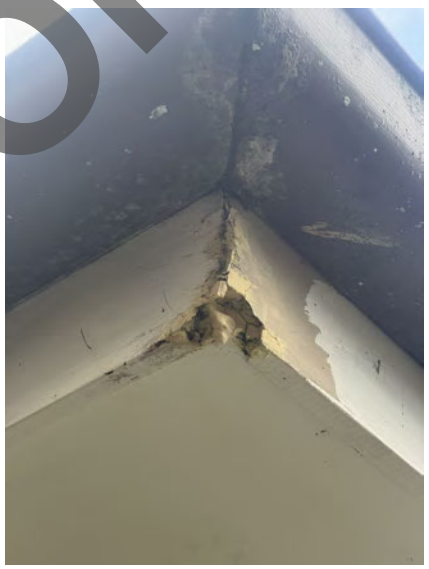


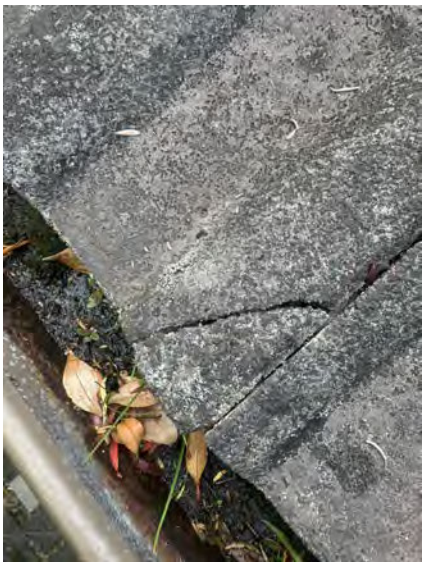


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5. ROOF







Roofing material: Concrete Tiles

Estimated age (if known): Unknown

Visible corrosion or damage: Poor, damaged

Flashings & penetrations: Inadequate

Spouting & downpipes: Inadequate, damaged

Comments:

The property has a tiled roof. The age of the roof is unknown. The roof is generally in poor condition, with visible damage and signs of age. The flashings and roof penetrations are also aged, and the spouting and downpipes were noted as inadequate.

Several issues were found during the inspection:

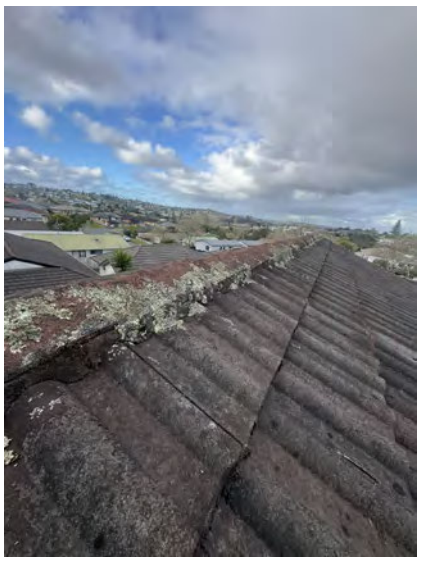
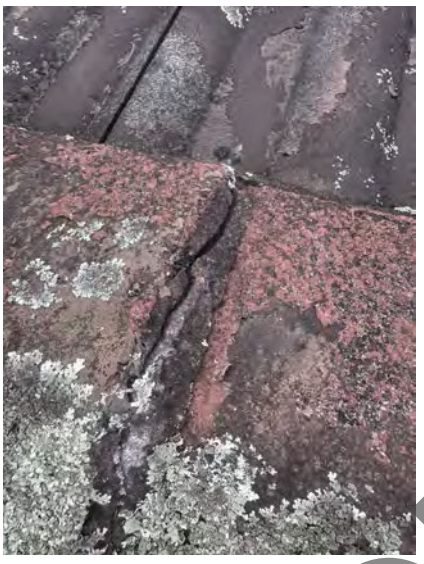
- Timber barge boards are rotten, with significant rot at the top of the roof. These require repair or replacement.
- Chipped and broken roof tiles are present. Damaged tiles may allow water to enter the roof and should be replaced.
- Heavy moss and lichen growth is present across parts of the roof. This should be carefully cleaned and treated to help prevent further damage.
- Roof penetrations and surrounding materials are aged and deteriorating. These areas should be checked for possible leaks and repaired as required.
- The roof requires repainting and general maintenance.
- Due to the overall age, damage and condition of the roof, replacement with a new roof is recommended.

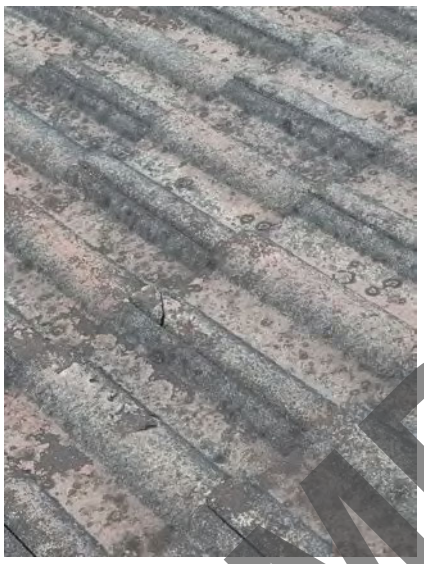
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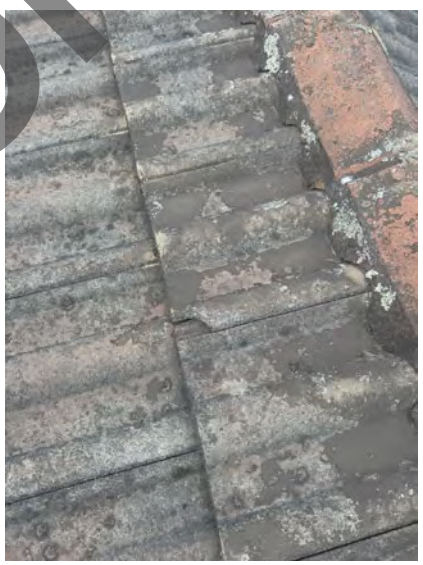
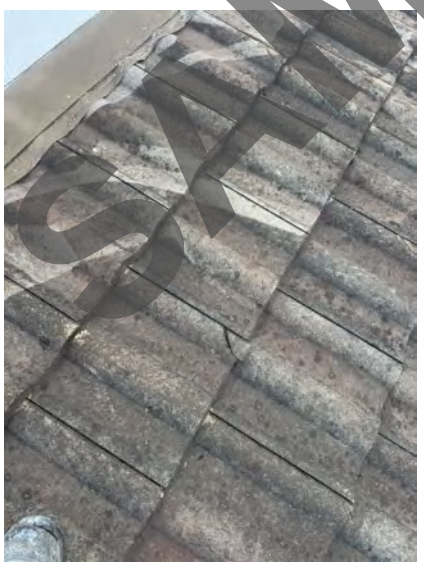
A qualified roofing contractor should carry out a full assessment of the roof, flashings, penetrations, spouting and downpipes. Any leaking or damaged areas should be repaired as soon as possible. Based on the inspection notes, full roof replacement should also be considered.



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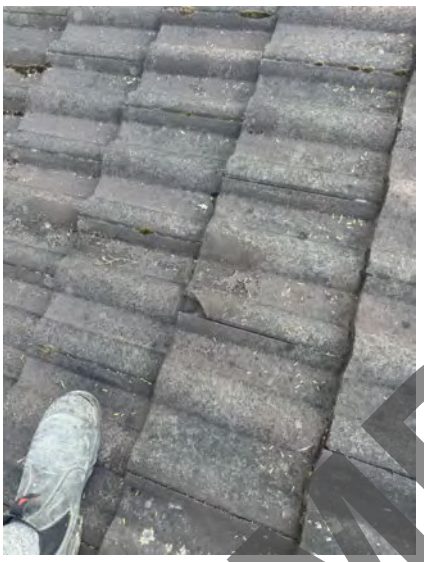


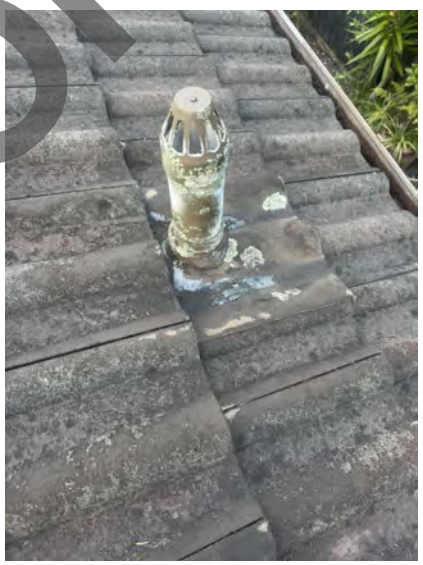





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5.1 Spouting & Gutters

The spouting, gutters and downpipes are in poor condition and require maintenance and repairs.

A damaged downpipe was noted and should be repaired or replaced.

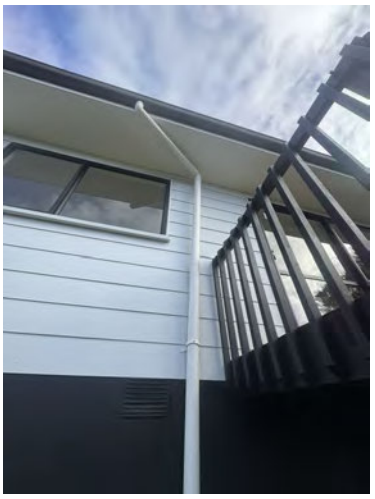
Some clips or fixings are coming loose. These should be secured to prevent further movement or damage.

Rust is present on parts of the gutters. The affected areas should be checked and repaired or replaced as required.

The gutters are blocked and contain a large amount of dirt and debris. This can stop rainwater from draining correctly and may cause the gutters to overflow.

The gutters should be cleaned, and the complete spouting and downpipe system should be checked to make sure rainwater can drain away correctly.

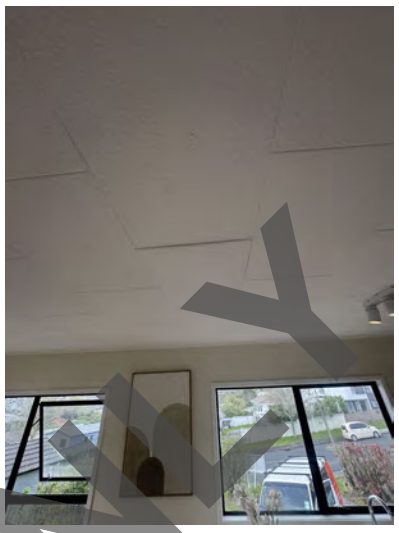







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6. INTERIOR



6.1 General Condition

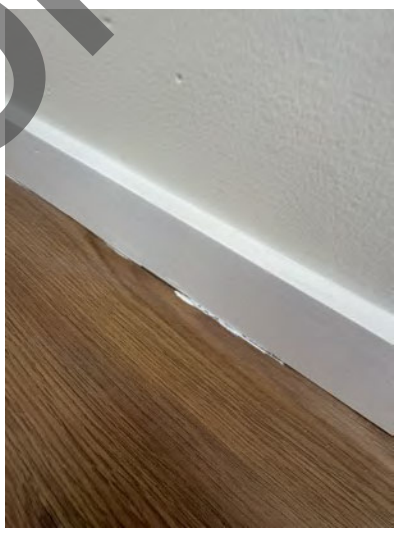
Walls: Fair Condition

Ceilings: Fair, Damaged

Floors: Fair Condition

Signs of moisture staining: None observed visually (refer to Section 9 for moisture readings)

Cracks (settlement vs structural concern): Present



Comments:

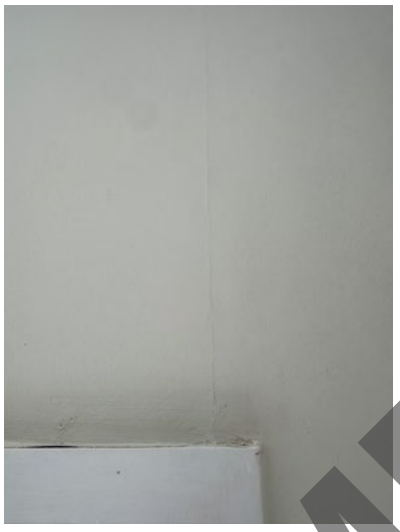
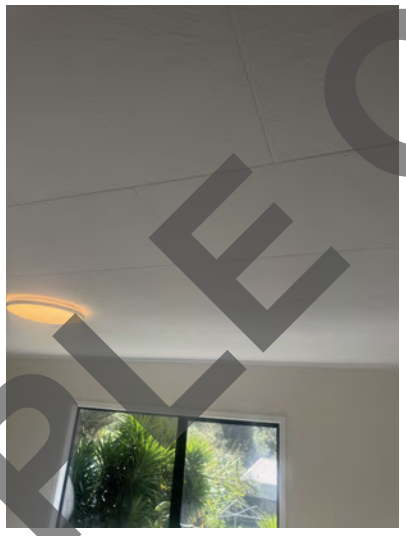
The general finish is poor in some areas, with several items requiring repair or further investigation.

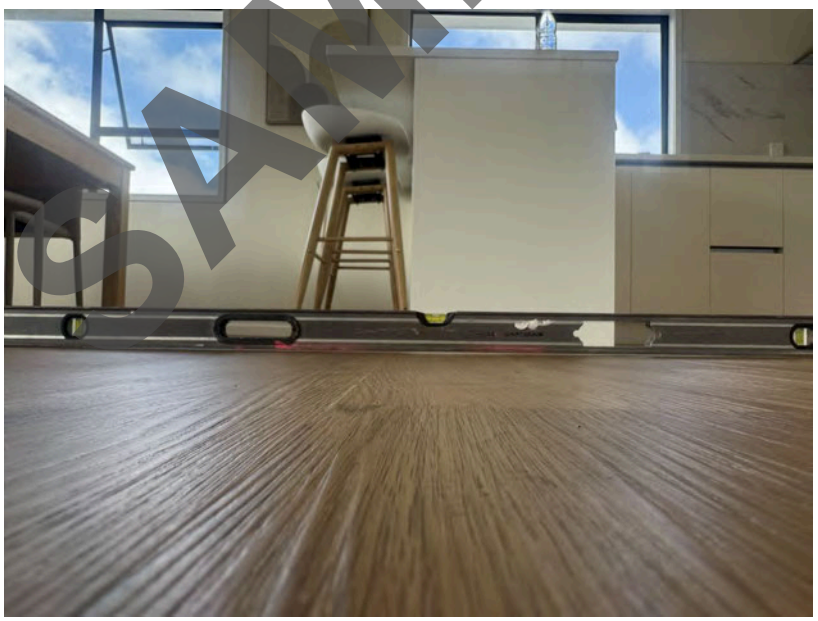
- The laminate flooring is squeaking in some areas.
- Poor finishing was noted around the skirting boards and flooring, with visible gaps in places.
- Tape has been used to cover a hole in the ceiling in the lounge area. This should be properly repaired.
- Cracks are present above some doorways.
- Cracks are also present around some windows.
- The ceiling in the bedroom next to the lounge is bulging. This should be checked to find the cause and repaired as required.
- Some carpet has been poorly installed and requires attention.
- The laminate flooring sounds hollow in some areas. This may indicate poor installation or gaps below the flooring and should be checked.
- Carpet and tile transition for the bathroom has a big cavity in the floor



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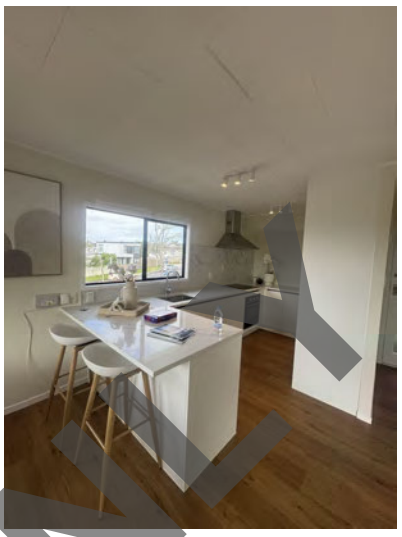




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6.2 Kitchen



Cabinetry condition: New

Benchtops: New

Sink & visible plumbing leaks: No Signs of visible leak

Ventilation: Extractor Fan installed, tested in working condition

Comments:

The kitchen cabinetry and benchtops appear to be new. No visible plumbing leaks were noted at the time of inspection. Kitchen ventilation was present, tested and appeared to be working.

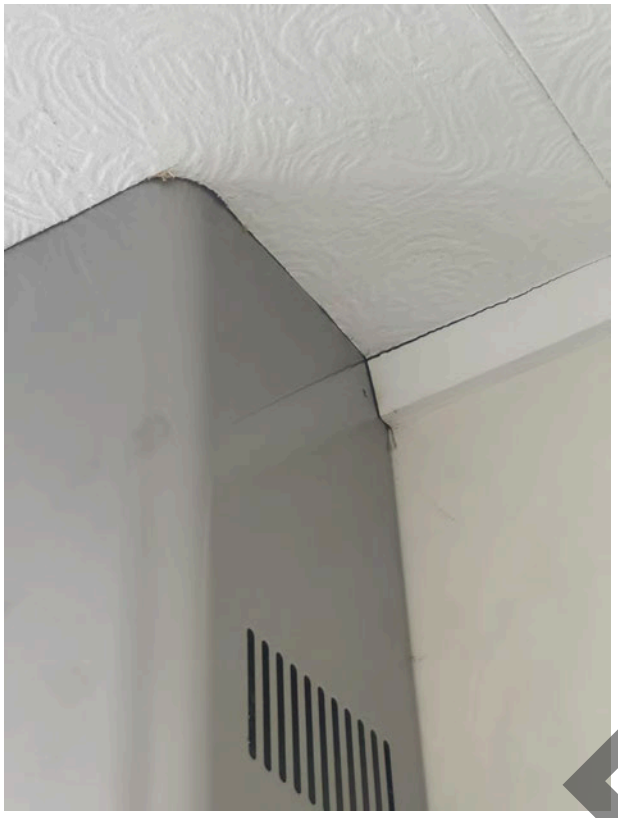


Some finishing and installation issues were noted:

- Grout around the splashback has been poorly installed or finished.
- Silicone sealant is visible at some junctions and appears poorly finished.
- The rangehood installation and finish are poor and require attention.
- Skirting around the breakfast bar is poorly finished.
- Some ceiling tiles in the kitchen are different from the other ceiling tiles. This may indicate that tiles have previously been replaced.
- The reason for the replaced ceiling tiles is unknown. A previous roof leak is possible and should be investigated further, particularly due to the roof concerns noted elsewhere in the inspection.

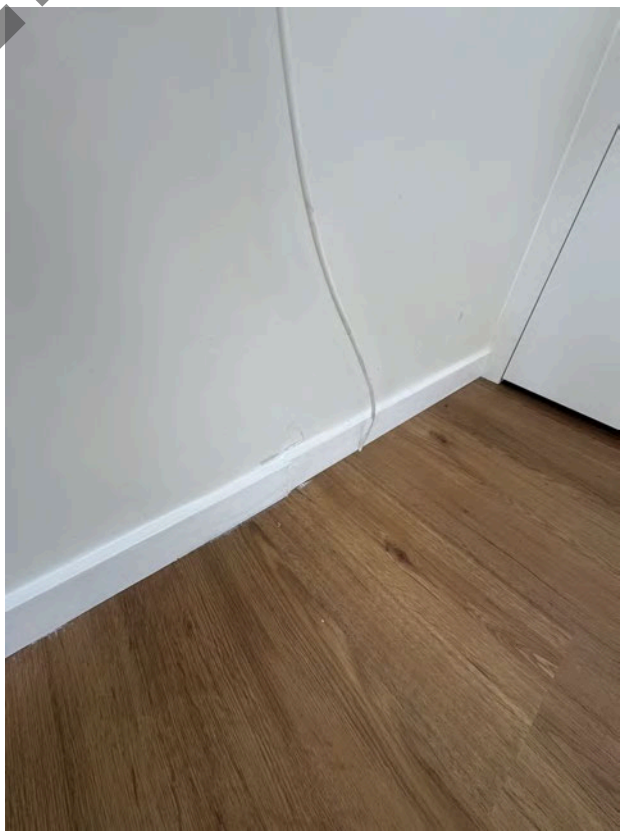


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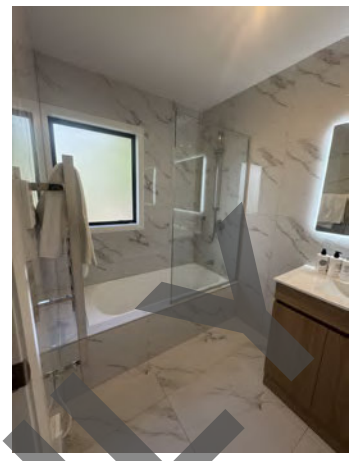


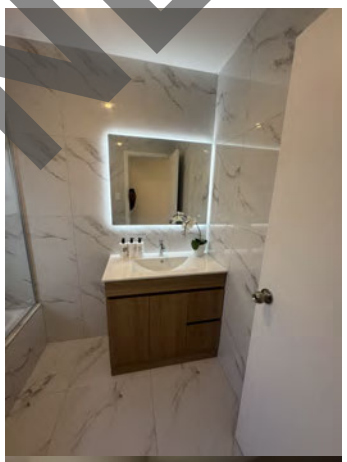




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6.3 Bathrooms and Wet Areas







Shower linings: Bath & Shower Combination NEW

Silicone seals: Present, poorly finished

Floor condition: New

Ventilation: Installed, Working condition

Moisture readings (if taken): Refer to Section 9 (Moisture Testing)

Comments:

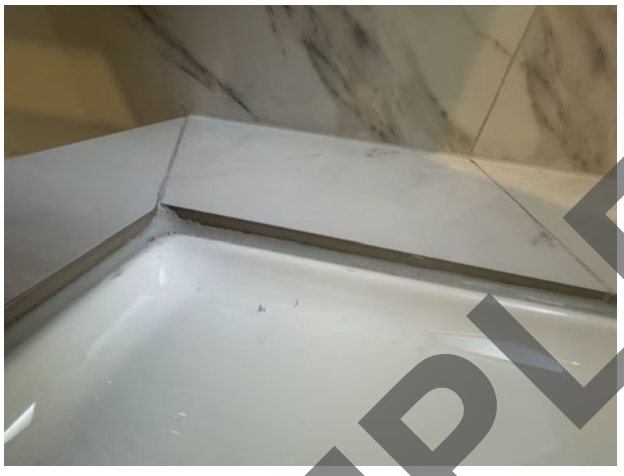
Main Bathroom

The main bathroom has a combined shower and bath. Silicone seals are present, the flooring appears new, and ventilation is installed. However, several areas have poor finishing and require attention.

- A 3-in-1 ceiling unit is installed, which includes a fan, heater and light.
- Silicone sealant is visible in several areas and has been poorly applied.
- Chrome trim has not been installed along the tiled edge of the bath. This has left the edge of the tiles exposed.
- Some grout has been poorly installed and finished.
- In some areas, the chrome trim sits lower than the edge of the tiles, creating an uneven finish.
- Silicone around important joints has been poorly installed. These areas should be properly sealed to reduce the risk of water getting behind the tiles or fittings.
- The ceiling around the 3-in-1 unit has been poorly finished.
- A timber window is located very close to the shower area. Because it is regularly exposed to moisture and water, it should be monitored for swelling, rot, paint damage or other signs of moisture damage.

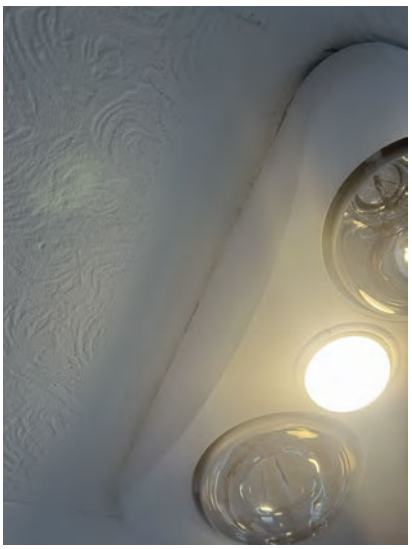
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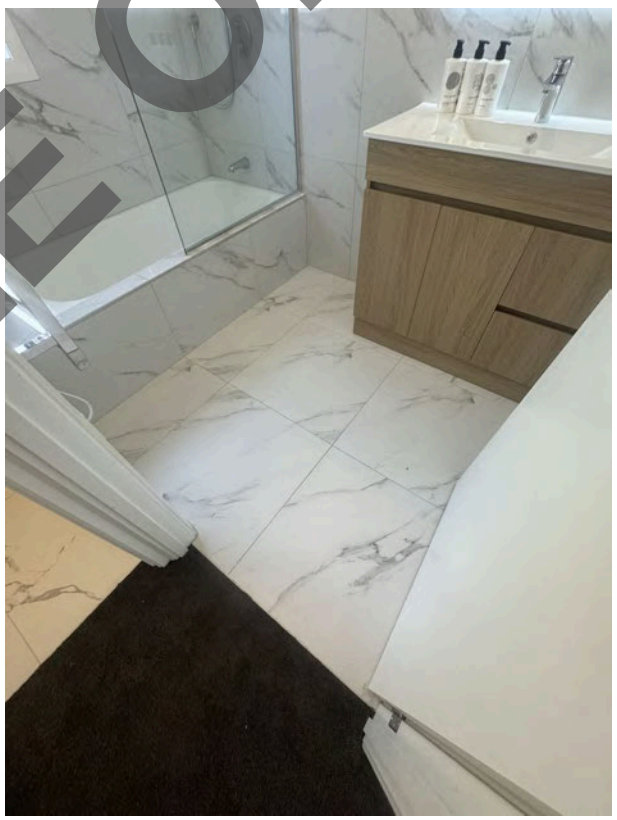





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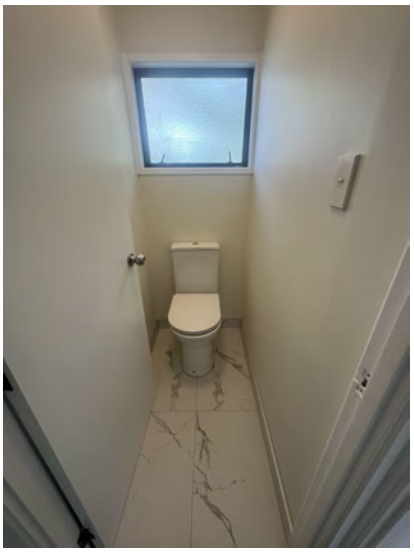
Separate Toilet

The separate toilet also has several installation and finishing issues.

The toilet cistern/tank has not been installed straight and does not sit flush against the wall.

Some tiles extend past the chrome trim, resulting in a poor and uneven finish.

Silicone has been poorly applied in some areas.







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6.4 Laundry

Tub & taps: Aged, Fair condition

Drainage: Present

Ventilation: External Garage Door

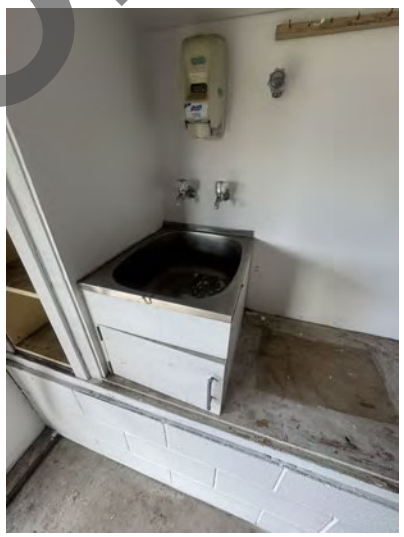
Comments:

The laundry is located in the garage. A laundry tub and taps are present, drainage is provided, and power is available. Ventilation is provided through the garage door.

The laundry is generally in fair but aged condition. General maintenance and updating may be required due to its age.









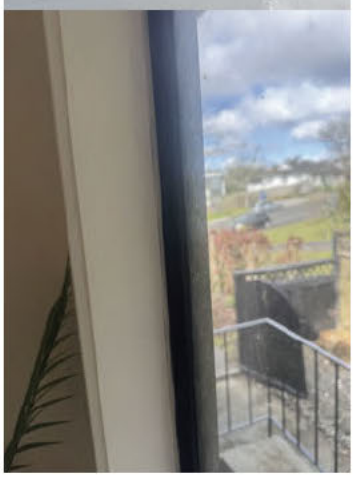
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6.5 Joinery (Internal Condition)

Several maintenance and repair issues were noted with the windows throughout the property.

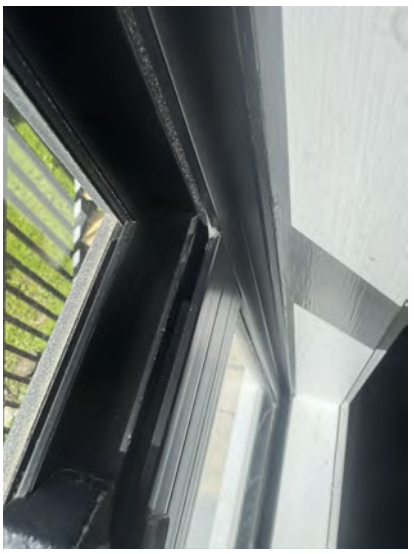
- Some window sills have been poorly painted. It appears that proper preparation and masking were not completed before the paint was applied. These areas have a poor finish and may require sanding, preparation and repainting.
- The bathroom window is located very close to the shower and wet area. Because the window can be exposed to water and moisture, it should be regularly checked for signs of water damage, swelling, rot or paint failure.
- Some rubber window seals are shrinking. This may create gaps around the glass or window frame and could affect the weather seal.
- One window near the ranch slider has been screwed shut and cannot be opened normally. This should be checked and repaired so the window can operate correctly.
- A window next to the dining area is missing a latch. A suitable new latch should be installed so the window can close and lock correctly.





General maintenance and repairs are recommended to the windows. A suitable tradesperson should check the damaged or poorly operating windows, seals, latches and painted timber areas. Particular attention should be given to the bathroom window because of its location close to the shower and the increased risk of moisture damage.

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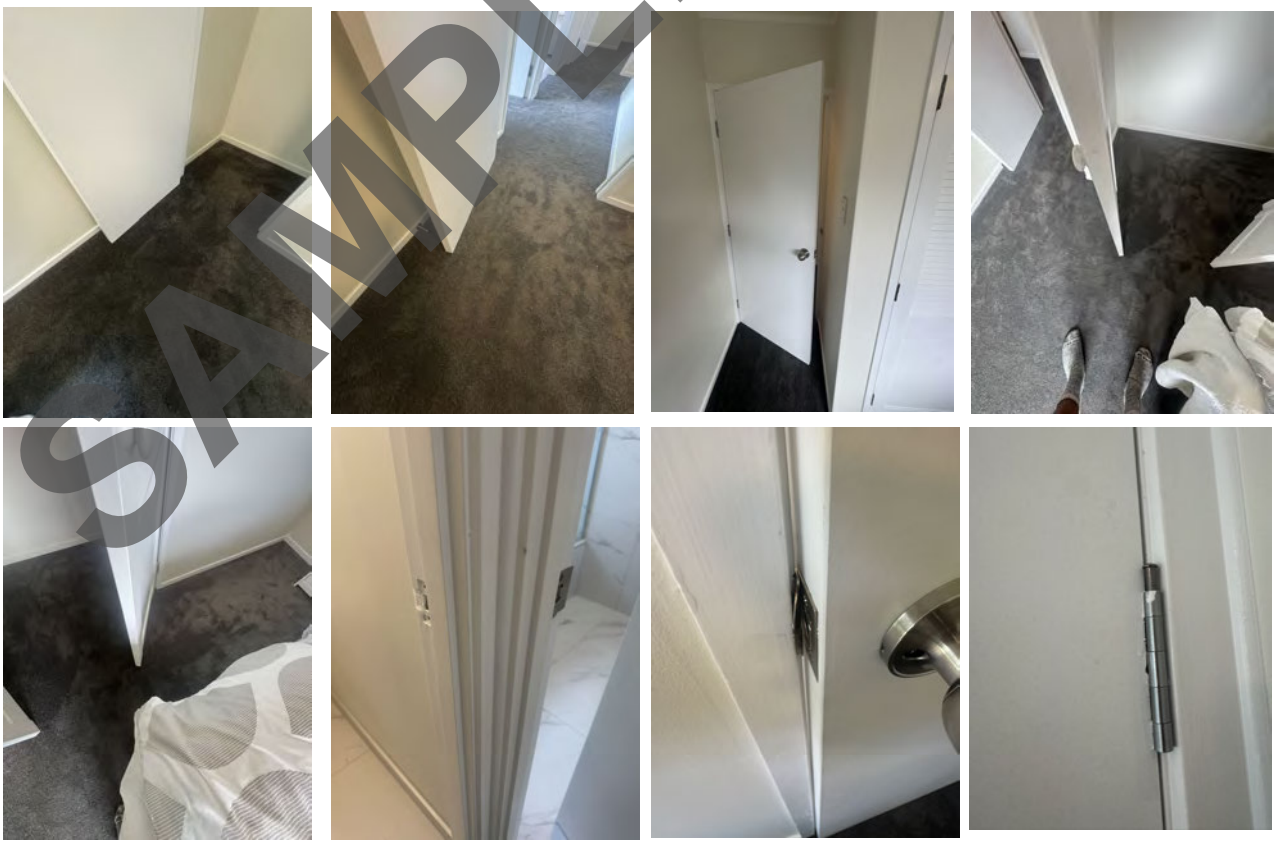
SAMPLE ONLY

6.6 Internal Doors

Several problems were noted with the internal doors, and general maintenance is required.

- Multiple doors scrape against the carpet when they are opened or closed. This makes the doors harder to use and may damage the carpet over time.
- Some doors scrape against the door jambs, making them difficult to open and close properly.
- The toilet door is missing a striker plate. This may stop the door from closing or latching correctly.
- Some doors do not close properly.
- Some doors rattle and vibrate when it is windy, which may indicate loose fittings or poor adjustment.
- Visible rust and signs of age were noted on some door hinges.
- Some door hinges have not been fully or correctly installed.
- General maintenance is required to the internal doors, hinges and fittings.

The affected doors should be adjusted so they open and close freely without rubbing against the carpet or door frames. Missing or damaged hardware should be replaced, and loose or incomplete hinges should be properly secured. Rusted or worn fittings should also be repaired or replaced as required.



SAMPLE ONLY

7. ROOF SPACE (IF ACCESSIBLE)

Access: Limited access

Framing condition: Fair Condition

Signs of leaks: None observed at the time of inspection

Insulation type & coverage: Present, poorly installed

Ventilation: None observed

Comments:

The roof space has several concerns that require further attention and maintenance.

- A large amount of rat droppings was found in the roof space. This indicates that rats or other rodents have been/are present.
- There was a strong smell of rat urine and droppings. The roof space should be professionally cleaned, and pest control is recommended to find and block possible entry points.
- Electrical cables are sitting directly on top of the insulation in some areas. The electrical wiring should be checked by a qualified electrician to make sure it is safe and correctly installed.
- Visible gaps were noted around some roof tiles. These gaps may allow water, wind or pests to enter the roof space.
- No roof underlay or building paper was noted beneath the roof tiles. This provides less protection if water gets past the roof tiles.
- Movement was noted in some of the timber roof framing. This should be checked to make sure the roof structure is properly supported and secure.
- Rodent tracks were visible through the insulation, which supports the other evidence of rodent activity.

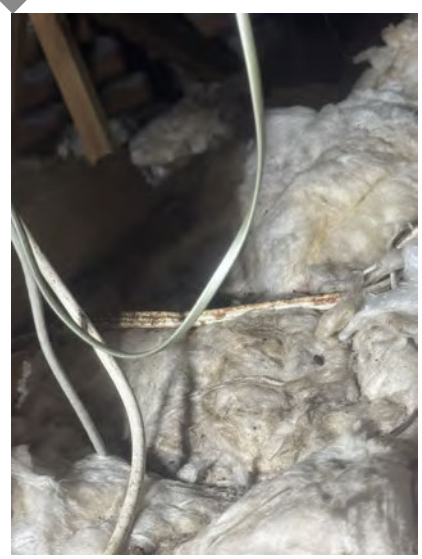
Due to the number of concerns found in the roof space, further inspection is recommended. A qualified builder or roofing contractor should check the roof tiles and timber framing. A qualified electrician should check the electrical cables, and a pest control contractor should inspect and treat the rodent problem. Any contaminated insulation may also need to be cleaned or replaced.

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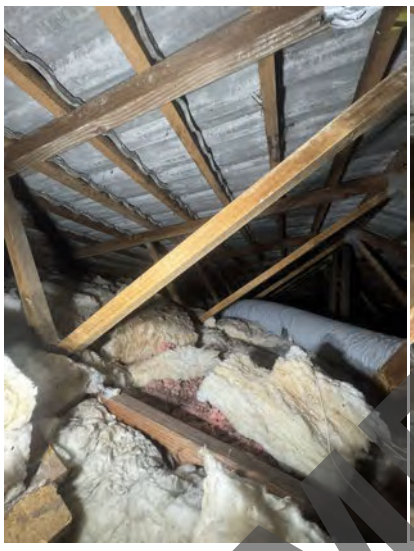


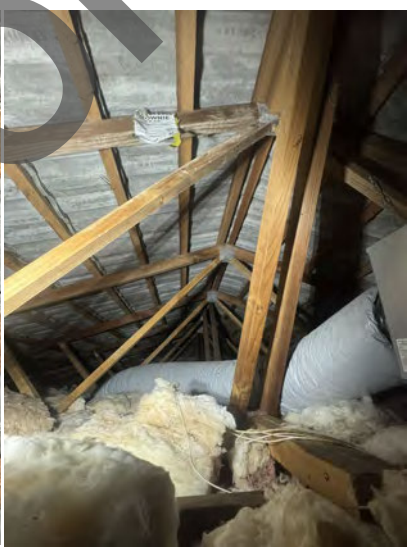
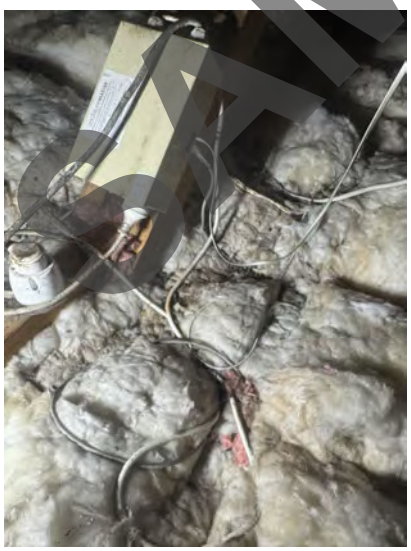




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8. SERVICES (VISUAL INSPECTION ONLY)

8.1 Electrical

Meter box condition: Fair

Visible wiring concerns: Present

RCD presence (if observable): No

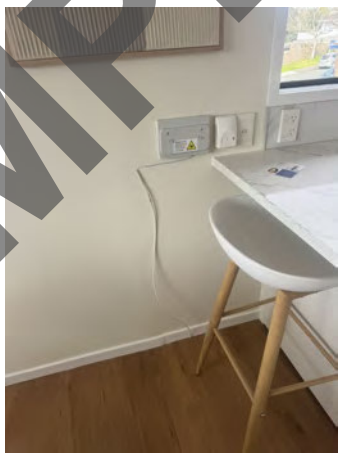
Note: No electrical testing undertaken.

The electrical system was visually inspected only. No electrical testing was carried out during the inspection.

- The meter box was noted to be in fair condition.
- No RCD protection was observed during the visual inspection.
- An exposed electrical cable was noted next to the breakfast bar. This may be a safety concern and should be checked and made safe.

A qualified electrician should inspect the electrical system, including the exposed cable, meter box and RCD protection. Any unsafe or incomplete electrical work should be repaired as required.







SAMPLE ONLY

8.2 Plumbing

Water pressure (observed): Adequate at the time of inspection

Visible leaks: No

Hot water cylinder type & condition: Gas (bottle not connected, system not tested)





SAMPLE ONLY

8.3 Heating & Ventilation

Heat pumps / fireplaces: No

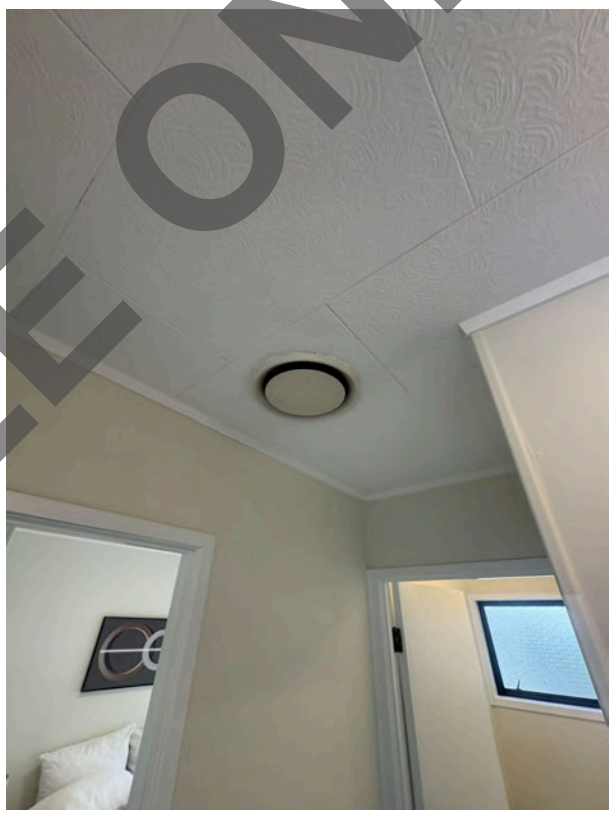
Extractor fans operational: In Bathrooms and Kitchen

Ventilation System: Present

No heat pump was present at the property.

A ventilation system is installed; however, it appears to require servicing. The system should be checked, cleaned and serviced to make sure it is operating correctly.





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9. MOISTURE TESTING

Equipment used: Protimeter Aquant Moisture Meter - Non Invasive Only

Areas tested: Bedrooms, living and dining areas, toilet, and bathroom wall

Results range: Orange (mid-range), with red (high) readings around the toilet and bathroom wall

Note: Non-invasive testing only unless otherwise stated.

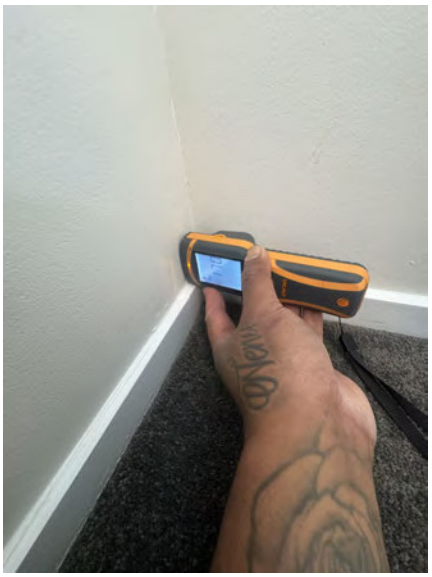
Moisture testing identified several areas of concern inside the property.

In the bedroom next to the lounge, orange moisture readings were noted around both windows and along the external walls. These readings indicate higher moisture levels and should be investigated further.



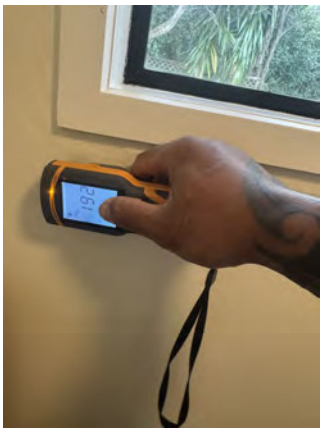






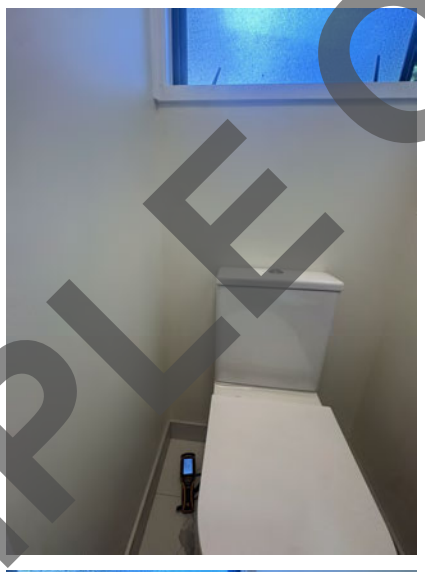
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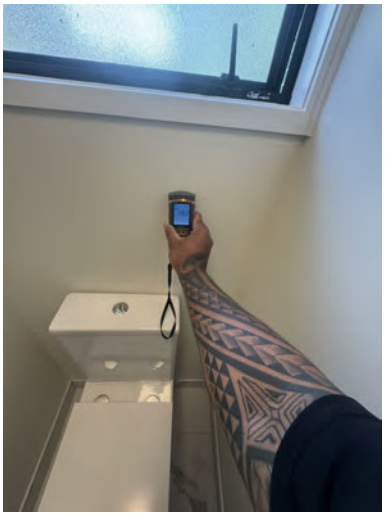
In the back bedroom, an orange moisture reading was also noted.

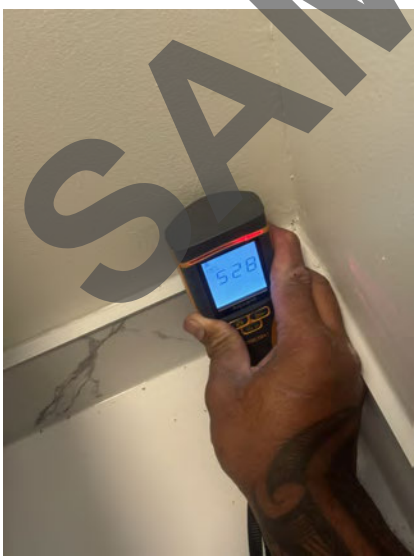


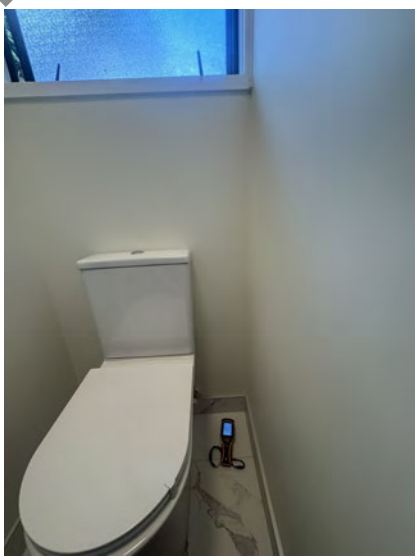
In the toilet, red and orange moisture readings were noted on the external wall.





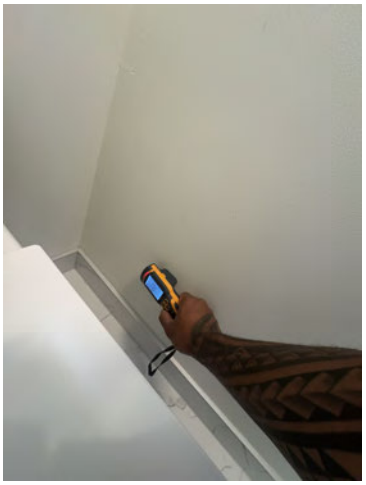
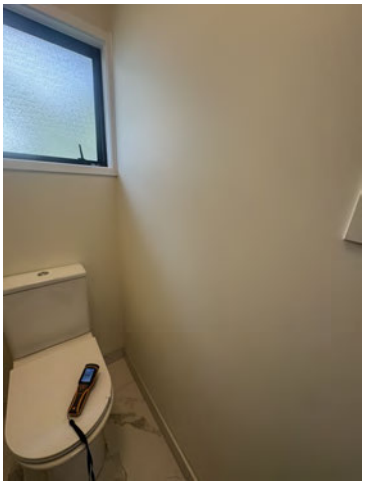




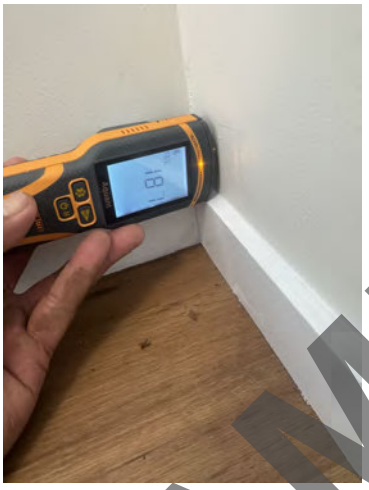


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A red moisture reading was noted on the wall between the toilet and bathroom. This indicates a higher level of moisture in this area and requires further investigation.

In the dining area, an orange moisture reading was noted at the bottom corner of the wall.




The cause of the higher moisture readings was not confirmed during the inspection. Possible sources should be investigated, including the exterior cladding, windows, roof, plumbing and wet areas.

Further investigation by a suitable qualified building or moisture specialist is recommended. The areas with red readings should receive particular attention, as these readings may indicate a more serious moisture problem. Any source of water entry or moisture should be found and repaired, and affected materials should be checked for damage.

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10. WEATHERTIGHTNESS RISK FACTORS

Overall Weathertightness Risk Assessment Rating: HIGH RISK

Exterior Cladding: Fibre-cement cladding is in poor condition, with damaged, cracked and broken areas present.

- Cladding Penetrations: Some penetrations and fixings are not properly sealed, creating possible water entry points.
- Windows: Missing drainage gaps, missing head flashing, rotten timber scribers and rotten window sills were noted.
- Roof: Roof is aged and in poor condition, with chipped and broken tiles, heavy moss and lichen, and deteriorated roof penetrations.
- Roof Underlay: No roof underlay/building paper was noted, increasing the risk if water passes through the roof tiles.
- Gutters & Downpipes: Gutters are blocked with dirt and debris. Rust and a damaged downpipe were also noted.
- Site Drainage: Poor drainage and very wet ground were noted around the property.
- Bathroom/Wet Areas: Poor silicone sealing and finishing may allow water to enter behind tiles or other surfaces.
- Internal Moisture: Raised moisture readings were found around windows, external walls, bedrooms, dining area, toilet and bathroom areas.
- High Moisture Areas: Red moisture readings were noted around the toilet and bathroom walls and require further investigation.

Overall Condition: Several defects may allow water to enter or moisture to build up within the building.

Overall Rating: HIGH RISK. Further investigation by a Licensed Building Practitioner or weathertightness specialist is recommended. Water entry points should be identified and repaired to reduce the risk of further moisture damage.

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11. HEALTH & SAFETY RISKS

- Deck & Stairs: Poor condition, uneven steps and inadequate supports may create a fall or injury risk.
- Handrails: Some handrails and balustrades are inadequate or poorly fixed, creating a fall risk.
- Pathways: Raised concrete, uneven pavers and uneven surfaces create trip hazards.
- Electrical: Exposed and unsecured electrical cables were noted. A qualified electrician should check these areas.
- Moisture: High moisture readings were found in several areas. Ongoing moisture may lead to dampness, mould and damage to building materials.
- Roof Space: A large amount of rat droppings and a strong urine smell were noted, creating a possible hygiene and health concern.
- Roof: Broken tiles, rotten timber and general deterioration may create a risk of falling materials or water entry.
- Subfloor: Rotten timber and questionable framing connections were noted and may affect structural safety.
- Doors: Some internal doors scrape, do not close correctly or have missing/poor fittings.
- Drainage: Very wet ground and poor drainage may create slippery areas and increase moisture around the building.
- Gas Hot Water: The gas bottle was not connected, so the system could not be fully tested. It should be checked by a qualified gasfitter before use.

Overall: Several health and safety concerns require repair or further investigation. Priority should be given to electrical hazards, unsafe stairs/deck areas, structural concerns, moisture issues and rodent contamination.

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12. LIMITATIONS

- Visual Inspection Only: The inspection was mainly visual. No destructive testing was carried out.
- Hidden Areas: Areas inside walls, ceilings, floors and other enclosed spaces could not be fully inspected.
- Furniture & Stored Items: Furniture, stored items and personal belongings may have blocked access to some areas.
- Moisture Testing: Moisture readings show possible areas of concern but do not confirm the exact cause or amount of hidden damage.
- Roof: The roof inspection was limited to areas that could be safely viewed and accessed.
- Subfloor: Inspection was limited by access, debris, insulation and other obstructions.
- Electrical: Only a visual inspection was completed. No electrical testing was carried out.
- Plumbing: Plumbing was visually checked only. Pipes inside walls and other hidden areas were not inspected.
- Gas Hot Water: The gas bottle was not connected, so the gas hot-water system could not be fully tested.
- Drainage: Underground drainage pipes and systems were not inspected or tested.
- Structural: No structural calculations or engineering assessment were completed.
- Weather: Weather conditions before and during the inspection may affect visible moisture and other findings.
- Further Investigation: Areas of concern should be checked by suitably qualified tradespeople or specialists where required.

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13. RECOMMENDATIONS

Further specialist assessment recommended for: Licensed Building Practitioner, roofer, electrician, drainage contractor, pest control contractor, and gasfitter

Maintenance items: Licensed Building Practitioner

Urgent repairs: Moisture Reading investigation (Licensed Building Practitioner)

- Roof: Have a qualified roofer assess the roof. Replace broken or damaged tiles, repair rotten timber and aged flashings, remove moss and lichen, and consider full roof replacement due to its overall condition.
- Cladding: Repair or replace damaged fibre-cement cladding. Seal all gaps, fixings and penetrations correctly to prevent water entry.
- Windows: Repair rotten timber sills and scribers. Install missing head flashing and provide correct drainage gaps where required. Repair damaged seals and missing window hardware.
- Gutters & Downpipes: Clean blocked gutters, repair rusted areas, secure loose fixings and repair or replace damaged downpipes.
- Site Drainage: Have a qualified drainage contractor investigate the very wet ground and poor drainage. Improve surface-water drainage around the house where required.
- Moisture: Further investigate all red and orange moisture readings. Find and repair the source of moisture before repairing damaged internal materials.
- Bathroom & Toilet: Repair poor silicone and grout work. Correct poorly finished tile edges and check all wet-area joints to ensure they are properly sealed.
- Deck & Stairs: Have a qualified builder check the deck structure, piles, joists, stair supports, handrails and connections. Repair or strengthen unsafe areas.
- Paths & Steps: Repair raised concrete, uneven pavers and uneven steps to reduce trip and fall hazards.
- Subfloor: Repair or replace rotten timber. Check pile and framing connections, secure loose pipes and remove rubbish and debris.
- Underfloor Insulation: Refit or replace fallen and missing insulation. Consider installing a suitable ground moisture barrier.
- Roof Space: Arrange pest treatment for rats. Remove droppings and contaminated material safely and block possible pest entry points.
- Electrical: Have a qualified electrician inspect exposed and unsecured wiring, check RCD protection and repair any unsafe electrical work.

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- Plumbing & Gas: Have a qualified plumber/gasfitter check the gas hot-water system and test it once the gas supply is connected.
- Internal Doors & Windows: Adjust doors that scrape or do not close correctly. Replace missing latches, repair hinges and service poorly operating windows.
- Interior: Repair cracks, bulging ceiling areas, damaged ceiling sections and poorly finished flooring after any moisture problems have been identified and fixed.
- Fences & Gates: Repair or replace rotten, fallen and damaged fencing and gates. Remove or trim trees putting pressure on the fence.
- Priority: Water entry, high moisture readings, electrical hazards, structural concerns, unsafe deck/stairs and rotten timber should be investigated and repaired first.
- Further Assessment: Use suitably qualified and licensed tradespeople for specialist repairs. Obtain further specialist advice where the full extent or cause of damage cannot be confirmed by visual inspection.

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14. CONCLUSION

Based on a visual inspection carried out in accordance with **NZS 4306:2005**, the property is considered to be in:

- ☐ Good condition
- ☐ Average condition
- ☐ Below average condition
- ☑ Poor condition

Based on a visual inspection carried out in accordance with NZS 4306:2005, the property is considered to be in poor overall condition, with several areas requiring repair, maintenance and further investigation.

- Weathertightness: High risk due to cladding defects, window issues, roof condition, poor drainage and raised moisture readings.
- Roof: Poor and aged condition, with damaged tiles, rotten timber, moss growth and other defects requiring attention.
- Exterior: Damaged cladding, poorly sealed penetrations and rotten timber require repair.
- Moisture: Raised moisture readings were found in several internal areas. The source should be investigated before repairs are completed.
- Drainage: Poor site drainage and very wet ground were noted around the property.
- Deck & Stairs: Poor construction and support concerns were noted. Further assessment and repairs are required.
- Subfloor: Rotten timber, framing concerns, poor insulation and other maintenance issues were identified.
- Electrical: Exposed and unsecured wiring requires assessment by a qualified electrician.
- Roof Space: Rat droppings, urine smell, roof gaps and other concerns require attention.
- Interior: Poor finishing, cracking, uneven flooring and a bulging ceiling were noted in some areas.
- Wet Areas: Bathroom and toilet areas have poor sealing and finishing that require repair.

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- Health & Safety: Several potential trip, fall, electrical, moisture and hygiene risks were identified.
- Further Investigation: Qualified builders and relevant specialist tradespeople should investigate the areas of concern before major repairs or property decisions are made.

Overall: The property requires significant repairs, maintenance and remedial work to improve its condition, safety and protection from water entry.

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15. DISCLAIMER

This report has been prepared in accordance with **NZS 4306:2005 Residential Property Inspection**. It is a visual, non-invasive inspection of the property and should not be regarded as a guarantee or warranty against defects.

The report is prepared solely for the named client and no liability is accepted to any third party.

16. INSPECTOR DECLARATION

I confirm that this inspection has been undertaken in accordance with NZS 4306:2005 and that I have no conflict of interest in relation to this property.

Inspector Name: [redacted]

Signature: [redacted]

Date: [redacted]

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