

Inspection Report

provided by:



RE-Built

Inspector: Ron Esselbrugge

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Hamilton

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Property Address:

1 Sample Road,
Hamilton



Report Information

Customer

Name	Purchasers
Phone	
Email	purchasers@

Property Information

Number of Bedrooms	3
Number of Bathrooms	1
Direction House Faces	The street frontage faces South West

Inspection Information

Inspection Date	10/3/17
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Conditions of Report

1.0 Scope of this Report

1.1 This report has been produced based on a visual inspection of those aspects of the property that were fully and safely accessible by and visible to the inspector at the date and time of the inspection

1.2 The purpose of the inspection was to identify the property's major defects and to provide a written opinion (in the form of this report) to the client of the condition of the property as at the date and time of inspection.

2.0 Limits of this Report

2.1 Areas which were concealed, contained or which were not fully and safely accessible (in the inspector's sole opinion) at the time of the inspection are not included in this report. For the avoidance of doubt and without limitation, such concealment, containment or inaccessibility may have been a result of soil, walls, floors, carpets, ceilings, furnishings, vegetation, systems, appliances, vehicles or any other object of structure.

2.2 This report does not include any opinion or representation in respect of any of the following matters, items or conditions: Building Act 2004, building code, or zoning compliance or violation; local authority requisitions; geological stability, soil conditions, structural stability or earthquake ratings; geotechnical or structural engineering analysis; the presence or absence of pests or infestations (whether in the timber, carpet, furnishings or otherwise); asbestos, formaldehyde, water or air contaminants of any kind; toxic moulds; non visual rotting; electromagnetic radiation; environmental hazards or concerns; gas fittings, specialised electronic controls; detached buildings or structures; sheds; underground conditions of pool and spa bodies and related piping and systems; private water systems; or sprinkler systems; water softener or purifications systems; wastewater systems; saunas; solar systems; security systems; internal system components; elevators or dumb waiters; common property areas (where the property is a stratum estate); neighbourhood problems; prevailing weather conditions; minor and/ or cosmetic defects; predication of life expectancy or any item or system; property valuations or repair estimates; and other matters, items or conditions noted by the inspector as not being included in this report.

2.3 This report shall not in any way be construed or relied upon by any person as a guarantee, warranty or insurance policy or as a substitute for a physical inspection of the property by the client prior to settlement.

2.4 While the inspector has used all reasonable efforts to identify and report on the property's major defects, this report is the reasonable opinion of the inspector based on:

- (a) the inspector's 's experience in the building industry; and
- (b) the inspection of those aspects of the property that were fully and safely accessible by and visible to the inspector at the date and time of the inspection and not specifically excluded above.

Accordingly this report may not identify all of the property's past, current or future defects.

3.0 Confidentiality

3.1 This report has been prepared of the sole use of the client and may not be relied upon in any way by any third party. The client shall keep this report confidential and shall not disclose this report to any third party (with the exception of the owner of the property or the client's real estate agent or solicitor) without the prior written consent of Re-built Limited.

4.0 Exclusion of Implied Conditions and Warranties

4.1 The client acknowledges and agrees that where the client acquires this report for a business purpose the statutory guarantees and implied terms, covenants and conditions contained in the New Zealand Consumer Guarantees Act 1993 and any successor legislation are excluded and do not apply.

5.0 Disputes

5.1 In the event that the client has any dispute or issue with the accuracy of this report any other matter (but excluding a dispute relating to payment of monies due) the client will first give notice to Re-built Limited of such dispute and the parties shall and in good faith endeavour to resolve the dispute. If the dispute remains unresolved the client shall first seek a resolution through the use of mediation or other informal method of resolution before pursuing arbitration or resolution through the Courts.

6.0 Limitation of Liability

6.1 Re-built Limited shall not be liable for any loss or damage of any kind whatsoever arising from the reliance by the client or any third party on any opinion, representation or other aspect of this report, including indirect or consequential loss, whether suffered or incurred by the client or another person and whether in contract or tort (including negligence) or otherwise and irrespective of whether such loss or damage arises directly or indirectly from the reliance by the client or any third party on any opinion, representation or other aspect of this report.

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Definition of Conditions

A = Acceptable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: Requires repair or servicing.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

REPORT SUMMARY PAGE		
Section	Condition#	Comment
Grounds	2	The concrete driveway is cracked in places.
Grounds	3	The corrugated fibre cement sheets behind the garage are likely to contain asbestos. During maintenance care should be taken to prevent fibre becoming airborne and the possible inhalation of it. If removal and disposal is considered at any stage, suitable trained contractors should be employed to do so. The back fence was obscured by growth.
Exterior	5	A disused vent could be removed, a flashing could be fitted in it's place or the brick could be replaced.
Exterior	7	A section of Ranch Slider door seal is detached.
Roofing	10	The tiles along the roof ridge can be rocked from side to side and there is a gap between two tiles. There appears to be a sag in the roof structure, some of the jack studs are bent, an additional stud is not holding any weight and has not been nailed at the bottom.
Roofing	11	A number of hip and ridge tiles are cracked and one has a hole through it.
Roofing	12	The roof valley should be kept clear of leaves.
Roofing	15	A small area of ceiling insulation has been removed but could be re-fitted. The rating of the insulation is approximately (R1.7) By 1/7/19 the ceiling insulation will need to meet or exceed the rating of R 2.9 if being rented out.
Heating - Air	18	A heat transfer pipe has become detached and another joint is not well sealed.
Plumbing	20	A down pipe drain was blocked with leaves and soil. The pipes may lead to soak holes which often block up over time. It was not raining at the time of my visit.
Plumbing	21	The gas meter cover has become detached.
Interiors	23	A section of skirting in the office is missing. No adverse moisture levels were detected in the wall spots tested.
Interiors	28	Wiring behind a switch inside a kitchen cupboard should be made safe. A cut off wire under the house may or may not be connected to electricity? Extensive wiring replacement appears to have been done. An electrician would be needed if checks are desired to see that no unsafe types of old wiring are still being used, to check

		switches, and earth rod, etc.
Interiors	29	Smoke detectors if fitted should have the batteries replaced and be tested or be installed when moving in. For further information on smoke alarm placement and the obligations of tenants and landlords please use this link https://www.tenancy.govt.nz/assets/Uploads/Tenancy/smoke-alarm-requirements.pdf
Kitchen	35	The Range Hood vibrates badly.
Garage	42	A garage roof tile is broken as is a hip tile. The internal gutter should be kept clear of debris. The fascia needs to be painted and the soffit lining is falling out in places.
Garage	45	The garage window paint is peeling.
Garage	46	The garage side door is in poor condition and any water that comes into contact with it will drain into the garage.
Foundation - Under Floor	51	Underfloor insulation has not been installed everywhere. The rating of the insulation that is there is approximately (R1.4) By 1/7/19 the underfloor insulation will need to meet or exceed the rating of R 1.3 if being rented out.

A = Acceptable

R = Repair

S = Safety

NI = Not Inspected

1 Grounds

Grading

Grading Slope

The site is flat.

1) Grading Conditions

A

Driveway

Driveway Material

Concrete

2) Driveway Conditions

R

The concrete driveway is cracked in places.



Fencing

Fencing Material

Timber and corrugated iron

3) Fencing Conditions

R

The corrugated fibre cement sheets behind the garage are likely to contain asbestos. During maintenance care should be taken to prevent fibre becoming airborne and the possible inhalation of it. If removal and disposal is considered at any stage, suitable trained contractors should be employed to do so. The back fence was obscured by growth.

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Brick Garden Box

4) Garden Box Conditions

R

The face of the brick garden box has been pushed over somewhat by plant roots..



RE-Built

1 Grounds

A = Acceptable

R = Repair

S = Safety

NI = Not Inspected

A = Acceptable

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2 Exterior

Exterior Walls

Structure Type Timber frame

Exterior Wall Covering Brick

5) Exterior Wall Conditions

R

A disused vent could be removed, a flashing could be fitted in it's place or the brick could be replaced.



Exterior Windows - Doors

Window Material Aluminium - double glazed

6) Window Conditions

A

7) Exterior Door Conditions

R

A section of Ranch Slider door seal is detached.

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Chimney

8) Chimney Conditions

NI

Decks and Balconies

Deck, Balcony Material

Concrete and Timber

9) Deck, Balcony Conditions

A



A = Acceptable

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3 Roofing

Roof Covering

Roof Covering Material

Concrete tiles

10) Roof Covering Condition

R

The tiles along the roof ridge can be rocked from side to side and there is a gap between two tiles. There appears to be a sag in the roof structure, some of the jack studs are bent, an additional stud is not holding any weight and has not been nailed at the bottom.



11) Flashing Conditions

R

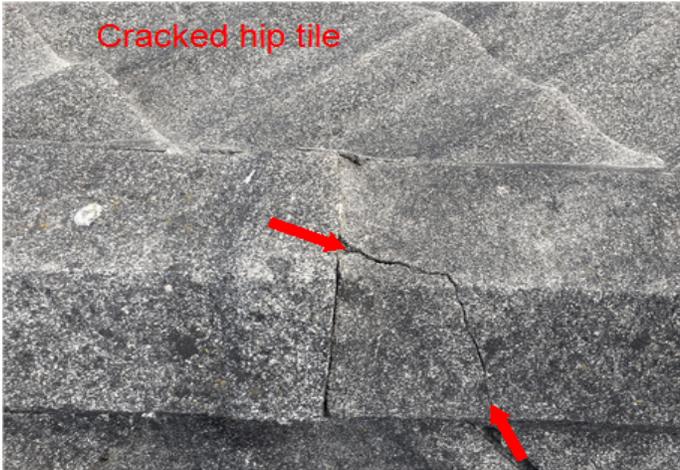
A number of hip and ridge tiles are cracked and one has a hole through it.

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Gutter Material

Color-steel

Down-Pipe Material

PVC

12) Gutter Down-Pipe Conditions

R

The roof valley should be kept clear of leaves.

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Fascia, Barge Boards & Soffits

Fascia, Barge Board Material Timber

Soffits Material Hardies

13) Fascia, Barge Board Conditions **A**

Ceiling Space

Ceiling Access Office

Method of Inspection Entered attic area.

Roof Frame Type The roof framing is constructed with rafter framing.

14) Ceiling Space Conditions **A** See roof section.

Ceiling Insulation Type Bat Insulation

15) Ceiling Insulation Conditions **R** A small area of ceiling insulation has been removed but could be re-fitted. The rating of the insulation is approximately (R1.7) By 1/7/19 the ceiling insulation will need to meet or exceed the rating of R 2.9 if being rented out.

A = Acceptable

R = Repair

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NI = Not Inspected



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R = Repair

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4 Heating - Air

Heating

Location of Unit

Lounge and Bedrooms

Heating Type

Heat Pump and Electric wall heaters

16) Unit Conditions

NI



17) Dehumidifying Ventilation System

NI

None

18) Heat Transfer System

R

A heat transfer pipe has become detached and another joint is not well sealed.



A = Acceptable

R = Repair

S = Safety

NI = Not Inspected

5 Plumbing

Water Supply Lines

Supply Line Material Copper and Plastic

19) Supply Line Conditions

A

Drain - Waste Lines

Drain Line Material The above ground drain lines are PVC

20) Drain Line Conditions

R

A down pipe drain was blocked with leaves and soil. The pipes may lead to soak holes which often block up over time. It was not raining at the time of my visit.



Water Heater(s)

Water Heater Type Natural Gas

21) Water Heater Conditions

R

The gas meter cover has become detached.

A = Acceptable

R = Repair

S = Safety

NI = Not Inspected



Laundry Tub

Laundry Tub Type

Metal unit

22) Laundry Tub Conditions

A

No adverse moisture levels were detected.



A = Acceptable

R = Repair

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6 Interiors

Walls - Ceilings - Floors

23) Wall Conditions

R

A section of skirting in the office is missing. No adverse moisture levels were detected in the wall spots tested.



24) Ceiling Conditions

A

No moisture damage was visible.

25) Floor Covering Conditions

A

Windows - Doors

26) Interior Window Conditions

A

No adverse moisture levels were detected in the spots tested.



A = Acceptable

R = Repair

S = Safety

NI = Not Inspected

27) Interior Door Conditions

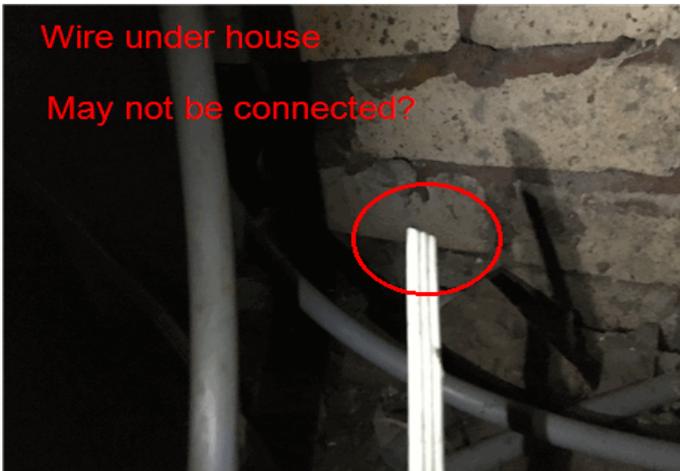
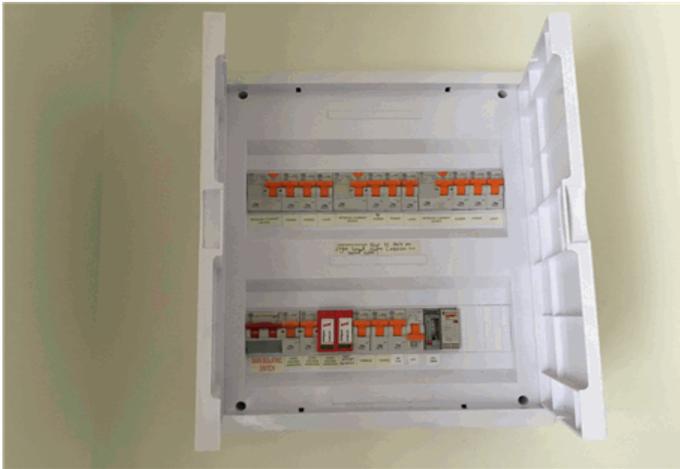
A

Electrical Conditions

28) Electrical Conditions

S

Wiring behind a switch inside a kitchen cupboard should be made safe. A cut off wire under the house may or may not be connected to electricity? Extensive wiring replacement appears to have been done. An electrician would be needed if checks are desired to see that no unsafe types of old wiring are still being used, to check switches, and earth rod, etc.



29) Smoke Detector Conditions

S

Smoke detectors if fitted should have the batteries replaced and be tested or be installed when moving in. For further information on smoke alarm placement and the obligations of tenants and landlords please use this link <https://www.tenancy.govt.nz/assets/Uploads/Tenancy/smoke-alarm-requirements.pdf>

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R = Repair

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7 Kitchen

Kitchen Sink - Bench tops - Cabinets

30) Bench Top Conditions

A



31) Cabinet Conditions

A

32) Sink Plumbing Conditions

A

No adverse moisture levels were detected.



33) Garbage Disposal Condition

A

None

Appliances

A = Acceptable **R = Repair** **S = Safety** **NI = Not Inspected**

Stove - Range Type

Gas Hob and Electric Oven

34) Stove - Range Condition

NI



35) Range Hood Conditions

R

The Range Hood vibrates badly.



36) Dishwasher Conditions

NI

A = Acceptable

R = Repair

S = Safety

NI = Not Inspected



A = Acceptable

R = Repair

S = Safety

NI = Not Inspected

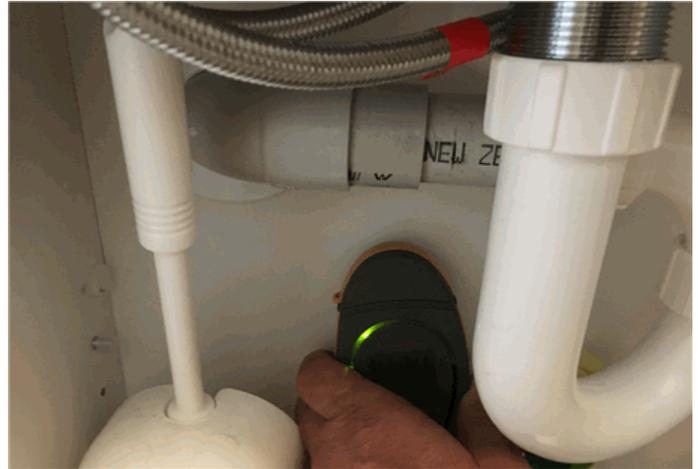
8 Bathrooms

Toilet

37) Toilet Conditions

A

No adverse moisture levels were detected.



Bathroom

38) Vanity Conditions

A

The vanity draw has some minor moisture damage - dry when tested.

A = Acceptable

R = Repair

S = Safety

NI = Not Inspected



39) Shower - Bath Conditions

A

No adverse moisture levels were detected.



A = Acceptable

R = Repair

S = Safety

NI = Not Inspected



40) Extraction Fan

A

The bathroom has an extraction fan.



A = Acceptable

R = Repair

S = Safety

NI = Not Inspected

9 Garage

Garage, Carport

Garage Type

Detached

41) Cladding Conditions

A

42) Roof Conditions

R

A garage roof tile is broken as is a hip tile. The internal gutter should be kept clear of debris. The fascia needs to be painted and the soffit lining is falling out in places.



43) Wall Conditions

A

A = Acceptable

R = Repair

S = Safety

NI = Not Inspected

44) Floor Conditions

A

45) Window Conditions

R

The garage window paint is peeling.



46) Door Conditions

R

The garage side door is in poor condition and any water that comes into contact with it will drain into the garage.



47) Vehicle Door Conditions

A

The garage door is electrically operated.

A = Acceptable

R = Repair

S = Safety

NI = Not Inspected



A = Acceptable

R = Repair

S = Safety

NI = Not Inspected

10 Foundation - Under Floor

Foundation

Foundation Type	Piles
Foundation Material	Concrete
48) Foundation Conditions	A



Flooring Structure

Flooring Type	Tongue and groove and Plywood
49) Flooring Conditions	A
Flooring Support Type	Joists and Bearers
50) Flooring Support Conditions	A

Insulation

Insulation Type	Polystyrene
51) Insulation Conditions	R Underfloor insulation has not been installed everywhere. The rating of the insulation that is there is approximately (R1.4) By 1/7/19 the underfloor insulation will need to meet or exceed the rating of R 1.3 if being rented out.



Under floor insulation not installed everywhere



Some spare insulation