

PROPERTY INSPECTION **REPORT**

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Weir Property Inspections Building Survey Report

This report has been exclusively conducted and prepared
for

Regan Alexander-Stevens.



Prepared by:
Jon Weir
Building Surveyor
Weir Property Inspections Ltd

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Reporting Information and Limitations

Moisture meters and Weathertightness:

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

The moisture meter used during this inspection is a Protimeter Survey Master and / or a Trotec T660, which is calibrated in accordance with the manufacturer's specifications. This device is used in its non-invasive mode and while this mode is deemed non-conclusive, it can be a good indicator of the presence of moisture. However, the condition and treatment type of any internal timbers is not known.

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

Definition of terms used for indications of moisture readings:

These are guidelines only, determined by the manufacturer of the meter.

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

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

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

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

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

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

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

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

Further investigation will be recommended where there is sufficient evidence and concern that it may reveal signs of severe moisture penetration.

Moisture levels can change significantly with the seasons and can often be much lower in advanced decay. The same can occur with leaks in plumbing where plumbing has not been used for a period of time in a manner causing the moisture, thus allowing the area to dry.

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

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

Report Limitations:

The report limitations are as set out in the our Terms and Conditions, and NZS4306:2005, which you have agreed to abide by.

This report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection, not an all-encompassing report dealing with the property from every aspect. Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness and physical damage to materials and finishes that could be expected with age and general wear and tear. It is common for most of these defects to be rectified over the first few years of ownership, as redecoration or general maintenance are undertaken. While some minor defects may be noted, it is unrealistic for the Inspector to comment on all minor defects and imperfections in this standard property report. We are unable to carry out any probe or destructive testing, nor move any furnishings or appliances, in a visual inspection.

This report is intended only as a general guide to help the Client make their own evaluation of the overall condition of the dwelling and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the Inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions, which by the nature of their location are concealed, camouflaged or difficult to inspect, are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground

drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercom; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such.

Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be actioned as per the Terms and Conditions.

Report Summary:

Client Name:	Regan Alexander-Stevens.
Client Address:	7 Adam's Place Chch
Client Phone Number:	0223970784
Date of inspection:	June 10, 2021
Inspection address:	311 Main South Rd Chch.
Scope of inspection:	Pre-purchase inspection.
Report number:	2021/0009-06.

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

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

Overall condition

Overall the property is in Above Average condition for its age.

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

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

Attention required

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

House Exterior

Exterior Components

Stucco:

There are cracks in the exterior cladding, which need to be professionally repaired, as any cracks can allow moisture in behind the cladding and into the internal framing.

Garage

Garage.

Walls:

The MDF linings to the external wall is showing higher than normal moisture readings were indicated. This needs to be further investigated to determine the source of the moisture and the best method of repair. The condition of any internal framing is not known.

Electrical System

Visible Electrical Wiring Type:

Foundation.

Older wiring. We recommend a registered Electrician inspect this wiring to determine its use and condition.

Plumbing System

Evidence of Leaks:

Foundation.

There is evidence of leaking wastes that should be inspected and repaired as necessary by a registered Plumber.

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

Jon Weir
Building Surveyor
Weir Property Inspections Ltd

Client information

Client and Site Information:

File number: 2021/0009-06.
Record Number: 1615.
Date of Inspection: June 10, 2021.
Time of Inspection: 4:00 PM.
Scope of the Inspection: Pre-purchase inspection.
Client Name: Regan Alexander-Stevens.
Address of Property Inspected: 311 Main South Rd Chch.

Weather Conditions:

Weather: Recent Rain.

Building Characteristics:

Orientation of Living Space: North.
Site Exposure: High. (BRANZ Maps)
Estimated Age of Building: 1940 -60s.
Building Type: Will be referred to House.
as house or home through report.
Levels: 1.
Space Below Ground: Crawl space / Foundations.

Services:

Water Source: Public.
Sewage Disposal: Public.
Gas Meter: No meter, Bottles only. Back of home. Gas Type: LPG.
Meter Board: Front of home.
Fuse Board: Inside the home.

Other Information:

House Occupied? This property was vacant and some defects, particularly in the plumbing, may not become apparent until it has been in constant use.
Client Present? No.
Other People Present: The Real Estate Agent.
Inspector Information: Jon Weir. Qualifications and Experience. Accredited Building Surveyor (AMBOINZ).

Kitchen

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

Kitchen.

Room Location:

Front. Right.

The MBIE guidelines for Timber floor levels is 50mm over the dwelling or 5% over a 1m. The floor levels for at 311 Main South Rd fall within the MBIE guidelines 50mm over the dwelling. But it was out in the Kitchen for 5% over a metre or more, which is likely due to the coal range concrete block support under the floor.

The floor levels were out by no more than 25mm over the dwelling.

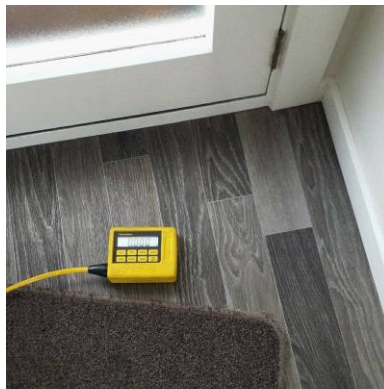
Please note the vinyl floors are up to 20mm lower than the carpeted floors.



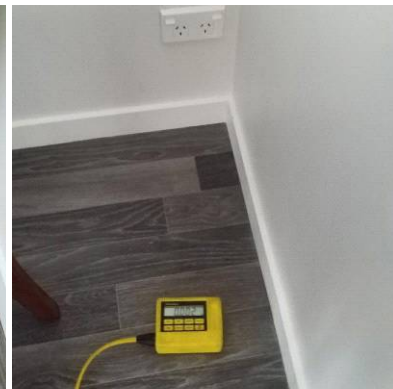
Datum level 0.00mm



Level 12mm



Level 0.00mm



Level 2mm



Level -4mm



Level -4mm

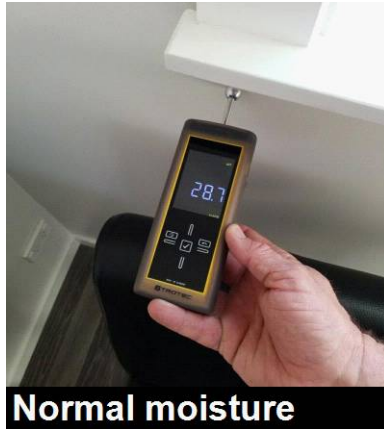
Ceilings:

Plaster board.

Walls:

Plaster board.

Please note: The moisture reader used in this inspection is a non-invasive Trotec T660 and gives a scale reading for the inspector to evaluate. Not a percentage reading. The note at the bottom of the photo i.e. 'Normal moisture reading' is to be used with the notes on page 3 of this report to give you an estimated percentage reading. For further explanation, feel free to ring the inspector who did this report.



Floors:

Vinyl.

Windows:

Timber. Reveals, material type. Painted. Material type unknown.

Glass Type:

Standard.

Window Dressing:

Blinds.

Security for Windows:

There are no visible added security latches or locks on the joinery.

Doors (Internal):

Hollow core. Frames, material type. Painted. Material type unknown.

Doors (External):

Timber and glass. Reveals, material type. Painted. Material type unknown.

Glass Type:

Standard. Safety.

Door Dressing:

None.

Security for Doors:

There are security fixtures on the doors.

Cabinetry:

Melamine.

Bench Top:

Formica.

Sink:

Stainless steel.

Stove:

Electric, not tested.

Hobbs:

Electric, not tested.

Rangehood:

Working at the time of the inspection. The rangehood vents to the exterior.

Interior Rooms

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

Lounge.

Room Location:

Front. Centre.



Level 2mm



Level 12mm



Level 4mm



Level 12mm



Ceilings:

Plaster board.

Walls:

Plaster board.



Floors:

Carpet.

Windows:

Timber. Reveals, material type. Painted. Material type unknown. Some of the windows are binding and can be planed to free their operation.

Glass Type:

Safety. Double glazed.

Window Dressing:

Curtains. Nets.

Security for Windows:

There are no visible added security latches or locks on the joinery.

Doors (Internal):

Hollow core. Frames, material type. Painted. Material type unknown.

Heating:

Fire place.

Hallway

Room Location:

Front. Centre. Left.



Ceilings:

Plaster board.

Walls:

Plaster board.



Floors:

Carpet.

Doors (External):

Timber and glass. Reveals, material type. Painted. Material type unknown. The door is binding and can be planed to free its operation.

Glass Type:

Safety. Double glazed.

Door Dressing:

Blinds.

Security for Doors:

There are security fixtures on the doors.

Cupboards:

Double.

Warning devices:

Smoke Detector. The smoke detector was not tested.

Bedrooms

Bedroom 1.

Room Location:

Front. Left.



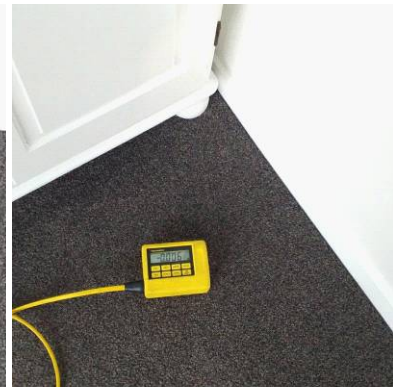
Level -8mm



Level -6mm



Level -2mm



Level -6mm

Ceilings:

Plaster board.

Walls:

Plaster board.



Normal moisture

Floors:

Carpet.

Windows:

Timber. Reveals, material type. Painted. Material type unknown.
Some of the windows are binding and can be planed to free their operation.
Some hardware is loose and can be tightened or replaced.

Glass Type:

Safety. Double glazed.

Window Dressing:

Security for Windows:

Doors (Internal):

Cupboards:

Curtains. Nets.

There are no visible added security latches or locks on the joinery.

Hollow core. Frames, material type. Painted. Material type unknown.

Double.

Bedroom 2

Room Location:

Back. Left.



Level 2mm



Level -2mm



Level 4mm

Ceilings:

Plaster board.

Walls:

Plaster board.



Normal moisture

Windows:

Timber. Reveals, material type. Painted. Material type unknown. Some of the windows are binding and can be planed to free their operation.

Glass Type:

Safety. Double glazed.

Window Dressing:

Curtains. Nets.

Security for Windows:

There are no visible added security latches or locks on the joinery.

Doors (Internal):

Hollow core. Frames, material type. Painted. Material type unknown.

Cupboards:

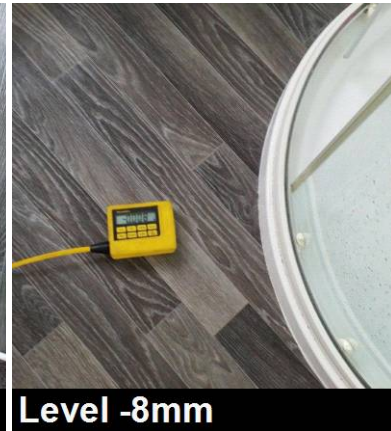
Double.

Bathroom

Bathroom.

Room Location:

Back. Centre.



Ceilings:

Plaster board.

Walls:

Plaster board.



Floors:

Vinyl.

Windows:

Aluminium. Reveals, material type. Painted. Material type unknown.

Glass Type:

Safety.

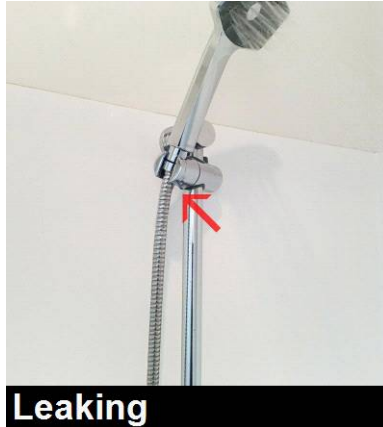
Window Dressing:

Blinds.

Security for Windows:

There are no visible added security latches or locks on the joinery.

<i>Doors (Internal):</i>	Hollow core. Frames, material type. Painted. Material type unknown.
<i>Vanity:</i>	Melamine.
<i>Basin:</i>	Vanity mounted. Porcelain. Wall junction seal present. Yes.
<i>Basin Tap/Faucet:</i>	Working. No signs of any current leaking.
<i>Toilet:</i>	Toilet type. Floor mounted. "P" trap. Capacity. 4.5 litres. Dual flush. This toilet was flushed twice and was operating.
<i>Shower Flow. (This is the opinion of the Inspector only)</i>	Good flow rate.
<i>Shower Taps/Mixer and Rose:</i>	The rose hose is leaking and requires repair or replacement. This can be further assessed by a plumber.



<i>Shower Linings:</i>	Plastic.
<i>Shower Tray:</i>	Fibre glass.
<i>Shower Screen/Doors:</i>	Safety Glass. Aluminium frame.
<i>Ventilation:</i>	Type of vent. Mechanical. Working. Point of discharge. Exterior.
<i>Heated Towel Rail:</i>	There is a heated towel rail. Turned off.

Laundry

Laundry.

Room Location:

In Kitchen.

Washing machine stand pipe:

Yes - not tested.

Roof Cavity

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

Roof cavity.

<i>Location of Manhole Access:</i>	Bedroom 2.
<i>Manhole Accessibility:</i>	Good.
<i>Roof Framing:</i>	Timber Pitched roof.
<i>Connections:</i>	Not visible.
<i>Insulation:</i>	Material Type: Fibreglass. Type: Segment. Thickness: The insulation is approximately 100 mm in thickness. Coverage: 100% The insulation has been disturbed in places and requires re-laying.
<i>Roof Underlay:</i>	There is no visible underlay.
<i>Tile Fixings:</i>	Appear adequate.
<i>Obvious Structural Alterations:</i>	There are evident alterations. We recommend you check the Council building records to ensure all work is authorised.
<i>Visible Discharges into this space:</i>	The vents are ducted to the exterior, which is good practice and is now a requirement.
<i>Evidence of Leaks:</i>	There was no evidence of any current leaks at the time of the inspection.
<i>Visible Electrical Wiring Type:</i>	TPS cable.
<i>Ceiling structure</i>	Timber.

House Exterior

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

Exterior Components

Construction type:

Timber framed.

Stucco:

Solid plaster. There are cracks in the exterior cladding, which need to be professionally repaired, as any cracks can allow moisture in behind the cladding and into the internal framing.



Cracking



Cracking

Joinery (Windows and Doors):

Timber and glass. Paint is peeling in places, and the joinery can be sanded back and re-painted.



Paint peeling



Paint peeling

Fascias and Barge Boards:

Timber. Paint is peeling and the fascia can be sanded back and re-painted.



Paint peeling

Soffit / Eaves:

Timber. Approximate width 300 mm.

Downpipes and Spouting:

PVC. Colour steel.

The spouting is full of debris and requires clearing to allow water to drain freely. Some downpipe brackets need to be re-fixed and the holes sealed.



Fit brackets



Debris

Visible Point of Discharge:

The downpipes discharge into a storm water system.

Roof Exterior

Exterior of Roof

Roof Mounted:

Due to the height of the roof, it could not be mounted safely and the inspection was limited to what could be viewed from a ladder at the perimeter.

Roofing Material:

Concrete tiles. Pitch of roof. 30 degrees.

The roof tiles are beginning to slip in some areas and require re-positioning. The ridge capping on the roof should be kept well sealed.



Seal ridge



Seal ridge



Tiles slipping

Flashings:

Lead. Rubber boot type.

Vents:

Metal. The cap is missing off the top, and one can be re-fitted to prevent moisture or pests getting in.



Cap missing

Chimneys and Flues:

Metal.

Decks/Balconies/Pergolas

Deck

<i>Location:</i>	Front right.
<i>Framing:</i>	Timber.
<i>Decking:</i>	Timber. This is an older Deck and while there was no evident rot damage at the time of the inspection, some deterioration would be expected due to its age. This may become apparent with time. As the decking is painted, the detection of defects can be more difficult.
<i>Steps:</i>	Timber.
<i>Fixings:</i>	The fixings appear to be sufficient for the age of the Deck.
<i>Threshold Step:</i>	It is our opinion that it is satisfactory for the construction type and age of this Deck.
<i>Cladding Clearance:</i>	There is insufficient gap between the cladding and decking, which is not recommended, as it can cause damage to the cladding and allow water to become trapped at this junction. We recommend the decking be trimmed back to create the recommended gap.

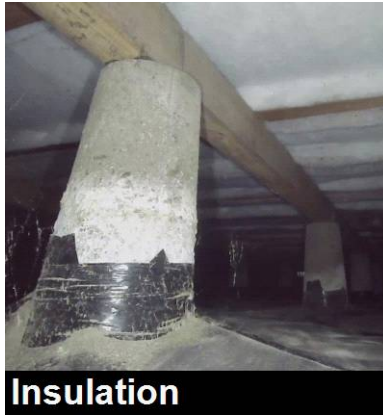


<i>Council Permit Needed:</i>	No requirement.
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Foundations

Foundation.

<i>Location of access:</i>	Bedroom 2.
<i>Accessibility:</i>	Good.
<i>Foundation Type:</i>	Concrete ring. Concrete pile.
<i>Pile to Bearer Fixings:</i>	None.
<i>Visible Flooring Material:</i>	Tongue and groove. A detailed inspection of the flooring was not possible due to the insulation.
<i>Insulation:</i>	Type: Polyester. Thickness: The insulation is approximately 60 mm in thickness. Coverage: 100%, more or less.



Insulation

<i>Ventilation:</i>	Sufficient ventilation.
<i>Ground Vapour Barrier:</i>	There is a barrier present.
<i>Ground Clearance from Framing:</i>	This may have been adequate for the time of construction, and is typical for a home of this age.

Garage

Garage.

Location:

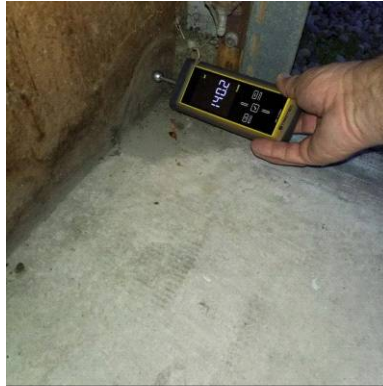
Separate.

Ceilings:

Unlined.

Walls:

Particle board. The MDF linings to the external wall is showing higher than normal moisture readings were indicated. This needs to be further investigated to determine the source of the moisture and the best method of repair. The condition of any internal framing is not known.



High moisture



High moisture

Floors:

Concrete. There are shrinkage cracks in the concrete slab, these do not appear to be of any structural significance.

Windows:

Timber.

Glass type:

Standard.

Doors (External):

Metal. Reveals, material type. Timber.

Security for doors:

There are security fixtures on the doors.

Vehicle doors:

Tilta.

Garage door opener:

Working.

Framing:

Timber.

Garage Exterior:

Profile Metal:

Profiled metal. Colour steel. Direct fixed.

Joinery (Windows and Doors):

Timber and glass. Flashing Materials, Pre-finished coated steel.

Downpipes and Spouting:

PVC. Colour steel. The spouting is full of debris and requires clearing to allow water to drain freely.



Debris

Visible Point of Discharge:

The downpipes discharge into a storm water system.

Roofing Material:

Profiled Pre-finished paint coated steel. Pitch of roof. 10 degrees. There are some loose or damaged fixings that should be pulled and replaced.



Grounds

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

General Site Features:

<i>Contour:</i>	Flat site.
<i>Site and Vegetation:</i>	Established.
<i>Paths and Patios:</i>	Paver/tile. Gravel.
<i>Exterior Steps and Hand Rails:</i>	Concrete. Timber.
<i>Driveway:</i>	Gravel. The drive is a shared drive and any repairing liability should be established.
<i>Fencing:</i>	Timber. Metal. Approximately. 1.8m.
<i>Surface Water Control:</i>	No indication of site drainage issues.
<i>Letterbox</i>	Metal.
<i>Gully Traps</i>	Location. Back of home. The drains appear to be old earthenware pipes and the only way to assess their condition is with the use of a CCTV camera.
<i>Taps</i>	Two. Exposed plastic plumbing should be protected from UV light.



Exposed pipe

Systems

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

Electrical

<i>Supply Entrance:</i>	Underground.
<i>Lights, Switches and Power Outlets:</i>	The lights are working. throughout the home. The accessible power points tested Ok. throughout the home.
<i>Visible Wiring Type:</i>	TPS cable. Older wiring.
<i>Earthing Rod:</i>	Below the meter box.
<i>Aerials/Antennae:</i>	Roof.
<i>Telecommunications</i>	Left side of home.
<i>Summary:</i>	The electrical test is a basic test to ensure the power points are wired correctly. This report should not be seen as an Electrical inspection or Certification that the electrics of the home comply with any standards or regulations.

Plumbing

<i>Water Toby:</i>	At the street frontage.
<i>Summary:</i>	There is evidence of leaking plumbing.

Hot Water System

<i>Location:</i>	Exterior.
<i>Make and Type:</i>	Rinnai.
<i>Capacity:</i>	Infinite.
<i>Seismic Restraint:</i>	Yes.
<i>Plumbing:</i>	Plastic.
<i>Evidence of Leaks:</i>	There was no evidence of leaks at the time of the inspection.
<i>Summary:</i>	Working at the time of the inspection.

Fire place

<i>Type:</i>	Free standing.
<i>Location:</i>	Lounge.
<i>Flue/Chimney:</i>	Metal.
<i>Controls:</i>	Free moving.
<i>Seismic Restraint:</i>	Yes.
<i>Council Permit/Consent:</i>	We recommend you check the Council records to ensure this fire place has a Consent or Permit for its installation.
<i>Summary:</i>	We recommend all fire places be inspected and cleaned annually by a qualified person to ensure they are maintained and safe to use. It is not within the scope of this inspection to determine the condition of any fire place, chimney or flue.

Fire Warning System

<i>Type:</i>	Battery operated smoke detectors. Smoke alarms are a requirement under New Zealand Building Code clause F7 Warning systems. This applies to new homes and all existing homes undergoing building work. Acceptable Solution F7/AS1 requires Type 1 smoke alarms, which must have: a hush button to silence the alarm for at least 60 seconds
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a test button

a sound level that complies with NZS 4514:2009 Interconnected smoke alarms for houses not less than 75 dBA at the sleeping position and not more than 100 dBA at 1.8 m height. (The standard can be downloaded for free.)

On floors with bedrooms the smoke alarms must be located either in every sleeping space or within 3.0 m of every sleeping space door. In this case, the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.

In multi-storey homes there must be at least one smoke alarm on each level, however having an alarm in each sleeping space is considered preferable.

Although there are several types of alarms that can be used to comply with Building Code requirements, Fire and Emergency New Zealand recommends hard-wired alarms or photoelectric alarms with batteries that last up to 10 years.

Visit: <http://www.level.org.nz/health-and-safety/fire-safety/smoke-alarms/>

Summary:

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

Pest and Insect Infestation

Kitchen.



Insect or Pest Infestation:

Roof cavity.

There were no signs of any pest or insect infestation found.

Pest and insect infestation:

Foundation.

There were no signs of any pest or insect infestation found.

Electrical System

Lights and Power Points:

Kitchen.

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

Lounge.

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

Hallway

The lights are working.

Bedroom 1.

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

Bedroom 2

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

Bathroom.

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

Garage.

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

Visible Electrical Wiring Type:

Foundation.

Older wiring. We recommend a registered Electrician inspect this wiring to determine its use and condition.



Plumbing System

Sink Tap/Faucet:

Kitchen.

No signs of any current leaks at the time of the inspection.

Plumbing and Wastes:

Kitchen.

Braided wire. PVC wastes.

Bathroom.

Braided wire. PVC wastes.

Basin Plumbing and Wastes:

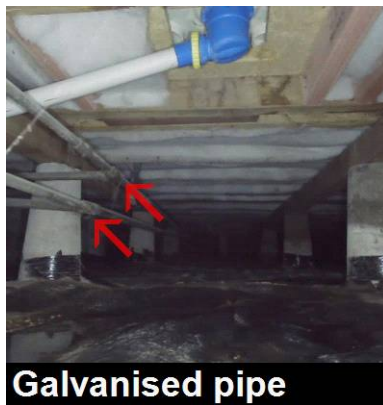
Bathroom.

Braided wire. Plastic. PVC wastes.

Plumbing/Drainage:

Foundation.

PVC. Galvanised plumbing has been identified within the foundations space. This type of plumbing is quite old and corrodes internally, which can be difficult to detect and consideration should be given to replacing it.



Evidence of Leaks:

Foundation.

There is evidence of leaking wastes that should be inspected and repaired as necessary by a registered Plumber.

