



Mr. Homes Inspector - Property Inspection Form

16 March 2020

Inspection Details

Property owner	Joe Bloggs
Address	23 Timbuktu Road
Email	House@emailaddy.co.nz
Date	16th March 2020
Time	9:00
Weather at time of inspection	Fine
Agent present	NA
Buyer present	No
Number of bedrooms	4
Purpose	Pre-sale condition report

Subfloor

Type	Piles
	Concrete
Description	Concrete pile foundation
Grading	Needs repair
Comment	Needs repair
Photo	





Photo comment

Pic 1 & 2: Subsiding piles are evident from levels read in kitchen; Pic 3 & 6
Deterioration of Subfloor perimeter cladding

Cladding

Type	Weatherboard
Description	Bevel back weatherboard, painted
Grading	Average
Comment	Minor damage and deterioration, nothing of major concern
Photo	



Photo comment

Pic 1 & 2: Corner soakers showing evidence of decay; Pic 3: Weatherboard
maintenance required

Joinery

Type	Timber Aluminium
Description	Original timber joinery occupies the majority of the house. 2 double glazed stacker sliders in the lounge and master bedroom.
Grading	Poor
Comment	Poor condition - Original joinery, warping evident in the majority of window sashes Excellent condition - Aluminium joinery Glazing to master bedroom window and kitchen door damaged
Photo	



Photo comment

Pic 1-6: Warping to timber joinery and deterioration of joinery hardware
Pic 3: Show evidence of rotting in sill

Soffits

Type	Fibrolite
Description	Possible Asbestos soffits
Grading	Good
Comments	<p>Asbestos - Note:</p> <p>Any structure constructed prior to 1987 will most likely contain asbestos. This dwelling was constructed prior to this date therefore may contain asbestos. Materials that contain asbestos were widely used for internal wall lining, claddings, soffit linings, floor coverings and many other products / materials that are evident within a building / dwelling. Care must be taken with these materials and testing MUST be performed if there is any doubt that asbestos maybe evident. Do not sand, cut, drill or damage any material that may contain asbestos. Testing should always be performed if in doubt</p>
Photo	



Photo comment

Pic 1: Soffits

Fascias

Type	Timber
Description	Timber fascia in original condition
Grading	Good
Comments	Requires maintenance - This dwelling would benefit from some maintenance. There are some visual signs of premature deterioration and structural deficiencies at present. Without the dwelling being adequately maintained more deterioration is expected to take place in the foreseeable future.

Spouting/Downpipes

Type	PVC Coloursteel
Description	Brand new Coloursteel spouting PVC downpipes
Comments	Spouting and downpipes seem to be in good condition at time of inspection
Grading	Good
Photo	



Photo comment

Pic 1: Down pipe run off not connected to gully trap

Roof

Type	Longrun Corrugated Other
Description	Long run corrugated iron roof in good condition
Grading	Good
Photo	



Photo comment

Pic 1: Moss build up on under overhang of roof flashing onto clearlite pergola roof, requires maintenance
 Pic 2: Junction that require sealing
 Pic 3,4&5: Moss build up, flashing requires a minimum up stand of 50mm
 Pic 6: Nail popping, possible water ingress

Decks

Type	Timber
Description	Hardwood Kwila decking, fixed in accordance with code practice. Possible non slip surface
Grading	Excellent

Pergolas

Type	Timber
	Other
Description	Clear lite pergola roof
Grading	Needs repair
Comment	Clear lite pergola roof to front deck appears to not have adequate fall to meet code requirements, minimum fall being 3 degrees. Framing to this roof area requires attention to structural fixings and possible loading of roof
Photo	

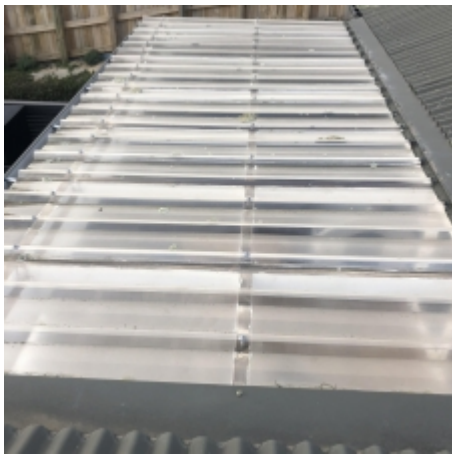


Photo comment

Pic 1: Minimum fall of 3 degrees, not evident
Pic 2-6: Structural fixings required

Conservatory

Present? N/A

Carport

Type N/A

Garage

Type N/A

Grading - select -

Fences

Type
Timber
Steel
Other

Description
Timber & corrugated iron fencing in satisfactory condition
Timber retaining wall to front boundary

Grading
Good

Comment
Retaining wall to front boundary has failed, request for new retaining wall and fence

Photo



Photo comment

Pic 1: Boundary fence

Pic 2: Retaining wall showing evidence of cracking

Drainage

Grading	Good
Comment	Satisfactory at time of inspection
Photo	



Photo comment

Pic 1: Driveway sump adequate at time of inspection

Driveway

Type	Other
Description	Hotmix tar seal driveway
Grading	Excellent
Comment	No signs of movement evident at time of inspection
Photo	



Photo comment

Pic 1: Hotmix driveway

Gardens

Comment

NA

Granny flat

Grading

N/A

Comment

NA

Sleepout

Grading

N/A

Comment

NA

Bedrooms

Number

4

Grading

Good

Comment

All bedrooms in good condition
HRV system installed to all bedrooms
Good ventilation
Windows: All bedroom timber windows not sealing, need attention
Master bedroom: Window glazing cracked

Photo

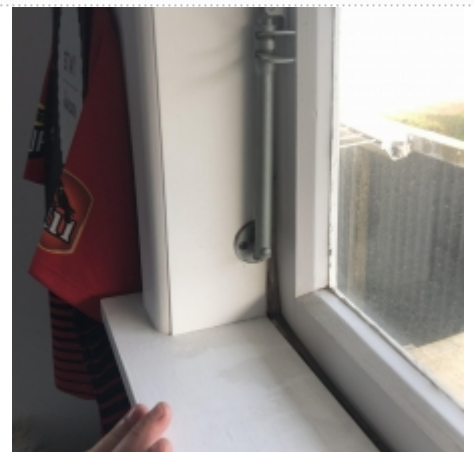




Photo comment

Pic 1,3&4: Poor seal to window sashes
 Pic 2: Damage to glazing in master bedroom

Bathrooms

Number	1
Grading	Excellent
Comment	Tiled shower Free standing bath Wall hung vanity Ventilation adequate High moisture reading at base of shower and wall junction (see photos)
Photo	

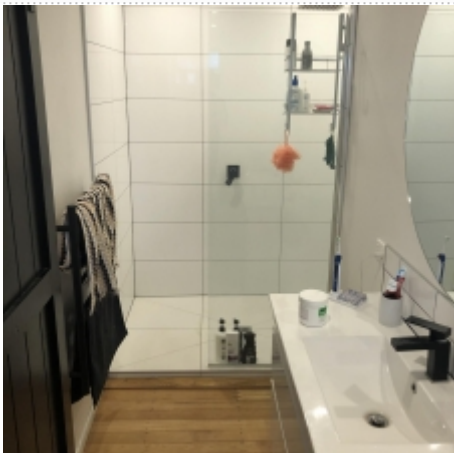
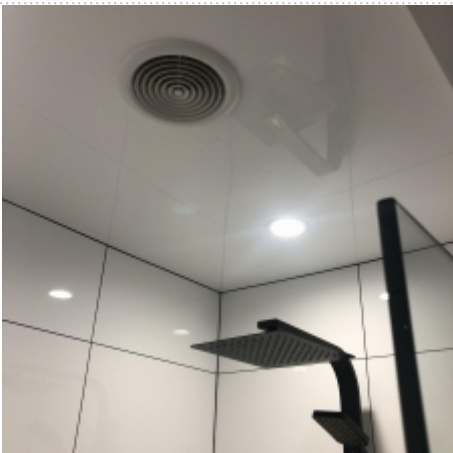


Photo comment

Pic 4: High moisture reading to shower wall junction

Ensuites

Number	N/A
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Lounge

Number	1
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Grading	Good
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Comment	Minor cracking to coving, sealing and plasterboard. Evidence of possible subsidence of piles
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Photo	
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Dining

Grading	Needs repair
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Comment	Levels in dining / kitchen are showing subsiding, cracking in coving and ceiling plaster
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Photo	
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Photo comment	Pic 1&2: Level showing falls of up to 15mm
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Kitchen

Number	1
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Grading	Good
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Photo	
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Photo comment

- Pic 1: Rangehood & oven, good working condition
 Pic 2: Cracking to coving above pantry
 Pic 3: Crack in bench top above dishwasher
 Pic 4: Rangehood not fixed back to the wall
 Pic 5: Glazing damage to rear door

Office

Enter question...

N/A

Laundry

Grading

Good

Comment

Exterior laundry & tub in good condition, access from back door

Ceiling Space

Grading

Good

Comment

Insulation in place, would recommend additional insulation as current insulation is still in original condition

Ceiling Insulation

Type

Other

Comment

Insulation in place, would recommend additional insulation as current insulation is still in original condition

Grading

Average

Wall Insulation

Comment

Can not confirm at time of inspection

Floor Insulation

Comment	Due to access, can not confirm
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Glazing

Type	Single
	Double
Grading	Needs repair
Comment	Glazing to master bedroom and rear door needs replacing Double glazed sliders in master bedroom & dining

Hardware

Grading	Average
Comment	Hardware in original condition

Hot Water

Type	Gas
Grading	Good
Comment	Signs of staining from gas califont to weatherboard, possible maintenance required Gas bottles adequately restrained

Photo



Photo comment	Pic 1&3: Shows signs of staining Pic 2: Gas bottles restraints
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Plumbing

Grading	Good
Comment	No issues at time of inspection Good water pressure & temperature

Electrical Fittings

Grading	Good
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Comment

A visual inspection of the electrical did not show any evidence of electrical overload to switches or power points.

Cover plates were not removed and the wiring behind the distribution board not inspected. This is beyond our scope of expertise.

Please note. The assessor is not a registered electrician; no electrical safety tests or electrical component tests were undertaken.

The operation of power points, lights and switches are not tested therefore do not form part of this report. Lights can 'blow' at any stage therefore we believe that there is no 'value' in testing them. Similarly, unless every single power point within a dwelling is tested then a true indication of their ability to work cannot be guaranteed. It is just not practicable to test every single power point.

Flooring

Type

Carpet

Timber

Tiles

Comment

Carpet: Master bedroom, bedrooms and hallway

Timber: Tongue & groove flooring in lounge / dining & kitchen

Tiles: Bathroom

Grading

Good

Window Coverings

Type

Blinds

Other

Comment

All window coverings in good condition

Grading

Good

Moisture

Grading

Average

Comment

Moisture readings:

Bathroom - High readings around shower wall junction

Photo



Overall Summary

Grading

Good

Comment

Evidence of subsidence in dwelling
Possible issues to foundation piles
Pergola roof structural fixings and fall required
Shower moisture reading - High
Window sashes warped / rotting
Windows not sealing
Roof down pipe on to driveway - no gully trap
Moss build up on the roof & in gutters
Chimney cowling rusted
Perimeter foundation cladding deterioration

Building to be in sound condition, but requires attention in the mentioned comments

Photo



Photo comment

Pic 1: Chimney cowling rusted

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The presale report is prepared for the vendor to show prospective buyers what condition the dwelling is at the time of the inspection

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