TOTAL HOME INSPECTION SERVICES LTD.

Prepurchase House Inspection

Executed by: THISNZ Total Home Inspection Services Ltd

SAMPLE REPORT

Sample Report

30 Apr 2014 I Copyright 2013 THISNZ Total Home Inspection Services Ltd

Date & Time

Date	Time	Weather
30 Apr 2014	2:00 PM	Fine

Inspector's Details

Name
Todd Russell

Mobile
021 657 387

Persons in Attendance
Inspector and agent

Customer's Details

Name
Mr Smith

Street Address

Mobile

eMail

Location

Agent's Details

Name

Mobile

Company

Phone

Note

· The purpose of the inspection is to identify major current deficiencies that are visually identifiable at the time of the inspection. The report shall include: grounds, structure, exterior, roofs, plumbing, electrical, interior, and insulation/ventilation.

· The property report does not include in depth testing of services such as, underfloor heating, specific and specialized heating systems, heat pumps, water pumps, functionality of any solar power source, swimming pool heating or alike.

SAMPLE REPORT

Glossary

Electrical / General
Plugs, switches and light fittings are sighted where possible for damage or poor fixing back to the wall linings. Power points are not tested.

Good
Is given when the item is believed to be in new or near new condition, or is better than would be expected given the age of the property.

Generally Good
Used as an overall comment to summarise the general condition of the item being checked.

Average / Reasonable
When the condition is at the standard expected given the age of the house. Some wear and tear would be expected but is still in serviceable order.

Poor
The condition is below the standard expected. There is damage or excessive wear. Replacement or maintenance is required.

Hardware
Cat doors and window handles, hinges to windows, doors and cupboards.

Deck Over Living
Deck built within the exterior wall line. Decked area is often the ceiling of a room or garage below.

External Deck
Deck built outside the exterior wall line. May be cantilevered or attached to the house and supported on posts or piles.

Header Tank
Small tank which supplies water to low pressure hot water cylinders, normally located on the roof or in the ceiling space.

Cladding
Exterior wall linings.

Gully Trap
Collection point outside the building line for waste water. Is connected to the sewerage system.

Water Toby
Tap or shut off valve usually at the point where the water supply enters the property.

Soffit / Eaves
Horizontal or pitched linings under the roof overhang.

Fascia
Timber or pre-finished metal facings at the end of the roof line.

SAMPLE REPORT

Moisture Scanning

T.H.I.S Ltd has conducted moisture scanning of the home detailed in this report, whilst performing a detailed building inspection.

This was NOT a full ingressive survey.

This is a non-invasive method of detecting moisture.

Areas of typical concern such as around windows, around external doors, and along the interior of exterior walls where accessible, have been scanned with a non-invasive Protimeter moisture meter. This method, combined with the experience and training of our inspector can help to ascertain any levels of moisture within the wall cavity.

Levels over 20% are considered high for more modern homes, while older homes can have a reading of around this level without concern. The fibre saturation point of older timbers (Rimu, etc.) are higher.

In our experience T.H.I.S Ltd has found that percentage readings can be inaccurate and misleading.

Skirting boards or gib board linings can show a much higher moisture content than the timber framing behind these areas, giving a misleading indication.

When scanning for moisture T.H.I.S Ltd"s inspector is trained and experienced in looking for other signs of moisture.

These methods combined can give the inspector a good indication of the severity of any moisture found.

SAMPLE REPORT

Council Property File

LIM REPORT

”Land information Memorandum” is a computer generated print out of some of the information the council holds on file, mostly pertaining to the “land”. If there are any problems or unusual important features, these should show up. For instance, the LIM might reveal the property is subject to flooding, or contains a council drain which may not be built over, or a protected tree or building. It should also help you to figure out how the district plan applies to the site. Sometimes the council will also supply pages of area plans showing the known storm water and sewage drains, zoning and other details.

PROPERTY FILE

This is a file that is held at council which contains documents relating to any buildings on that site. However, the council only has records of works it knows about. Frequently alterations have been done to older houses without council knowledge.

RECOMMENDATION

Checking the Council property file for any property is recommended as part of due diligence. This can be done by anyone with an idea of what they are looking for. Alternatively, T.H.I.S Ltd, can perform this service on your behalf.

FEES

Fee for T.H.I.S Ltd to view Council Property File on your behalf.
Property Files held at Archives in Wellington require 24hrs notice to access the File and have it ready for viewing by appointment.
Archives Wellington charge a fee for this service.

COMMENT FOR THIS PROPERTY

Recommend viewing of Council Building file.

SAMPLE REPORT

Property Landscape and Fixtures

Fixtures

Garage
Double garage with internal access

Carport
No carport

Shed
No shed

Clothes Lines
Extenda line

Letter Box
Free standing

Other

Retaining walls sold and sound, very little to no movement noted

Older, original rear section showing some age related wear and tear

No concerns

Landscape

Driveway
Concrete

Paths
Concrete

Stairs (External)
Various types

Lawns / Gardens
Generally in good condition

Retaining Walls
Appear in good condition

Outside Taps
All in working order

SAMPLE REPORT

Roofing / Roof Areas

Roof Material

Type
Trough section iron

Method of Inspection
By getting onto

Finish
Prefinished

Condition
Generally good

Comment
Complex junctions well detailed

Roof areas solid and sound, very simple, low risk roof design

Small amount of greenery in guttering should be cleared

Penetrations well detailed

Fascia

Type
Timber

Condition
Average

Spouting / Guttering

Type
UPVC Spouting

Condition
In average condition

Soffits / Eaves

Type
Hardies Sheet

Condition
Average

Chimney

Type
Steel flue

Comment
Appears sound

Roof Aerial

Type
Aerial/Dish sighted

SAMPLE REPORT

Exterior Cladding / Construction / Wall Cladding

1st Type
Weatherboards

Finish
Paint

Condition
Generally good

Comment
Well maintained, better than average

Window Type
Painted timber

Window Head Flashings
Appear to be fitted to all windows

2nd Type

Finish

Condition

Comment

Window Condition
Generally good

Window Comment
Windows appear well detailed and sealed

Scribers and general weather tightness detailing to a good standard

Very low risk single level design, eves all around

Head flashings well detailed

Minor paint flaking

Older original part if home, paint bubbling, still a full membrane, monitor

New joinery installed into older part of house, all proper tape and flashing sighted

SAMPLE REPORT

Foundations

Perimeter Foundations

Type
Concrete slab

Condition
Average

Base Cladding

Type
Slats

Condition
Average

Internal Foundations

Type
Concrete piles

Condition
Average

Ventilation

Type
Timber slats

Ground Condition
Dry

Flooring

Type
Concrete and T&G

Condition
Average

Access Doors

Position
On side of house

Comment
Good access

Only common shrinkage and settlement cracking noted, no concerns

Good pile to bearer connections noted

Block walls in great condition, no sign of any tanking failures

Bearers / Joists

Type / Condition
Not applicable

Foundations

Comments
Foundations appear in good order

SAMPLE REPORT

Decks

Deck over living

Construction Type

Timber construction

Handrail Condition

Appears in sound condition

Condition

Generally good

Comment

All appears of solid construction

Reference Photos

Timber deck over membrane, no sign of any failure here or underside. Well protected

Ballastrade guard rail solid and sound, very low risk scenario

SAMPLE REPORT

Services: Security

Security

Burglar Alarm System

None sighted

Alarm Control Panel

None sighted

Exterior Lights

Exterior lights noted

Security Lights

Security lights noted

Smoke Sensors

Yes but not tested

Security Door Locks

Part of hardware

Secutity Window Locks

None sighted

Reference Photos

Recommend regular testing of all smoke detectors

SAMPLE REPORT

Services: Electrical

Electrical

Power Connection

Under ground

Meter Board Position

Outside on wall

Meter Board Condition

Average for age

Switch Board Position

In laundry area

Switch Board Type

Circuit breaker board

No concerns

Comms hub. Recommend instruction from current owner

Board well detailed, well sealed and in good order

SAMPLE REPORT

Services: Plumbing / Drainage

External

Drainage Under Floor

Appears well supported

Down Pipes

UPVC system

Gully Traps

In average condition

Driveway / Paving Sump

Falls to kerbside drain

Section Run Off

No significiant concerns were visible

Gas Meter (Position)

None sighted

Storm Water

All appears to be working well

Toby (Position)

Front of property

Internal

General Condition

Common condition for age

Type

Combination of Copper and polybutalene

Significant plumbing upgrading noted no undesirable plumbing types sighted

Some original copper feeds and wastes in good order

SAMPLE REPORT

Water Heating

Water Heating System

Header Tank

Not applicable

Header Tank Tray

Not applicable

Water Heating Unit

Condition

Good condition

Age of Unit

2009

Hi capacity system, well restrained

Solar water heating system.

Recommended discussing with current owner of installing plumber

SAMPLE REPORT

Kitchen

Kitchen 1

Oven
Free standing electric

Elements
Part of oven electric

Rangehood / Extractor
None

Dishwasher
Yes but not tested

Waste Disposal
No waste disposal

Bench Tops
Formica

Sinks
Stainless steel

Tapware
Average for age

Units
Melteca

Reference Photos

All visible feeds and wastes in good order. Hot water boiler noted, untested

Very little wear and tear noted

General Comments
Generally good condition

Moisture Scanning Results
Fluctuations normal

SAMPLE REPORT

Bathroom

Bathroom 1

Shower
Over bath

Tapware
Good condition

Bath
Acrylic

Heating
No heating

Vanity Unit
Prefinished type

Ventilation
No ventilation

Toilet
No toilet

Reference Photos

Good quality finishing and detailing

All common failure areas examined, no concerns

General Comments
Generally good

Moisture Scanning Results
Fluctuations normal

SAMPLE REPORT

Bathroom

Bathroom 2

Shower
Unit type

Tapware
Average for age

Bath
No bath

Heating
Heated towel rail

Vanity Unit
Prefinished type

Ventilation
Mechanical ventilation to exterior

Toilet
Dual flush china/acrylic

Reference Photos

Whole room in "as new" condition

No concerns

General Comments
Generally good

Moisture Scanning Results
Fluctuations normal

SAMPLE REPORT

Laundry

Laundry 1

Laundry Tub

Super tub type

Washing Machine Waste

Integrated into tub

Tapware

Average for age

Dryer Vent

Vented to exterior

Other Fittings

No other fittings sighted

Heating

No heating

Ventilation

Passive window ventilation

Reference Photos

Area in good order

Cat door from laundry, magnetic code type?

Tub sealed as per current code requirements, no concerns

General Comments

Good condition

Moisture Scanning Results

Fluctuations normal

SAMPLE REPORT

Ensuite

Ensuite 1

Shower
Unit type

Tapware
Good condition

Bath
Acrylic

Heating
Electric wall heater, heated towel rail

Vanity Unit
Wall mounted custom

Ventilation
Mechanical ventilation to the exterior

Toilet
Dual flush china/acrylic

Reference Photos

Common failure areas examined, no unusual moisture readings taken

Wet area junctions well sealed

No concerns

General Comments
Generally good

Moisture Scanning Results
Fluctuations normal

SAMPLE REPORT

Toilets

Toilet 1

Toilet
Dual flush china/acrylic

Heating
Not applicable

Vanity Unit
No unit

Ventilation
Passive window ventilation

Tapware
Not applicable

Reference Photos

Room in excellent condition.

General Comments
Good condition

Moisture Scanning Results
Fluctuations normal

SAMPLE REPORT

Ceiling Cavity

Roof Construction

Type
Trusses

Condition
Average

Insulation

Type
Fibreglass batts

Comment
Ceiling well covered

Access Hatch

Type
Timber lid

Location
Laundry

Vermin

Type
None sighted

Comment
None sighted

Ceiling well covered

Truss framing in good order

Truss and purlins examined, no moisture staining noted

Borer

Roof Structure
No visible sign

Trims
No visible sign

Exterior Cladding
None sighted

Sub Floor
No live borer activity noted

Borer Comments
Recommend periodic borer treatment

SAMPLE REPORT

LIVING

Office

Floor Coverings

Carpet

Ceiling Linings

Painted plaster board

Internal Doors

Hollow core

Ventilation / Ducting

Passive window ventilation

Wall Linings

Painted plaster board

Window Construction

Aluminium

External Doors

No external doors

Heating

No heating

Exterior wall scanned for moisture, no unusual fluctuations noted

Quaility joinery, keep condensation trays and weep holes clear

Comment

Generally good

Picture hooks?, superficial temp repairs

Moisture Scanning

Fluctuations normal

SAMPLE REPORT

LIVING

Rumpus Room

Floor Coverings

Particle board

Wall Linings

Painted plaster board

Ceiling Linings

Painted plaster board

Window Construction

Aluminium

Internal Doors

Hollow core

External Doors

Aluminium with glass

Ventilation / Ducting

Passive window ventilation

Heating

No heating

Exterior wall scanned for moisture, no unusual fluctuations noted

Protectowrap and foam. Unit properly installed, no concerns. Some small amount of finishing required

Comment

Generally good

Moisture Scanning

Fluctuations normal

SAMPLE REPORT

LIVING

Living Area 1

Floor Coverings

Carpet

Ceiling Linings

Painted plaster board

Internal Doors

Hollow core

Ventilation / Ducting

Passive window ventilation

Wall Linings

Painted plaster board

Window Construction

Aluminium

External Doors

Aluminium with glass

Heating

Wood burner

Log burner in good order, recommend periodic clean

High weather areas free of any sign of moisture ingress or condensation staining

Comment

Generally good

Exterior wall scanned for moisture, no unusual fluctuations noted

Moisture Scanning

Fluctuations normal

SAMPLE REPORT

LIVING

Dining Room

Floor Coverings

Timber T&G

Ceiling Linings

Painted plaster board

Internal Doors

No internal doors

Ventilation / Ducting

Passive window ventilation

Wall Linings

Painted plaster board

Window Construction

Aluminium

External Doors

Aluminium with glass

Heating

No heating

Common sheet join cracking noted, no concerns

Exterior wall scanned for moisture, no unusual fluctuations noted

Comment

Generally good

Moisture Scanning

Fluctuations normal

SAMPLE REPORT

LIVING

Bedroom 1

Floor Coverings

Carpet

Ceiling Linings

Painted plaster board

Internal Doors

Hollow core

Ventilation / Ducting

Passive window ventilation

Wall Linings

Painted plaster board

Window Construction

Aluminium

External Doors

No external doors

Heating

Electric wall heater

Exterior wall scanned for moisture, no unusual fluctuations noted

Filler popping at a few fixing areas, no concerns

Comment

Generally good

Moisture Scanning

Fluctuations normal

SAMPLE REPORT

LIVING

Bedroom 2

Floor Coverings

Carpet

Ceiling Linings

Painted plaster board

Internal Doors

Hollow core

Ventilation / Ducting

Passive window ventilation

Wall Linings

Painted plaster board

Window Construction

Aluminium

External Doors

No external doors

Heating

Electric wall heater

If decals are removed, some markings may be left behind. Info only

Exterior wall scanned for moisture, no unusual fluctuations noted

Comment

Generally good

Moisture Scanning

Fluctuations normal

SAMPLE REPORT

LIVING

Bedroom 3

Floor Coverings

Carpet

Ceiling Linings

Painted plaster board

Internal Doors

Hollow core

Ventilation / Ducting

Passive window ventilation

Wall Linings

Painted plaster board

Window Construction

Aluminium

External Doors

No external doors

Heating

Electric wall heater

Exterior wall scanned for moisture, no unusual fluctuations noted

House wide. Very good quaility plaster and paint finish

Comment

Generally good

Moisture Scanning

Fluctuations normal

SAMPLE REPORT

LIVING

Bedroom 4

Floor Coverings

Carpet

Ceiling Linings

Painted plaster board

Internal Doors

Hollow core

Ventilation / Ducting

Passive window ventilation

Wall Linings

Painted plaster board

Window Construction

Aluminium

External Doors

No external doors

Heating

No heating

Unable to determine state if tanking behind this wall.
Note, no damp smells or and evidence of tanking failure

Scanned whole perimeter, no unusual fluctuations

Comment

In average condition

Moisture Scanning

Fluctuations normal

SAMPLE REPORT

Findings / Image Gallery

Large garage, workshop area, very solidly constructed, partially lined

Auto door tested ok

Kitchen benchtop should be better sealed to wall

Some minor wear and tear noted

SAMPLE REPORT

Findings / Image Gallery

Partial underfloor insulation, under bedrooms, new areas of home solidly constructed, no concerns

Retrofitted aluminium joinery into existing concrete area. Joinery well sealed, thoroughly examined, inside and out

Pic taken in garage. Gib linings incomplete plastering, no concerns

Store room at rear of garage.
Structural retaining wall here appears well tanked, no sign of any moisture leaching from beyond

SAMPLE REPORT

Findings / Image Gallery

Underside of deck above, can clearly see the formed slopes and falls, no concerns, no sign of any failure

Good inside to exterior threshold created here, very low risk design, finished well

Small leak at this junction noted at time of inspection, appears to have been leaking for some time. Recommed engaging plumber to resolve. Heated water can cause premature decay to iron

Retaining walls solid and sound

SAMPLE REPORT

Findings / Image Gallery

Roof area very well detailed and in good condition

Some exellent workmanship on display here

Valley and ridge cap flashings in good order

Leak dripping from this junction, repair needed

SAMPLE REPORT

Inspection Summary

Internal
The interior of this home is in exellent condition, very little wear and tear noted. It could be described as in near new condition.
No unusual moisture readings were taken from any of the perceived risk or target areas.
The remodelling and renovation that has taken place here has been completed to a very high standard.

External
The roof areas are in good order, no concerns.
Foundations are in exellent condition, solid and sound.
Timer weatherboards and paint are generally in good condition, some bubbling of paint noted and some early stage paint flaking noted. General rule of thumb is that exposed timber should be sealed. Following this rule, some touch up painting from time to time will certainly defer having to repaint. Exterior coating here is regarded as well above average.
Joinery installations and detailing is very good, no concerns.

Overview
A very good example of what can be achieved with the right vision and energy.
This home was a pleasure to inspect.

Visual Structural Assessment
Generally good

Todd Russell

SAMPLE REPORT

The inspection summary is not intended to replace details shown throughout the report. Please read the entire document as there may be issues throughout the report that the client may consider significant which may not have been included in the inspection summary above.

Certificate Of Inspection
In Accordance with NZS 4306:2005

Client	Mr Smith
Site Address	Sample
Inspector	Todd Russell
Company	Total Home Inspection Services Ltd
Qualification	Qualified Builder / Experienced Inspector
Date of Inspection	30 April 2014

The following areas of the property have been inspected:

Site	Inspected
Subfloor	Inspected
Exterior	Inspected
Roof Exterior	Inspected
Roof Space	Inspected
Interior	Inspected
Services	Partially inspected
Accessory Units, etc	Briefed over

Any limitations to the coverage of the inspection are detailed in the written report.

Certification

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential Property Inspection - and I am competent to undertake this inspection.

Inspector:	Todd Russell
Date:	30/04/2014

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with requirements of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

SAMPLE REPORT

Common features

These are some common features that can be risk areas on monolithic/textured homes:

1. Parapets and flat roofs
2. Roof to wall junctions
3. Pergola fixings
4. Handrail fixings
5. Lack of flashings to windows and penetrations
6. Decks over living areas
7. Balustrade to deck or balustrade to wall junctions
8. Clearances at bottom of claddings
9. Level of ground outside is above interior floor level

Figure 1

If your house has some or all of these features it does not necessarily mean that you have a leaky home. This is why you need a reputable inspection company such as Total Home Inspection Services Ltd to survey the home you are purchasing or the home you are selling. In our experience, if these areas are detailed, sealed and flashed correctly, their risk can be significantly minimized .

Regular checking and maintenance of these areas is highly recommended to ensure they remain issue free.

SAMPLE REPORT

Monotlithic / Textured Homes

Maintaining your home is very important, and for monolithic homes this is extremely important. As with any type of home, if maintenance is ignored issues will arise.

Outlined above and below are areas that need to be regularly maintained. The two large areas that should be scheduled regularly are:

1. A regular inspection of the exterior looking for hairline cracks etc. followed by a regular application of the correct paint system to ensure an impervious coating. Exterior paint systems intervals can vary from 6-8 year intervals. Check with manufacturer or professional.

2. Any deck over living that has an emulsion type membrane requires a regular application of that emulsion. Varies 4-8year intervals. Check with manufacturer or professional.

• Clearing all gutters, downpipes and balcony drains of blockages so that rainwater can drain away quickly.

• Inspecting roofs for areas of corroded roofing material that could allow water to enter.

• Keeping the dirt level in gardens below the bottom edges of cladding to prevent moisture soaking up inside the cladding.

• Regular checking/sealing of all penetrations through exterior cladding.

• Regular checking/sealing around windows, flashings, exterior doors etc.

To wash, use a soft brush and low-pressure hose, concentrating on areas rain doesn't reach, like walls sheltered by eaves. For sea spray, moss and lichen, you might have to use specific cleaning products or a one part bleach to four parts water solution and soft brush.

Hose off residue with plenty of water and avoid using ladders around wet areas as much as possible. Check with the manufacturer of your cladding and your local hardware store if you are unsure.

SAMPLE REPORT

Feedback

Thank you!

Mr Smith

We, at T.H.I.S Ltd, trust you have found this Inspection report both helpful and informative. Our goal is to ensure that your dealings with T.H.I.S Ltd have exceeded your expectations. We are dedicated to supplying you, our client, with friendly, informative and timely service.

If we have met or exceeded your expectations we would like to hear about it, if for any reason we have failed to meet your expectations, we would like to hear about it.
This client feedback will help us to continually improve our service.
Please note that this inspection has been a visual inspection only as stated in our Terms & Conditions. Whilst I have taken every care to comment on all aspects of the house, I may have had to make some assumptions for areas of the property that cannot be sighted. This will have been stated in the report.

SERVICES
Prepurchase Home Inspections
Roof, Cladding, Foundations, Interior, Moisture scanning to exterior walls.
Electrical, Plumbing, Drainage.
Energy Efficiency Reports
Exterior walls (Insulation), Heating systems (space and water), Glazing, Under floor & concrete slabs.
Safe and Sanitary Inspections
Thermal Imaging inspections
Exterior walls, Leak detection, Electrical wiring hotpoints, Risk Area Investigation. Monolithic (textured) Cladding risk assessment. (Ideal for vendor)
Annual Monolithic Cladding Insp.
Window & door head flashings, cracking and subsidence, Surface & substrate deterioration.
Full Ingressive Survey
Removal of claddings interior or exterior for in depth substrate or services assessment.

SAMPLE REPORT