

'Premium' Residential Property Inspection On



Date of inspection: 6th June 14
Weather conditions: Dry
Previous Weather conditions: Variable
Compass bearing from official front door: North East facing

This report is based on a visual inspection only, no invasive testing was performed.

6th June 14

E-Mail:

Dear,

Thank you for choosing **Cornerstone Property Inspection Services Ltd**. We are glad to be involved in the process of purchasing your future property at:

Cornerstone Property Inspection Services Ltd has been able to provide a full, in-depth 'Premium' report on the property named above. We pride ourselves on being thorough and have digitally documented as much information during the inspection process as was possible on the day of the survey.

As an independent company, we have been contracted by you and will be available to respond to any questions or concerns in relation to this inspection.

Within the glossary you will find explanations of the general terminology used in this report. These will enable you to understand descriptions and ascertain the extent and levels of maintenance and requirements needed to this property (if any).

It should be noted that this report is based on findings detected during a visual inspection only (as stated in our Terms and Conditions).

Although all aspects of the premise have been approached with a view to inspect their overall condition, some areas may not have been reasonably accessible on the day of inspection and basic assumptions may have been made. Any such scenarios will be outlined within the report.

Kind regards,



Philip Tuttle

Director.

Cornerstone Property Inspection Services Ltd

Table of contents	Page Number
Moisture testing explanations	5
Room schedule / security / access / heating and insulation	6
Inspection report summary, moisture testing and urgent requirements	7, 8
Foundations	9
House exterior – cladding / windows and doors	10
Attached and internal balconies / decks	11
Roofing and storm water	12
Plumbing and drainage	13
Electrical fittings and wiring	14
Pests	15
Grounds and utilities	16
Garage	17
Kitchen, dining and lounge	18
Family room	19
Rumpus	20
Entry hallway and stairs	21
Bedrooms	22, 23
Bathroom 1	24
Bathroom 2	25
Ensuite	26
Separate toilet	27
Laundry	28
NZ Standard 4306:2005 Certificate of property inspection	29
Glossary of terms	30
General information comments	31
Insight into Cornerstone	32
Definitions of weather - tightness	33
Terms of agreement	34

Moisture testing

During the course of every Residential Property Inspection, '**Capacitance**' / '**Non-Invasive**' moisture testing procedures will be undertaken around high risk areas and places of common fault. Any moisture concentrations detected during this or any extended '**Resistance**' surveys (findings related), will be included within the report.

'**Resistance**' or '**Short probe**' results will relate to percentages as an accurate gauged measurement. Readings found to over an acceptable average (above 18.0%) will be documented. In cases where findings are deemed to be within the 'acceptable' range, (below 18.0%), levels may not be included (unless deemed necessary by the inspector).

Below is a guide to moisture contents, photographs of the Protimeter 'Surveymaster' moisture detection equipment used and explanations of invasive and non-invasive moisture testing.

Normal:.....Although readings will differ from house to house given dwelling location, type of heating used and ventilation the rooms, readings in excess of 18.0 % may be considered high when compared to average readings taken throughout the property interior.

Of Concern:Moisture content of between 18.0% - 25.0% may allow the establishment of decay species under certain conditions. This environment can also harbour toxic mould growth on the reverse of wall linings. This level of moisture content serves as a warning that remedial action is required, but extreme damage is not likely.

Hazardous:.....A detected moisture content of between 25% and 30% will allow the establishment of most timber decay species. It is unlikely that timber with this moisture content will be able to remain in the structure and may require replacement. Toxic mould growth on the reverse of wall linings is likely.

Severe:Moisture content in excess of 30.0% is extreme and rapid timber deterioration is probable. This does depend on how long the moisture has been present in the timber. It is unlikely that any simple remedial options are available. Timber with this extent of moisture content will require removal from the structure and specific methods may be required to clean up the advanced decay within the framing. Toxic mould growth within the wall cavity and on the reverse of wall linings is very likely.

Note: '**Resistance**' or '**Short probe**' percentage readings are rated against a scale calibrated to Radiata Pine. Percentage differences in plasterboard are minimal and should be considered consistent if above 18.0%.



Non Invasive Moisture Testing:

During a standard residential property inspection this involves passing the 'Protimeter' hand held capacitive device over the plasterboard and joinery local to high risk areas such as around windows and door sills, reveals and heads. Further testing inside from high risk roof flashing details and internally constructed balconies will be undertaken as well as surface testing around wet rooms ie: showers, laundry, etc. During the full Non-Invasive moisture test all external wall surface areas including the above will be tested using this method.



Invasive Moisture Testing:

This involves using short probes (20mm) or driving extension probes (45mm) attached to a slide hammer, through the plasterboard wall lining into the timber framing of the property at key points to collect accurate readings of moisture concentrations using the resistance method from areas detected during the Non-Invasive testing procedure. Holes may also be drilled through interior wall linings into the timber framing or through exterior cladding linings and deeper probes inserted at measured depth intervals recording the readings to assess potential decay species within the timber tested. Ultimately once high readings have been confirmed using invasive methods, plasterboard / wall lining removal will be required to assess the level of moisture penetration damage and ascertain causes.

Note:

1. To perform invasive testing, written permission must first be obtained from the property owner.
2. Discreet short probe invasive testing to areas where excessive high readings and visible signatures of moisture related defect are considered acceptable where the likelihood of wall lining removal is high. Caulking the small penetration holes is advised.

Room schedule

5 Bedrooms	1 Rumpus	1 Separate toilet
1 Kitchen and lounge / diner	2 Bathrooms	1 Laundry
1 Separate lounge	1 Ensuite	

General security allocations:

Exterior door lock security:	Dead lock security noted with standard locks noted to all other doors
Window security bolts:	None
Window security stays:	None
Security mesh screens:	None
Security lighting:	None sighted
Alarm security:	Yes - but not tested
Smoke / fire detection:	None sighted - photoelectric smoke alarms are recommended and tested regularly

Restrictions noted during inspection:

Field	Access	Restriction
Roof exterior:	Limited	Limited safe access
Ceiling void:	Not applicable	-
Sub floor:	Yes	None
Plumbing and drainage:	Only visible plumbing can be assessed	Limited inspection available
Interior:	Yes	Stored items restrict some views

Home / central heating and ventilation:

Heating appliance type / s:	• Heat pumps noted
Room / house ventilation:	• Extractor fan units noted in the bathrooms laundry and kitchen
Recommendations:	• Heat pumps will operate on discontinued refrigerant gas

Insulation provisions:

Ceiling / roofing:	Not able to assess – not expected with this era of construction
Under floor:	None
Wall cavity:	Not expected with this era of construction
EIFS:	Not applicable
Glazing:	Single glazing with some double glazed sealed units noted
Recommendations:	Sealed unit double glazing is recommended Additional insulation is recommended <ul style="list-style-type: none"> • In the ceiling space / roofing • In the exterior wall cavities • Under the floor (where accessible)

Inspection report summary

The current structural integrity of this property appears to be in generally good order (based upon a visual examination). No signs of defect or design deficiency were sighted to the structure. Wear and tear is considered to be average relating to the age of the property. It is believed that this property will continue to provide it's original design purpose for many years to come, providing all documented 'required' and 'recommended' maintenance related issues are promptly attended to.

Foundations: The concrete block work interior and exterior foundations are in generally good condition. No movement associated with structural deficiency is visible.

Cladding: The 'Shadowclad' type vertical timber cladding system is in generally good condition. No serious concerns were sighted. Repairs to many cracks visible and gaps around the windows and doors are required. Rusticated Cedar weatherboards are in average condition. Cupping and distorted weatherboards are noted.

Window / door joinery: The timber windows and doors are in generally good / average condition with some worn / seized hardware noted.

The aluminium windows and doors are in generally good / average condition. Evidence of joinery defects allowing collected water to 'wick' past specific unsealed mitred joinery is noted.

Note: This era of aluminium joinery did not successfully seal the sill mitres.

Roofing: The pre-finished corrugated steel roofing and associated flashing details appears in generally good condition. No serious concerns were sighted.

The chip-finished pressed steel 'Decramastic' type tiled section roofing and associated flashing details appears in average condition (where fully visible). Although dented tile sections are noted, no serious concerns were sighted.

Interior: The interior of the property is in average condition. Maintenance is recommended and attention is required to some areas outlined within the report.

Stored items to some areas restricted access and full viewing.

Moisture testing:

Readings taken during the course of the inspection found nine areas of concern above the acceptable average:

1. In the front door static window sill lining - 'Capacitance' mode
2. In the stairwell full height window sill lining L & R/H corners - 'Capacitance' mode
3. In the rumpus skirting trim and local wall linings beside the exterior personnel door access sill corners - 'Capacitance' mode
4. In the rumpus S/E & S/W elevation skirting trim to specific areas - 'Capacitance' mode
5. In the lower ground floor W corner bedroom S/W & N/W elevation skirting trims to extended areas – 25.2-33.6% 'WME' and 'Capacitance' mode
6. In the lower ground floor bathroom N/W elevation skirting trim – 36.8% 'WME' and 'Capacitance' mode
7. In the N/W elevation ground floor bedroom N/W elevation exterior door R/H sill corner door lining - 'Capacitance' mode
8. In the lounge N/W elevation skirting trim – 19.3% 'WME' and 'Capacitance' mode
9. In the ensuite bathroom shower cubicle low level wall substrate beneath the tiled finish – 'Capacitance' mode

Further details are included within the report.

Urgent requirements:

- Employing the services of a trade registered professional to perform further investigations to assess the level of moisture penetration and ascertain the cause/s prior to completing all remedial work to a satisfactory conclusion in association with all rumpus moisture findings in relation to subterranean details.
- Employing the services of a trade registered professional to install full depth mechanical sill flashing to the full height stairwell window joinery.
- Employing the services of a trade registered professional to seal the window door rusticated indents.
- Employing the services of a trade registered professional to further seal the soil vent stack penetrations through the roofing.
- Employing the services of a trade registered professional to create appropriate ground clearance from the front door / window sill.
- Check council files / LIM for current permit / consent status on:
 1. Family room extension.
 2. Family room bay window extension.
 3. Carport conversion to garage.

Interior and exterior foundations

EXTERIOR & INTERIOR 1: ... Concrete block work

General condition: Generally good

Maintenance needs: None

EXTERIOR & INTERIOR 2: ... Concrete piles with timber jack studs

General condition: Generally good

Maintenance needs: None

FLOOR BEARER

CONNECTIONS: Nail fixings

General condition: All appear sufficient

Maintenance needs: Upgrades are recommended

GROUND CONDITION: Dry

SUB FLOOR

VENTILATION: Generally good

FLOORING

CONDITION: Concrete with particleboard to upper levels - generally good order (where visible)

Comments:

The foundations are in generally good condition. No significant defects or movement are noted.



House exterior

ABOVE 'DPC'

CLADDING / EXTERIOR 1: ... 'Shadowclad' vertical timber type

General condition: Generally good condition

Maintenance needs: None

ABOVE 'DPC'

CLADDING / EXTERIOR 2: ... Rusticated timber weatherboards

General condition: Average condition

Maintenance needs: Distorted boards are noted to the N elevations

WINDOW TYPE 1: Timber

General condition: Generally good condition

Maintenance needs: Maintenance is required to assist operation of some hardware

WINDOW TYPE 2: Powder coated aluminium

General condition: Average condition

Maintenance needs: Attention is required to the full height stairwell window joinery where failures are noted

EXTERIOR DOORS:

Front: Timber panel

General condition: Generally good condition

Maintenance needs: No problems sighted

Rear: Aluminium with glass - rumpus

General condition: Generally good condition

Maintenance needs: Threshold ground clearance issues are suspected

Remaining: Timber and aluminium with glass types

General condition: Generally good condition

Maintenance needs: Keep aluminium door joinery sill channels and drainage holes clean and clear at all times

Comments:

The rusticated weatherboard cladding has been affected by exposure and lack of product treatment prior to receiving paint application.

Note: The long term effects of the deferred maintenance with paint application over deteriorated weatherboards is not certain. Wind driven rain entry past defects should not be overlooked. Some remedial work / replacement components may be required.



Cupping boards and distortion as a result of past deferred maintenance is noted.



Voids to some head flashings and exposed rustic plug indents will require sealing using paint suitable exterior construction grade MS sealant products.



Failures to the stairwell sill mitres are suspected to be the cause for moisture ingress detected in the interior sill lining. Full depth sill flashings are likely required.

Attached / internal balconies, decks and courtyards

ATTACHED 1 -

Rumpus: Low level timber type - all appears in good order

HAND RAIL /

BALUSTRADE: None - handrail required

ATTACHED 2 -

Bedroom: Cantilevered timber joists with open slat decking - generally good condition

HAND RAIL /

BALUSTRADE: Timber handrail - upgrading to suit modern building code is strongly recommended

ATTACHED 3 -

Lounge: Timber decking with some cantilever walkway – generally good / average, some joist / stringer intersection fastening upgrades are recommended

HAND RAIL /

BALUSTRADE: Timber handrail - generally good condition

COURTYARD: Brick paved - generally good condition

Comments:

The timber decking areas are in generally good condition. No serious defects were visible.



Handrail is required to the rumpus decking.



Right – Corrosion to walkway joist reinforcement. It is unclear how the cantilever has been formed.
 Far right – Additional bearer support is a recommendation.
 Joist hangers are strongly recommended to further stabilise the handrail.



Further secure glazed screen.



Roofing and storm water

VIEWING ACCESS:	Limited viewing access available
ROOFING TYPE 1:	Pre finished corrugated steel
General condition:.....	Generally good condition
Maintenance needs:	No problems sighted
FIXINGS:	Generally good - no problems sighted
FLASHING SYSTEMS:	Pre-finished steel proprietary system used - generally good condition
ROOFING TYPE 2:	Chip finished pressed metal tiles
General condition:.....	Average condition
Maintenance needs:	Dented tiles visible do not appear problematic, further assessment is recommended
FIXINGS:	Generally good - no problems sighted (where visible)
FLASHING SYSTEMS:	Chip finished steel type - generally good condition, preparation and painting is due to the verge / barges
ANTENNAS:	Yes - no problems sighted
FASCIA & BARGE BOARDS:	Prepared timber - generally good condition
SOFFIT LININGS:	Compressed fibre cement sheets - holes visible, repairs recommended
SPOUTING / GUTTERING:	Stainless steel internal type
General condition:.....	Average condition
Maintenance needs:	Attention required to ponding water collections visible at the lounge N corner
DOWN PIPES:	PVC / Plastic
General condition:.....	Generally good condition
Maintenance needs:	None

Comments:

The roofing areas are in generally good / average condition. No serious problems were sighted.

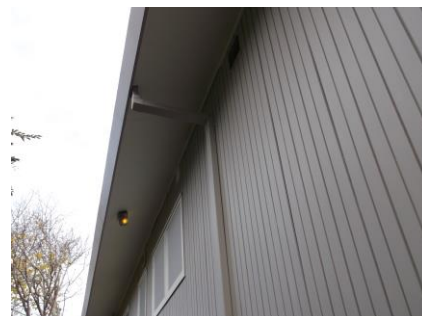


Pooling water collections are noted to the N corner. Overflowing is expected.

Right – Upgrading and completing remedial work to the plumbing soil and vent penetrations through the roofing is strongly recommended / required.



Dented tiles do not appear of any weather tightness concern.



Spouting overflows are strongly recommended.



Plumbing and drainage

HOT WATER

SUPPLY 1:..... Electric cylinder - low pressure 180 ltr

DATE OF

MANUFACTURE: 2009

OVERALL

CONDITION: No problems sighted

POSITION: Hallway cupboard

HOT WATER

SUPPLY 2:..... Electric cylinder - low pressure 69 ltr

DATE OF

MANUFACTURE: 1973

OVERALL

CONDITION: No problems sighted - cylinder is ageing

POSITION: Lower ground floor bathroom cupboard

HOT WATER

SUPPLY 3:..... Mains pressure electric cylinder 180 ltr (assumed)

DATE OF

MANUFACTURE: Unknown

OVERALL

CONDITION: No problems sighted

POSITION: Main bedroom wardrobe

HOT / COLD FEEDS:..... Copper and polybutylene - no problems sighted (where visible)

SOIL PIPES: PVC / plastic - no visual issues found (where visible)

GREY WASTE PIPES:..... PVC / plastic - all appear in generally good order (where visible)

GULLY TRAPS:..... No visual issues found

EXTERIOR TAPWARE:..... Brass gate valve type - operational condition, no problems sighted

SILT TRAPS, SUMPS

& YARD GULLEYS: None - additional drainage is recommended to some areas

ISOLATION / TOBY

VALVE: At the front of the property and in laundry – minor leak sighted, monitoring / repair is recommended

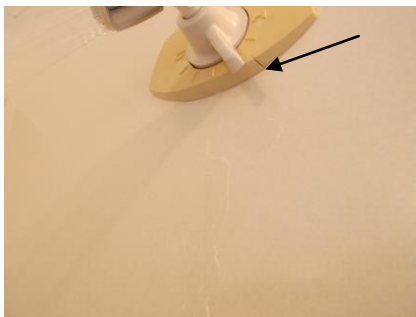
(Note: Pipe work or specialist equipment concealed within the wall cavity or outside the boundaries of reasonable viewing cannot be assessed) **We are not registered plumbers, further checks from a suitably qualified professional are always recommended.**

Comments:

The plumbing facilities at the property are considered in generally good / average condition for their age. No serious problems were sighted on the day of the inspection.



Corrosion to the main bedroom hot water cylinder catchment tray will attention prior to further failure.



Leak events from the lower ground floor bathroom shower mixer will require attention.



Low water pressure is noted. Adjustments are recommended.

Electrical

POWER FEED:..... Underground - all appears in good order

METER BOX: Steel cover type - average condition

POSITION:..... House exterior wall S/E elevation

FUSE / MCB BOARD

TYPE / CONDITION 1: Circuit breaker type - all appears in generally good order

LOCATION: Interior wall – lower ground floor hallway local to the bathroom

FUSE / MCB BOARD

TYPE / CONDITION 2: Circuit breaker type - all appears in generally good order

LOCATION: Interior wall - kitchen

WIRING TYPE /

CONDITION:..... TPS wiring has been installed - no problems sighted

(Note: Wiring, transformers or specialist equipment concealed within the wall cavity or outside the boundaries of reasonable viewing cannot be assessed) **We are not certified electricians, further checks from a suitably qualified professional are always recommended.**

Comments:

The electrical wiring loom in the property appears in working order and professionally installed (where reasonable viewing allows). Although no serious problems were sighted, further assessment of defective power point in the lower ground floor W corner bedroom will be required.



No current detected to this power point in the N/W corner bedroom.

Pests

EXTERIOR CLADDING**& JOINERY:**

Borer: Not expected

Vermin / pests: None sighted

SUB FLOOR AREA:

Borer: Not expected

Vermin / pests: None sighted

INTERIOR:

Borer: None found

Vermin / pests: None sighted

Comments:

No problem pests were sighted during the inspection.

Grounds & utilities

PATHS &
WALKWAYS: Concrete - average condition

DRIVEWAYS &
ACCESS: Asphalt - average condition

FENCING &
BOUNDARIES: Timber - maintenance required to back-filled areas prior to failures

MAIL BOX: Freestanding - average

FORMED STEPS: Timber and concrete - generally good condition

RETAINING WALLS: Concrete block work - no movement sighted

Comments:

The grounds are in average condition.

Attention to the fencing where back filled against as retaining is noted local to the courtyard area.



Minor movement to the outdoor fireplace is noted.



Back filled soils against the fencing will require appropriate retaining support.

Garage

STYLE: Integral single size

CONSTRUCTION: Non load bearing framing with fibre cement cladding – average

VEHICLE ACCESS

DOOR TYPE: Tilta door - generally good

DOOR OPERATION: Operation of auto door tested and working well

DOORS

Personnel exterior: Timber with glass - locked at time of inspection

Interior: Hollow core type - generally good condition

ELECTRICAL

& FITTINGS: No issues sighted - generally good condition

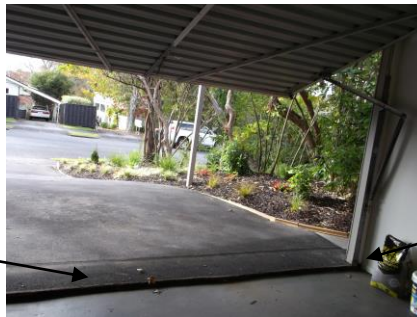
FLOORING: Concrete - generally good condition (lower than driveway finished surface)

Comments:

The garage is in average condition. No serious problems were sighted.



Driveway 'build-up' is above the garage flooring height.



Rot associated with ground clearance compromise and capillary moisture penetration is noted. Remedial work and remodelling is required.

Kitchen, dining and lounge

FLOORING:..... Carpet over particleboard and a timber overlay flooring system
 - sealant is recommended around flooring perimeter of the kitchen

WALL LININGS:..... Plasterboard - generally good condition

CEILINGS:..... Plasterboard - generally good

DOORS INTERNAL

General condition:..... Open plan

Maintenance needs: No problems sighted

DOORS EXTERNAL

General condition:..... Generally good / average

Maintenance needs: Keeping sill channels clean and clear of debris

WINDOWS

General condition:..... Generally good condition

Maintenance needs: No problems sighted

HEATING:..... Heat pump - not tested

ELECTRICAL

& FITTINGS:..... No issues sighted - generally good condition

SINK UNIT:..... Double stainless sink - generally good condition

TAP-WARE: Mixer type - generally good condition

WASTE DISPOSAL: Tested and working

BENCH TOPS: Stone finished surfaces - generally good

KITCHEN UNITS:..... Pre-finished type - generally good

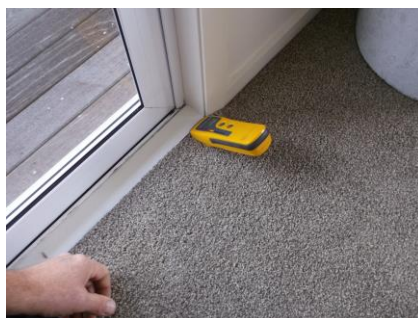
OVEN & ELEMENTS: Wall mounted oven and bench top hob - not tested

VENTILATION:..... Wall mounted venting rangehood - tested and working

Comments:

The kitchen, dining and lounge areas are in generally good condition.

Elevated moisture concentrations in the lounge N/W elevation exterior door sill R/H corner suggests collected water 'wicking' past suspected unsealed mitres is the likely cause.



Moisture findings here suggest door sill joinery mitre seal failures.



Further specialist testing of the heat pump is strongly recommended.

Note: The gas type used to cool / heat is discontinued.

Family room

FLOORING:..... Carpet over particleboard - generally good condition

WALL LININGS:..... Plasterboard - generally good condition

CEILING:..... Plasterboard - generally good

DOORS INTERNAL

General condition:..... Average condition

Maintenance needs: Maintenance required to assist operation of some hardware

DOORS EXTERNAL

General condition:..... Generally good condition

Maintenance needs: No problems sighted

WINDOWS

General condition:..... Generally good condition

Maintenance needs: No problems sighted

HEATING:..... Heat pump - not tested

ELECTRICAL

& FITTINGS:..... No issues sighted - generally good condition

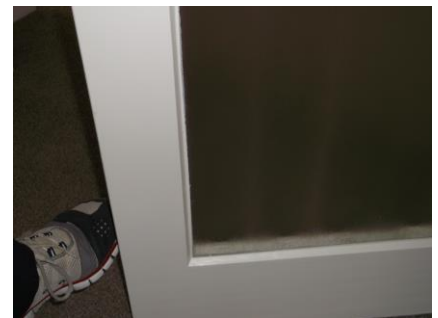
VENTILATION:..... Passive only

Comments:

The family room is in generally good condition. No serious defects were visible.



Right – Upgrading internal door glazing to suit safety type is recommended.



Rumpus

FLOORING:..... Carpet over concrete - generally good condition

WALL LININGS:..... Plasterboard over concrete block work - some superficial defects sighted

CEILINGS:..... 'Pinex' tiles - generally good

DOORS INTERNAL
 General condition:..... Generally good condition
 Maintenance needs: No problems sighted

DOORS EXTERNAL
 General condition:..... Generally good / average
 Maintenance needs: No problems sighted

WINDOWS
 General condition:..... Generally good condition
 Maintenance needs: No problems sighted

HEATING:..... Heat pump - not tested

**ELECTRICAL
 & FITTINGS:**..... No issues sighted - generally good condition

VENTILATION:..... Passive only

Comments:

The rumpus is in average / poor condition.

Moisture concentrations above the accepted average are present in the wall linings and skirting trim to areas associated with subterranean elevations. Given location and pattern, damp proofing failures are the suspected cause.

Engaging the services of a water proofing specialist to further assess prior to completing all remedial work requirements to a satisfactory conclusion.

Right – Moisture concentration patterns are signatures of suspected DPM failures and subsequent moisture ingress. Extensive remedial work will be required to reapply appropriate exterior / interior products to create a permanent water proofing surface.

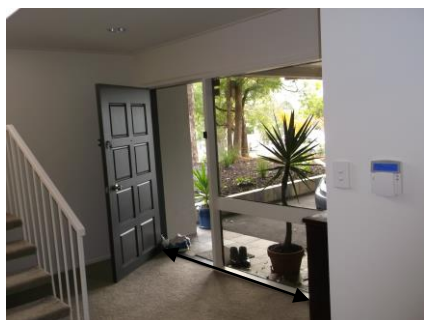


Entry, hallway and stairs

FLOORING:	Carpet over particleboard and concrete - generally good condition
WALL LININGS:	Plasterboard - some superficial defects sighted (minor)
CEILINGS:	Plasterboard - generally good
STAIRS:	Carpeted timber treads secured to steel central support design - generally good condition
HANDRAIL:	Steel type - generally good condition
DOORS INTERNAL	
General condition:.....	Generally good / average
Maintenance needs:	No problems sighted
DOORS EXTERNAL	
General condition:.....	Generally good / average
Maintenance needs:	Ground clearance compromises are noted
WINDOWS	
General condition:.....	Average condition
Maintenance needs:	Attention will be required to the stairwell window where moisture ingress past mitred joinery is suspected
ALARM KEYPAD:	Alarm keypad noted - not tested
ELECTRICAL & FITTINGS:	
	No issues sighted - generally good condition
VENTILATION:	Passive only

Comments:

The entry, stairs and hallway are in generally good / average condition. Moisture concentrations above the accepted average are present in the front door and associated window sill. External ground clearance compromises are the cause. Attention will be required. Moisture concentrations above the accepted average are present in the stairwell window sill corners. Failing mitres are the likely cause. Further assessment and remedial work is required. Full depth mechanical sill flashings are likely required.



Left – Moisture concentrations in the window / door are as a result of moisture capillary action from the compromised ground clearance. Right – Moisture concentrations here in the stairwell window sill is likely as a result of collected water in the sill profile 'wicking' past unsealed mitred joinery. Condensation may be a contributory factor



Bedrooms

FLOORING:..... Carpet over particleboard and concrete - generally good condition

WALL LININGS:..... Plasterboard - some superficial defects sighted (minor)

CEILINGS:..... Plasterboard and exposed rafters - generally good condition

DOORS INTERNAL

General condition:..... Generally good condition

Maintenance needs: No problems sighted

DOORS EXTERNAL

General condition:..... Generally good condition

Maintenance needs: Keeping sill channels clean and clear of debris

WINDOWS

General condition:..... Generally good / average

Maintenance needs: Maintenance required to assist operational condition of some openings

ELECTRICAL

& FITTINGS:..... No issues sighted - generally good condition

VENTILATION:..... Passive only

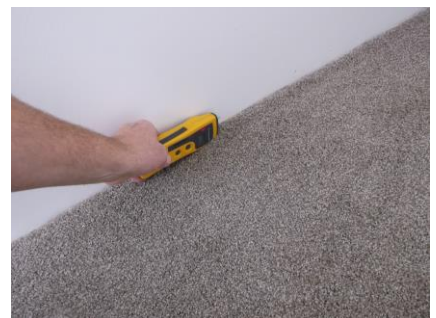
Comments:

The bedrooms are in average condition.

Moisture concentrations above the accepted average are present in the lower ground floor W corner bedroom S/W & N/W elevation low level wall linings and skirting trims to extended areas and N/W elevation wall linings in the N/W elevation lower ground floor bedroom to extended areas.

Given location and pattern, damp proofing failures are the suspected cause. Engaging the services of a water proofing specialist to further assess prior to completing all remedial work requirements to a satisfactory conclusion.

Right and below right –
 High moisture concentrations detected provide evidence of moisture entry caused by DPM failures to the subterranean wall surface adjacent.



Bathroom 1

FLOORING:..... Tiled finish - generally good condition
WALL LININGS:..... Plasterboard - some superficial defects sighted
CEILINGS:..... Plasterboard - generally good
DOORS INTERNAL
 General condition:..... Generally good condition
 Maintenance needs: No problems sighted
WINDOWS
 General condition:..... Generally good condition
 Maintenance needs: No problems sighted
**ELECTRICAL
& FITTINGS:**..... No issues sighted - generally good condition
SHOWER:..... 'Formica' finished wall surface over stainless base - generally good
TAP-WARE: Feltonmix type - maintenance required to leak sighted
HAND BASIN: Fibreglass moulded type - crazing visible to basin
TAP-WARE: Mixer type - generally good condition
VANITY UNIT: Painted timber type - average condition
VENTILATION:..... Tested and working - vented to outside

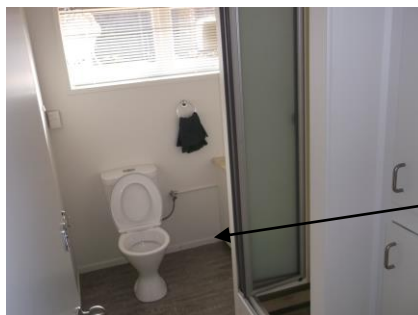
Comments:

Bathroom 1 is in average condition.

Moisture concentrations above the accepted average are present in the N/W elevation low level wall and skirting trim to extended areas.

Given location and pattern, damp proofing failures are the suspected cause. Engaging the services of a water proofing specialist to further assess prior to completing all remedial work requirements to a satisfactory conclusion.

Right – High moisture concentrations detected provide evidence of moisture entry caused by DPM failures to the subterranean wall surface adjacent.



Bathroom 2

FLOORING:..... Tiled finish - generally good condition
WALL LININGS:..... Plasterboard - generally good condition
CEILINGS:..... Plasterboard - generally good
DOORS INTERNAL
 General condition:..... Generally good condition
 Maintenance needs: No problems sighted
WINDOWS
 General condition:..... Generally good condition
 Maintenance needs: No problems sighted
HEATING:..... Wall mounted electric fan heater - tested and working
ELECTRICAL
& FITTINGS:..... No issues sighted - generally good condition
SHOWER:..... Pre-finished sheets - generally good condition
TAP-WARE: Mixer type - generally good condition
HAND BASIN: Porcelain type - generally good
TAP-WARE: Mixer type - loose mounted
BATH:..... Plastic / fibreglass type - generally good condition, no problems sighted
TAP-WARE: Mixer type - generally good condition
VANITY UNIT: Pre finished type - generally good condition
VENTILATION:..... Tested and working - vented to outside

Comments:

Bathroom 2 is in generally good condition. No serious defects were visible.



Ensuite

FLOORING:..... Tiled finish - generally good condition
WALL LININGS:..... Plasterboard and tiles - generally good condition
CEILINGS:..... Plasterboard - generally good
DOORS INTERNAL
 General condition:..... Average condition
 Maintenance needs: Maintenance required to assist operation
WINDOWS
 General condition:..... Average condition
 Maintenance needs: Wear noted to hardware
**ELECTRICAL
& FITTINGS:**..... No issues sighted - generally good condition
SHOWER:..... Tile finished wall surface over tiled base - defects to the internal tile line suggest moisture damage and associated distortion signatures (assumed), further assessment will be required
TAP-WARE: Mixer type - attention required to lever fastenings
HAND BASIN: Porcelain type - generally good
TAP-WARE: Mixer type - generally good condition
VANITY UNIT: Pre finished type - average condition
VENTILATION:..... Tested and working - vented to outside
TOILET: Floor mounted, close coupled pan and cistern - good operational order

Comments:

The ensuite bathroom is in generally good / average condition. Although no serious defects were visible, further assessment of the shower cubicle will be required. Remodelling may be required.

Moisture concentrations above the accepted average are present in the wall substrate beneath the shower cubicle tiled finished wall surface to low level areas.



Right – Elevated capacitance moisture findings and visible defects suggest on-going concerns associated with water proofing failures (assumed). Further investigation / monitoring will be required.



Separate toilet

FLOORING:..... Tiled finish - generally good condition
WALL LININGS:..... Plasterboard - generally good condition
CEILINGS:..... Plasterboard - generally good
DOORS INTERNAL
 General condition:..... Generally good condition
 Maintenance needs: No problems sighted
WINDOWS
 General condition:..... Average condition
 Maintenance needs: Maintenance required to assist operational condition
**ELECTRICAL
& FITTINGS:**..... No issues sighted - generally good condition
HAND BASIN: Fibreglass moulded type - generally good
TAP-WARE: Mixer type - generally good condition
VANITY UNIT: Pre finished type - generally good condition
VENTILATION:..... Tested and working - vented to outside
TOILET: Floor mounted pan with cavity fitted cistern - good operational order

Comments:

The separate toilet is in generally good condition. No serious defects were visible.



Laundry

FLOORING:..... Concrete - generally good condition
WALL LININGS:..... Plasterboard - some superficial defects sighted
CEILINGS:..... 'Pinex' tiles - average, defects noted
DOORS INTERNAL
General condition:..... Generally good condition
Maintenance needs: No problems sighted
ELECTRICAL
& FITTINGS:..... No issues sighted - generally good condition
LAUNDRY TUB:..... 'Supertub' variety - additional fixings required to fully secure tub
TAP-WARE: Combined tapware - generally good condition
VENTILATION:..... Tested and working - vented to outside

Comments:

The laundry area is in generally good / average condition. Although some wear and tear is visible, no serious defects were visible.



Certificate Of Property Inspection

Conforming to NZ Standard 4306:2005 Residential Property Inspection

Inspection date: 6th June 14

Weather:..... Dry

Inspection Company: . Cornerstone Property Inspection Services Ltd

Client:

Site address:

Inspector Name:..... Philip Tuttle

Qualifications

/ experience: Over 25 years in the building industry – Qualified Bricklayer / Builder – Timber, aluminium and uPVC window installation and uPVC / Aluminium Conservatory Builder – Trained House Inspector with 9yrs experience.

These areas of the above named property have been inspected:

	YES	NO
Site:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sub floor area: Limited inspection	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cladding:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roofing:..... Limited inspection available	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof space:..... Not applicable	<input type="checkbox"/>	<input type="checkbox"/>
Interior: Stored items limited inspection	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Services:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Out buildings: None	<input type="checkbox"/>	<input type="checkbox"/>

Certification:

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

Signature:



Date: 6th June 14

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

Glossary Of Terms

Good:	Is in top condition, 'as new' or almost new.
Generally good:	Describes the condition being at a standard expected given the age of the house; no serious wear and tear would be expected.
Sufficient:	Performing the task they were originally designed to a satisfactory standard without signs of failing.
Average:	Items described under this category have a visible amount of imperfections or minor damage. Wear and tear is at an acceptable level and the items are usually still serviceable, however maintenance is likely to be due.
Poor:	The condition of items described is below the standard expected. Damage or excessive wear is noted and replacement of the item is likely to be required.
Ageing:	Is used to describe items suffering from corrosion or coming to the end of their useful or serviceable life. Replacement in the shorter term would be recommended. Certain levels of maintenance may extend the life of the item/items in question.
Cupping / curling:	These terms are used to describe distorted weather boards usually as a result of poor maintenance and extreme exposure.
Hardware:	Door and window handles, hinges, friction stays and locks.
Internal deck:	Is a deck constructed within the perimeter wall line. The flooring of which is often the ceiling of the internal room below.
Attached deck:	Is a deck built outside the perimeter wall line. This may be cantilevered or attached to the exterior wall and supported on posts or piles. This could also include low level timber decks affixed to the perimeter wall of the dwelling.
Trims:	Timber around doors and windows; architrave, skirting board and scotia; timbers to the lower and upper areas of the wall linings.
Cladding:	Weather tight wall linings, example; brick work, weatherboards, compressed cement fibre sheeting.
Gully trap:	Waste/grey water drain, usually sited outside kitchens and bathrooms on some houses. This is in turn connected to the sewerage/soil water system.
Water Toby / isolation valve:	Tap or shut off gate valve usually situated on boundaries with public pathways or at the front of the property where the water supply enters the dwelling.
Soffit / Eaves:	Horizontal or pitched linings under the roof over hang. Can be made of compressed fibre cement board, plywood or timber.
Fascia / Barge Board:	Timber or pre-finished metal facings forming a weather tight cover to the rafter ends and enclosing any access to the ceiling space.
Local:	Close to, in the immediate vicinity of.
Extended areas	Over a larger undefined area.
Easing:	This term is used when either a door or window is binding against the jamb or window frame when in operation. To plane the proud surface is required.
Tested:	Most appliances are tested where possible for connection to power / gas. Some appliances such as ovens, dishwashers, air conditioning units and heating can not be checked as this would require a cycle or thermostat control to be engaged which is not able to be done without extended time periods. Testing the operation of appliances that are not familiar to the inspector will not be done, this includes and is not limited to burglar alarm systems.
Ventilation:	Passive ventilation is introduced into the room via opening windows and or doors. Fan assisted ventilation would be through exterior fans or possibly an in-house ventilation system with a ceiling space mounted filtration and motor unit.
Wicking:	The effect of moisture in a capillary fashion being drawn through flaws, fractures or butted surfaces. This term is mainly used to describe moisture 'wicking' through unsealed aluminium joinery.
Event:	A past or present occurrence.
'DPC':	Abbreviation for 'Damp Proof Course', the horizontal moisture barrier installed beneath exterior and some interior walls preventing rising damp occurring.
'DPM':	Abbreviation for 'Damp Proof Membrane' the polythene or brush-on barrier against rising damp through a floor slab or preventing moisture penetration through subterranean walls.
'PIR':	Abbreviation for 'Passive Infra Red'. These are the sensors attached to automatic security lighting.
'TPS':	Abbreviation for 'Tough Plastic Sheath' used in modern wiring looms.
'TRS':	Abbreviation for 'Tough Rubber Sheath' used in older wiring looms.
'VIR':	Abbreviation for 'Vulcanised Indian Rubber' used in older wiring looms.
'MDF':	Abbreviation for 'Medium Density Fibre' is used as an interior replacement timber product mainly in trims/skirting boards and some older window and door linings. This product will not tolerate direct moisture exposure and will expand in a relatively short time period, affecting it's constitution.
'WME':	Abbreviation for 'Wood Moisture Equivelant'. This is the graded percentage scale for moisture readings.
L/H or R/H:	Left / hand or right / hand
'EIFS':	Abbreviation for 'External Insulating Finishing System' ('Insulclad' or similar polystyrene / expanded foam cladding).
'Capacitance'	Non invasive surface moisture testing guide.
'Resistance'	Short probe semi invasive moisture testing accurate results.
'N, E, S or W'	North, East, South or West compass bearings.
MCB	Mini Circuit Breaker.
RCD	Residual Current Device (shock protection).
CCTV	Abbreviation for 'Closed Circuit Tele Vision' a recognised method for surveying underground sewer and storm water services.

General information comments:

Water tanks:

Water reservoirs, storage tanks and retention tanks are enclosed units and have limited visibility within. These are therefore inspected from an exterior based visual inspection. No assessments of waterborne bacteria such as Legionnaires disease or Campylobacter can, or will be made.

Wood burners & fireplaces:

Solid fuel and gas fireplaces are recommended for annual checks by a qualified tradesperson to maintain safe operation without fear of carbon monoxide emissions presenting any health hazard. It is important to sweep solid fuel appliance flues annually to prevent deposit built up creating a combustible environment.

Freestanding and inbuilt wood burners require permit or consent for their installation. Wood burners should be cleaned annually by a qualified tradesperson. Using a wood burner which is not covered by permit or consent is not recommended as this can affect your Insurability.

'Dux Qest':

This is a particular type of black Polybutylene pipe and black plastic fitting which was used extensively throughout New Zealand between 1981-1986. This pipe system is reasonably easy to identify as it has white writing along the pipe length at regular intervals with brand-name "Dux Qest". Pipe fittings are black plastic with copper and aluminium clamping rings. Cases of pipe work and fittings failing have been identified within the plumbing industry as having reoccurring water leaking issues. This system has since been removed from the market. We recommend that this pipe system is replaced or close monitoring for leak events is performed regularly.

Galvanised plumbing pipe work:

This type of pipe work is still in use in many properties and although most have no problems relating to their performance, it is not possible for us to determine the level of corrosion to the inside of the pipe work. As these pipes can often rust from within yet outward appearances may seem satisfactory. Rusting can restrict water flow and eventually cause pipe and fittings to fail and water quality issues.

Older wiring systems:

'TRS' (Tough Rubber Sheath), VIR (Vulcanised Indian Rubber) and Tinned copper, cloth wrapped wiring is considered hazardous. The sheath becomes fragile and unstable and can leave bare wiring exposed. This becomes a fire hazard if arcing occurs. If any exposed live wiring cores should contact any metal based plumbing or electrical conduit systems they become live and highly dangerous. All 'TRS' / 'VIR' wiring should be replaced with modern 'TPS' (Tough Plastic Sheath) PVC insulated wiring.

Ground clearance:

This is the measured distance between the finished exterior ground level and the 'DPC' or the base of the exterior cladding material. It is recommended to have a minimum clearance of 150mm / 6" between the 'DPC' and finished exterior ground height, however many properties have less. This is not necessarily likely to cause problems, although keeping the 'DPC' fully clear of breaches will be required.

The need for this clearance is to prevent any possible capillary moisture action affecting the framing timbers or above 'DPC' building components.

In home ventilation systems:

The last 40yrs+ has seen most properties constructed without adequate ventilation provisions included within their design. This has lead to a poor air quality environment for most home owners who refrain from opening windows to allow air changes during the day. Mould growth, condensation and dust build up are just some of the effects of a poorly ventilated home.

Although we can only recommend the inclusion of an 'after market' integral ventilation system, the results from having a professionally installed home ventilation system are well documented.

Most modern homes fall into the bracket of 'additional ventilation recommended' or 'this property would greatly benefit from an in-home ventilation system'.

Asbestos:

Asbestos was in use for many years up to and including the 1970's when recognition of it affects on health as a result of inhaling certain fibres made it a concern to use within New Zealand housing. It is still in service to some areas of older homes today. Some textured finished ceilings, exterior cladding, roofing, soffit linings, spouting, down pipes and fencing contain Asbestos within their composite. Recognising them and their type / hazard risk is considered high importance.

Insight into Cornerstone

I have been working as a professional in the building industry since 1987 and have gained a wealth of knowledge from travelling with my trade skills. I served my apprenticeship time as a Bricklayer in the UK building new homes and working on extensive renovation projects involving properties of historical interest. Sole trading for a period as a builder, completing specialist brickwork to order and further designed and built many other unique projects. I sub contract installed replacement window / doors and erected conservatories in aluminium and PVC whilst gaining extensive experience as a glazier specialising with sealed unit double glazing.

I travelled using my trade skill knowledge within the UK, Europe, Australia and New Zealand, eventually settling in Auckland.

After injury I trained as a residential property inspector and I have to date, inspected and documented issues on over 3200 properties for prospective home buyers and vendors alike all across the greater Auckland area. That converts to more than 1.5 billion dollars of real estate!



I established '**Cornerstone Property Inspection Services Ltd**' in 2006 out of the need for accurate in-depth surveys and documentation and have been very busy ever since.

- Unbiased reporting methods give you the advantage.
- Allow clients the opportunity to assess their investment and understand present, on-going and future maintenance requirements, with an 'easy-to-read' reporting system.
- We carry valid public liability insurance and indemnity cover with Vero and operate all of our residential property inspections to comply with NZS 4306: 2005 Residential Property Inspection, the recognised standard of regulation for residential property inspection.
- We are members of BOINZ (Building Officials Institute of New Zealand).
- Market leading documents and professionalism.
- Our aim is to set a benchmark within the residential property inspection industry.

Liaising with lawyers, property valuers, banks / lending institutions, councils, tradesmen and real estate agents is just part of my weekly routine.

I have a keen eye for detail and make myself readily available under most circumstances should you have any questions over inspections.

Kind regards,

A handwritten signature in black ink, appearing to read 'Phil Tuttle'.

Phil Tuttle,
Director
Cornerstone Property Inspection Services Ltd

NZS 4306:2005 Definitions of Weather - Tightness Risk Assessment

Wind zone	Low risk	Low wind zone	as described by NZS:3604
	Medium risk	Medium wind zone	as described by NZS:3604
	High risk	High wind zone	as described by NZS:3604
	Very high risk	Very high wind zone	as described by NZS:3604
Number of storeys	Low risk	One storey	
	Medium risk	Two storeys in part	
	High risk	Two storeys	
	Very high risk	More than two storeys	
Roof/wall intersection design	Low risk	Roof to wall intersection fully protected (e.g. hip and gable roof with eaves)	
	Medium risk	Roof to wall intersection partly exposed (e.g. hip and gable roof with no eaves)	
	High risk	Roof to wall intersection fully exposed (e.g. parapets or eaves at greater than 90° to vertical with soffit lining)	
	Very high risk	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys etc.)	
Eaves width	Low risk	Greater than 600 mm at first floor level	
	Medium risk	450-600 mm at first floor level or over 600 mm at second-floor level	
	High risk	100-450 mm at first floor level or 450-600 mm at the second floor level	
	Very high risk	0-100 mm at first-floor level or 100-450 mm at second-floor level, or 450-600 mm at third floor level	
Envelope complexity	Low risk	Simple rectangular, L, T a boomerang shape with single cladding type	
	Medium risk	More complex, angular or curved shapes (e.g. Y arrowhead with single cladding type)	
	High risk	Complex angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types	
	Very high risk	As for high risk, but with junctions not covered in C or F of this table (e.g. box window, pergolas, multi story re-entrant shapes etc.)	
Deck design	Low risk	None, timber slate deck or porch at ground level	
	Medium risk	Fully covered in plan by roof, timber slate deck attached that first or second floor level	
	High risk	Enclosed deck exposed in plan or cantilevered at first-floor level	
	Very high risk	Enclosed deck exposed in plan or cantilevered at second-floor level or above	

Note: Eaves width measured from internal face of wall cladding to outer edge of overhang including fascias and gutter/fascia combinations.

Balustrades and parapet walls are not considered as eaves of any sort.

Terms and agreement

Residential Property Inspection: The areas detailed in this report are based on a visual inspection of the services and components of the home focussing on significant defects visible on the day of the inspection, outlining maintenance requirements and assessing the general condition of the property and fixed items within.

This report is deemed valid for a period of 3 months from the day of inspection. **Cornerstone Property Inspection Services Ltd** cannot be held accountable for any damage caused by severe weather conditions or acts of god after the inspection date. Rain after a prolonged period of dry weather can cause moisture ingress problems previously not available for detection by the inspector. **Cornerstone Property Inspection Services Ltd** will comment on the weather conditions on the day of the inspection and warn of this possible scenario within the report.

This **Residential Property Inspection** shall be performed in accordance with **NZ Standard 4306:2005 Residential Property Inspection**.

The report will cover grounds and gardens, retaining walls (mixture of types), house exterior cladding, structural integrity, interior and exterior foundations including sub-floor void (where reasonable access allows viewing), roofing areas, ceiling void, security control assessments (not tested), plumbing, electrical and heating summaries, an interior summary of all living area rooms, checking the operation of door and window joinery including hardware. The assessment of insulation usage within wall and ceiling voids will be based on visual sightings (where reasonable viewing allows) Garages and carports will be assessed as to their condition and maintenance requirements. If it is believed the structure has been developed without permits or consent from local authority this will be outlined within the report. Sheds and other associated out buildings will be viewed and a basic assessment conclusion given.

This report shall reflect conditions as sighted on the day of the inspection. If qualified tradesmen are required to provide additional information on any aspect of defects sighted to the structure, plumbing, electrical, gas fitting/appliances, home heating, etc referrals will be made within the report. It should be noted that we are not obliged to name individuals who can perform these tasks.

These terms and conditions shall apply to any subsequent report issued upon request by the client or the agent acting for or on behalf of the client.

Limitations to inspection: Areas that are concealed (either fully or partly), contained or generally inaccessible, cannot be sighted due to walls, wall linings, ceilings linings, flooring, pathways, gardens, debris, insulation, vegetation or dense foliage, furniture, stored items, vehicles, or any other object which obscures good, clear viewing of the subject matter, cannot be inspected with any degree of defined accuracy or included in full within the report. The client shall assume all risk, for any condition or problems that may be concealed during the inspection process. No dismantling of any components, moving of any unreasonable items of furniture, stored possessions or vehicles shall take place. No dislodging portions of the structure, cladding, roofing or joinery shall take place during the inspection, and there will be no destructive or invasive inspections performed, unless otherwise requested and agreed upon in writing by the vendor.

Items not included within this Residential Property Inspection: We recommend freestanding and built-in type wood burners are to be checked by an authorised, qualified installer prior to property purchase. This will eliminate potential hidden problems related to the flue or general working condition of the unit. Annual checks and servicing, post purchase will be required for insurance purposes. Non-invasive testing for potential moisture leak events concentrate surveys around high risk areas outlined within 'Moisture Testing Explanations' (This does not constitute a full non-invasive moisture ingress survey). These are standard within the **Residential Property Inspection** report, unless any further testing is specifically requested (this involves a full comprehensive Moisture Test and Ingress Survey also explained within 'Moisture Testing Explanations').

Specialist appliances and unique items may be commented on as being present but shall not be tested, this includes and is not limited to central heating systems, air conditioning units and related controls, internal vacuum systems, specialised electronic controls and components of any kind, swimming pools, spa pools and spa baths, low voltage transformer systems, interior fire protection sprinkler systems, outdoor irrigation systems, solar heating systems, well orientated water or private sewage systems, any item that is subject to a special purpose property inspection report as per NZS 4306:2005.

Commenting on or assessing the presence of lead paint, products that possibly contain asbestos, asbestos, mould, fungi, concealed or covered dry rot, plumbing pipes and electrical wiring, conduit or any component or fitting installed beyond the wall/ceiling linings. No assessment toward life expectancy of any item, systems, or outcome of possible events shall be made. The Inspector is not at liberty to discuss estimated costs of repairs. This written report is not a compliance inspection or certification for past or present codes or regulations. This inspection and report is not a warranty, guarantee or insurance policy, and shall not be used as a substitute for a final walk through inspection by the client.

Reasonable or safe access: Areas where safe and unobstructed access is provided and that minimum clearance is available; or where those clearances are not available, areas within the inspector's unobstructed line of sight.

Area Covered	Ceiling Access in mm	Crawl space mm	Height Limitations
Roof interior	450 x 400	600 x 600	Access from a 3.6 m ladder
Sub floor	500 x 400	Timber floor - 400 Concrete floor - 500	NOTE: Timber floor 400 mm from the underside of bearer.
Roof exterior	Access from a 3.6 m ladder NOTE: Roof pitch, roofing material and weather conditions may limit or prevent access.		

Disputes and Limitation on Liability: The client agrees and understands to notify the inspector of any dispute in writing, within one seven day week of detection. The client further agrees that with the exception of emergency conditions, client, or clients agents, employees or independent contractors will make no alteration, modification, or repairs to the claimed discrepancy prior to a re-inspection by the inspector. Client understands and agrees that any failure to notify the inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

Note:

1. This report and indemnity insurance coverage does not extend to any building found to be suffering from leak issues as a result of exterior weather tightness / moisture ingress concerns. Our insurers Vero do not cover this at any level and we **Cornerstone Inspection Services Ltd**, will take no responsibility for any leak event claim made against us above the cost of the initial report fee.

2. This report and indemnity insurance coverage does not extend to any building found to be suffering from building defect issues or mould. Our insurers Vero do not cover this at any level and we **Cornerstone Inspection Services Ltd**, will take no responsibility for any claim made against us above the cost of the initial report fee.

Cornerstone Property Inspection Services Ltd does not expect any other parties to use this report for pre purchase negotiations, unless a further copy has been individually purchased by a separate client.

Payment: Receiving payment prior to releasing the report will be required on every occasion, unless other prior arrangements have been made. If it is at any stage determined that the client has misinformed **Cornerstone Property Inspection Services Ltd** as to the size of the property and not disclosed the presence of any additional dwellings, separate accommodation (detached or attached), multiple living areas or extra bedrooms at the time of the price quotation. We reserve the right to increase the final bill to suit the properties actual size. Interest will be added at the rate of 10% per month on overdue accounts. Any costs incurred during debt collection will be added to the overall bill.