

'Standard' Residential Property Inspection On



Date of inspection: 29th October 14
Weather conditions: Variable with showers
Previous Weather conditions: Variable with showers
Compass bearing from official front door: South East facing

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

29th October 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 'Standard' 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

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Room schedule – Main dwelling

4 Bedrooms	2 Bathrooms
1 Kitchen, family / diner	1 Laundry
1 Separate lounge	

General security allocations:

Exterior door lock security:	Key security barrel lock fitted to front door with standard locks noted to all other doors
Window security bolts:	None
Window security stays:	Stays installed to isolated windows
Security mesh screens:	None
Security lighting:	Yes - but not tested
Alarm security:	Yes - but not tested
Smoke / fire detection:	Sighted but not tested - test regularly

Restrictions noted during inspection:

Field	Access	Restriction
Roof exterior:	Yes	None
Ceiling void:	Yes	Viewed from manhole only
Sub floor:	Yes	Only restricted views available
Plumbing and drainage:	Only visible plumbing can be assessed	Limited inspection available
Interior:	Yes	None

Home / central heating and ventilation:

Heating appliances:	<ul style="list-style-type: none"> • Wall mounted gas heater noted • Heat pump noted
Room / house ventilation:	<ul style="list-style-type: none"> • Extractor fan units noted in the bathrooms and kitchen
Recommendations:	<ul style="list-style-type: none"> • Annual servicing of gas heating appliances needed

Insulation provisions:

Ceiling space:	Polystyrene sheets
Under floor:	Silver foil type
Wall cavity:	Polystyrene type
Glazing:	Single glazing
Recommendations:	Sealed unit double glazing is recommended Additional insulation is recommended <ul style="list-style-type: none"> • Under the floor • In the ceiling space Note: Polystyrene insulation is in contact with PVC / TPS wiring. Plasticiser migration activity is noted (where visible). Further assessment will be required, wall cavity issues are expected.

Quick check list

The following 'Quick checklist' grades are designed to allow a speedy overview of the property in general.

Key to grades:

- A** **Good condition** – Is in top condition, 'as new' or almost new.
- B** **Generally good condition** – At a standard expected given the age of the house; no serious wear and tear would be expected.
- C** **Average condition** – 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.
- D** **Poor condition** – The condition of items described is below the standard expected. Damage or excessive wear is noted and replacement of the item / s is likely to be required.
- E** **Urgent attention is required** – No further maintenance will provide any extended lifespan. Replacement / renovation is required at the earliest possible opportunity.

FIELD / CATEGORY	A	B	C	D	E
CLADDING / EXTERIOR - Condition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLADDING – Finish	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR WINDOW / DOOR JOINERY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR WINDOW / DOOR JOINERY & HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR / EXTERIOR FOUNDATIONS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROOFING STRUCTURE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROOFING EXTERIOR – Weather tightness	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING – Fittings and general	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING – Pipe work (where visible)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL – Fittings and general	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL – Wiring (where visible)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR – General	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DECKING / OUTDOOR LIVING AREAS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

General overview

BRICK VENEER:	Generally good / average
Maintenance needs:	No problems sighted
WEATHERBOARD:	Generally good condition (reclad over vented cavity)
Maintenance needs:	None sighted
GROUND CLEARANCE: ..	No problems sighted
WINDOW / DOOR	
JOINERY:	Generally good / average
Maintenance needs:	Keep exterior door sill channels clean - maintenance is required to some hardware to assist operational condition
ROOFING:	Generally good condition
Maintenance needs:	No problems sighted
Flashing details:	Generally good condition
Maintenance needs:	No problems sighted
Soffit / eave overhang:	Low risk
PESTS - Borer:	Not expected
SPOUTING & DOWNPIPES:	
Maintenance needs:	Combination pre-finished steel fascia / gutter
	Attention required to isolated areas - keep clean
FOUNDATION 1:	Concrete block work
Viewing access:	Generally good
Maintenance needs:	None
FOUNDATION 2:	Timber piles
Viewing access:	Generally good / average
Sub floor conditions:	Damp in some areas
Maintenance needs:	Attention is required to inferior galvanised steel pile / bearer connections
PESTS - Borer:	Not expected
PLUMBING – Pipe work: ...	Copper and polybutylene - generally good (where visible)
PLUMBING – Waste:	PVC types - generally good (where visible)
Cylinder type / condition: ...	Exterior gas cylinder - no problems sighted
GAS METER BOX:	Garage exterior wall - no problems sighted (where visible)
ELECTRICAL – General: ..	TPS wiring has been installed - plasticiser migration related issues are noted where polystyrene insulation contact is made (where visible), further investigations and remedial work is required
GROUNDS:	Average condition - keep tree / foliage clear of building / roofing, additional surface water drainage provisions will be required
INTERIOR – General:	Generally good / average condition - attention is required to some areas
PESTS - Borer:	Not expected

Comments:

This property has been re-clad using methods consistent with modern building code requirements as per E2 / AS/1.

Check council files / LIM for current Permit / Consent status on:

1. Retaining walls over 1.5meters.
2. Re-cladding completions.

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 flaws associated with structural deficiency are visible.
The timber pole interior and exterior foundations are in average order. Although no serious movement failures associated with structural deficiency is noted, significant galvanic and ferrous corrosion issues are visible to some galvanised steel connector plates. Replacement connector plates and fastenings using stainless steel will be required.

Cladding: The brick veneer is in generally good / average condition. No serious problems were sighted. The recently installed re-clad timber weatherboard over a ventilated cavity system is in generally good condition. No serious concerns were sighted.

Window / door joinery: The aluminium windows and doors are in generally good / average condition with some worn / seized hardware noted. Upgrading some hardware components is recommended to assist operational condition.

Note: This era of aluminium joinery manufacture failed to appropriately seal the sill mitres.

Roofing: The concrete tiled roofing and associated flashing details appear in generally good condition (where fully visible). No serious concerns were sighted.

Loft / ceiling space: The ceiling space is in generally good condition and appears well constructed and insulated (where reasonable access allows full viewing).

Note: Insulation to a minimum of R3.6-4.2 is recommended throughout the ceiling space area to create a thermal barrier of any practical use to suppress heat from the ceiling void and retain warmth in the dwelling. Replacing current polystyrene insulation with suitable alternative to prevent further plasticiser migration issues is recommended.

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

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.

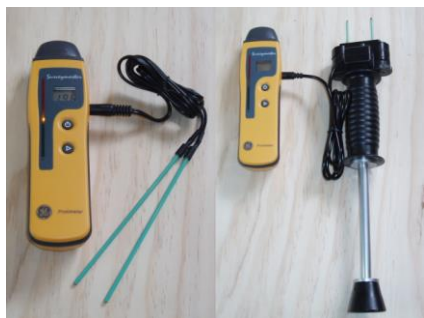
Note: '**Resistance**' or '**Short probe**' percentage readings are rated against a scale calibrated to Radiata Pine. Percentage differences in plasterboard are minimal and should be considered consistent if above 18.0%.



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.

Moisture testing results:

Readings taken during the course of the inspection found one area of concern above the acceptable average:

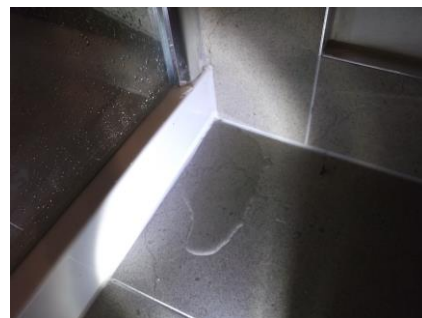
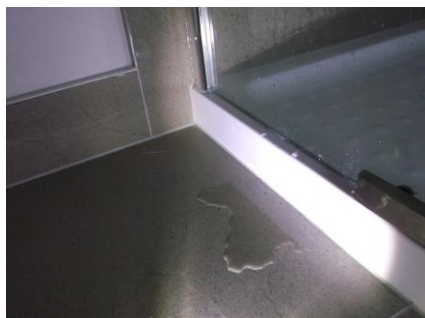
1. In the main bedroom skirting trim local to the exterior door L & R/H sill corners – 24.6% WME and Capacitance mode



Moisture accumulations here indicate collected water in the door sill channel is 'wicking' past unsealed mitred joinery. Attention will be required.

Urgent requirements:

- Employing the services of a trade registered specialist to remove and reinstate the shower cubicle frames using appropriate sealant provisions to solve current leak issues sighted under test conditions.



Although recently installed, tests provide evidence of failures and leak events.

- Employing the services of a trade registered professional to replace inferior pile / bearer galvanised connections.



- Employing the services of a trade registered professional to upgrade the retaining wall handrail fastenings.



Left – Further securing using stainless steel M12 bolts with 50mm washer plates / suitable coach screws with washer plates. Right – Singular nail fastenings is considered inferior.



Urgent requirements, continued:

- Employing the services of a trade registered professional to seal the bathroom and ensuite shower cubicle plumbing mixer valve penetrations through the tiled surface.



- Employing the services of a trade registered professional to further insulate all affected contacting PVC wiring against polystyrene insulation.

Right – PVC plasticiser migration is noted (where visible).

Refer to this link:

http://www.branz.co.nz/cms_show_download.php?id=fb29a2046d5239aa476f66d111dff072bb3f21533

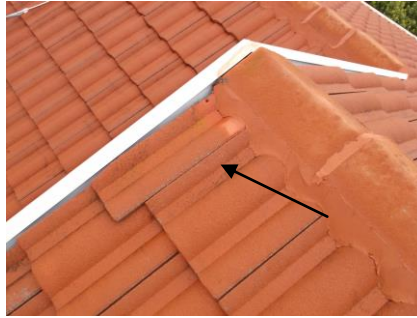


Recommendations:

- Employing the services of a trade registered professional to remodel the internal decking surface water outlet membrane overhang to prevent obstructing the official spouting.

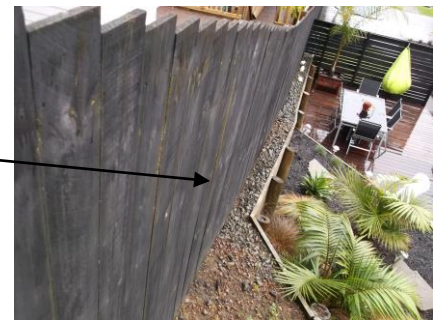


- Employing the services of a trade registered professional to reposition the roofing verge / ridge cut tile.



- Employing the services of a trade registered professional to further assess the retaining provisions associate with the S/W elevation boundary.

Right – Fence line sighted obscures views of any retaining provision.
 Concerns over structural capabilities are noted.

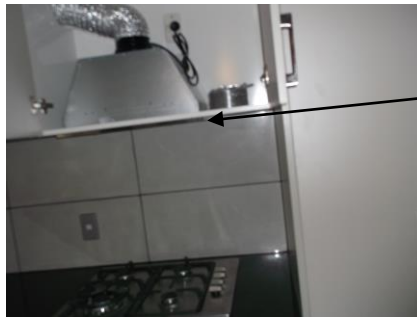


Recommendations continued:

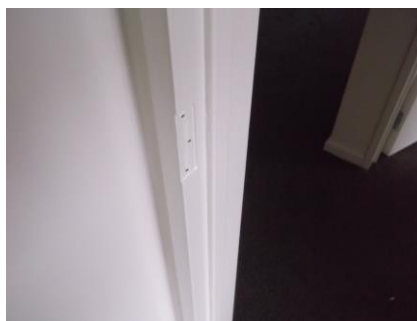
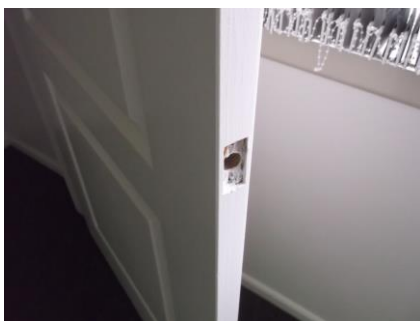
- Employing the services of a trade registered professional to create an appropriate 'grip tread' to the timber steps.



- Employing the services of a trade registered professional to reposition the kitchen extractor vent to create 750mm require clearance for gas appliances.



- Employing the services of a trade registered professional to complete finishing to the interior.



Room schedule – Minor dwelling

2 Bedrooms

1 Kitchen and lounge / diner

1 Bathroom

General security allocations:

Exterior door lock security: Key security barrel lock fitted to front door

Window security bolts: None

Window security stays: None

Security mesh screens: None

Alarm security: Yes - but not tested

Smoke / fire detection: Sighted but not tested - photoelectric smoke alarms are recommended and tested regularly

Restrictions noted during inspection:

Field	Access	Restriction
Roof exterior:	Not applicable	-
Plumbing and drainage:	Only visible plumbing can be assessed	Limited inspection available
Interior:	Yes	None

Home / central heating and ventilation:

Heating appliances: • Heat pump noted

Room / house ventilation: • Extractor vent noted in the bathroom

Recommendations: • Improving room ventilation is recommended in the kitchen

Insulation provisions:

Under floor: Polystyrene type (assumed)

Wall cavity: Polystyrene type

Glazing: Single glazing

Recommendations: Sealed unit double glazing is recommended
Note: Polystyrene insulation is in contact with PVC / TPS wiring. Plasticiser migration activity is suspected. Further assessment will be required.

Quick check list

The following 'Quick checklist' grades are designed to allow a speedy overview of the property in general.

Key to grades:

- A** **Good condition** – Is in top condition, 'as new' or almost new.
- B** **Generally good condition** – At a standard expected given the age of the house; no serious wear and tear would be expected.
- C** **Average condition** – 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.
- D** **Poor condition** – The condition of items described is below the standard expected. Damage or excessive wear is noted and replacement of the item / s is likely to be required.
- E** **Urgent attention is required** – No further maintenance will provide any extended lifespan. Replacement / renovation is required at the earliest possible opportunity.

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CLADDING / EXTERIOR - Condition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLADDING – Finish	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR WINDOW / DOOR JOINERY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR WINDOW / DOOR JOINERY & HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR / EXTERIOR FOUNDATIONS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING – Fittings and general	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING – Pipe work (where visible)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL – Fittings and general	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL – Wiring (where visible)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR – General	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

General overview

BRICK VENEER:	Average condition
Maintenance needs:	Ground clearance issues are visible
GROUND CLEARANCE: ..	Ground clearance complications associated with the finished concrete level are visible, further complications associated with the inferior design of the vertical DPC are noted
WINDOW / DOOR	
JOINERY:	Average condition
Maintenance needs:	Wear and tear noted to hardware
PESTS - Borer:	Not applicable
FOUNDATIONS:	Concrete block work
Viewing access:	Average with some limited access
Maintenance needs:	None
PESTS - Borer:	Not applicable
PLUMBING – Pipe work: ...	Copper and polybutylene - generally good (where visible)
PLUMBING – Waste:	PVC types - attention required to toilet 'P' pan coupling
Cylinder type / condition: ...	Assumed shared with main dwelling
ELECTRICAL – General: ..	TPS wiring has been installed - no problems sighted (where visible)
INTERIOR – General:	Average condition throughout
PESTS - Borer:	Not expected

Comments:

Design defects associated with the brick veneer / retaining wall intersection and concrete finished surfaces are noted. Remodelling is strongly recommended / required.

Inspection report summary

The current structural integrity of the minor dwelling 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 brick veneer is in average condition. Ground clearance and vertical DPC issues are visible. Remodelling to prevent moisture ingress / egress is strongly recommended / required.

Window / door joinery: The aluminium windows and doors are in generally good / average condition with some worn / seized hardware noted. Some maintenance will be required to assist operational and weather tight condition.

Note: This era of aluminium joinery manufacture failed to appropriately seal the sill mitres.

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

Moisture testing results:

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

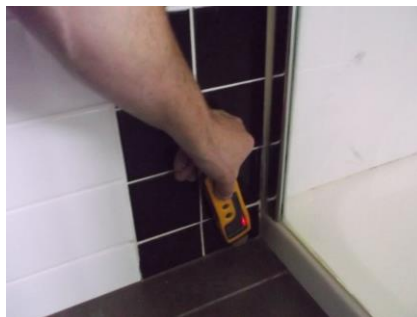
1. In the S/W bathroom wall linings to an extended area – 26.4% WME and Capacitance mode



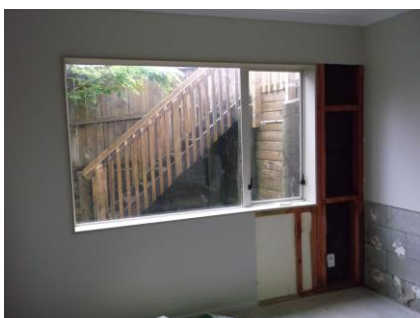
Plumbing leak events associated with the fire hose spur are suspected to be the cause (assumed).

2. In the bathroom wall linings beside the shower cubicle L/H base corner – Capacitance mode

Right – Moisture findings here are as a result of sighted on-going shower cubicle leak events.



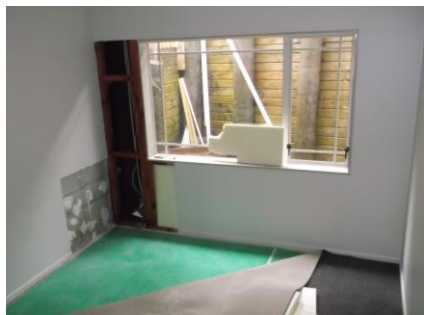
3. In the W corner bedroom W corner exposed timber framing – 41.4% WME and Capacitance mode



Exterior detailing compromising the vertical DPC is the cause. Attention will be required.

Moisture testing results continued:

4. In the N corner bedroom N corner exposed timber framing – 23.4% WME and Capacitance mode



Exterior detailing compromising the vertical DPC is the cause.
Attention will be required.

Urgent requirements:

- Employing the services of a trade registered professional to remodel the exterior ground clearance and vertical DPC compromises causing on-going moisture ingress related issues noted in bedrooms 1 & 2.

Right – Inferior design detailing here will continue to allow an uncontrolled quantity of moisture ingress / egress beyond the brick veneer.



- Employing the services of a trade registered professional to perform invasive investigations to assess the level of moisture penetration damage and ascertain the cause/s prior to completing all remedial work to a satisfactory conclusion.

Right – Concrete finish compromises are noted. Although lower areas allow drainage, water is encouraged to collect within the wall cavity. Unknown quantities of debris accumulations and potential blockages have the ability to allow moisture ingress beyond the building line. Attention will be required



- Employing the services of a trade registered plumber to connect and secure the toilet pan.



Urgent requirements, continued:

- Employing the services of a trade registered specialist to remove and reinstate the shower cubicle frame using appropriate sealant provisions.



- Employing the services of a trade registered professional to further assess the assumed plumbing leak event and ascertain damage (if any) to local timber framing associated with the bathroom S/W elevation.

Right – Suspected leak events associated with the fire hose plumbing.



Recommendations:

- Employing the services of a trade registered professional to further secure the kitchen tap ware.



- Employing the services of a trade certified electrician to further assess the likelihood of PVC plasticiser migration issues associated with the minor dwelling wiring.

Refer to this link:

http://www.branz.co.nz/cms_show_download.php?id=fb29a2046d5239aa476f66d111dff072bb3f21533



- Employing the services of a trade registered professional to vent the range hood to the exterior.



Certificate Of Property Inspection

Conforming to NZ Standard 4306:2005 Residential Property Inspection

Inspection date: 29th October 14

Weather: Variable with showers

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: Some access limitations were encountered	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cladding:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roofing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof space: Veiwed from the manhole only	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior:	<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: 29th October 14

An inspection carried out in accordance with NZS 4306:2005 Residential Property Inspection 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 Residential Property Inspection 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

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, flooring, 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 3900 properties for prospective home buyers and vendors alike all across the greater Auckland area. That converts to more than two 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	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.