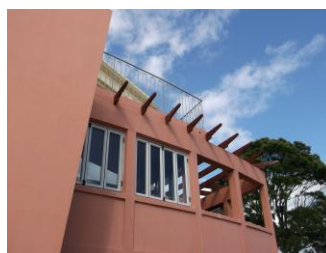


Weather Tightness and Moisture Test Inspection on Sample



Date of inspection:

Weather conditions: Dry

Previous Weather conditions: Dry

Compass bearing from official front door: South West facing

This report is based on a visual inspection, limited invasive testing was performed.

January 14

E-Mail:

Dear ,

Thank you for choosing **Cornerstone Property Inspection Services Ltd.**

We were requested to perform a weather tightness survey and full non-invasive moisture test inspection on your address:

We conducted this inspection for the purpose of detecting any present moisture levels to interior wall linings on the exterior walls within the property.
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 **Cornerstone Property Inspection Services Ltd** has been contracted by you and will respond to any questions in relation to the inspection procedures performed and results obtained.

It should be noted that this report is based on findings detected during a visual inspection only (details found in our Terms and Agreement conditions). Some areas of the internal wall surfaces may not have been readily accessible on the day of inspection and some 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

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.

Building description:

The building:

This freestanding building situated alongside the road has clear access to all exterior areas requiring inspection. The building lower ground floor is constructed with concrete C20 reinforced block work with paint textured solid plaster finish.

The ground and first floor construction framing is timber (likely 150x45mm and 90x45mm H1.2 treatment grade – assumed given wall width dimensions)

The monolithic cladding system consists of a paint finished textured surface over a 20mm solid plaster on an assumed 'direct fixed' fibre cement 'Hardibacker' or treated plywood backing substrate.

The window and door joinery is powder coated single glazed aluminium bi-folding and awning vent styles.

The roofing is a low gradient Butynol membrane over a plywood substrate with internal Butynol lined spouting within parapet up-stands.

The foundations are concrete block work laid on reinforced concrete strip footings with an inner reinforced concrete suspended slab.

Although the purpose of the inspection was not related to the properties structure, no evidence of structural movement or compromise was noted during the survey.

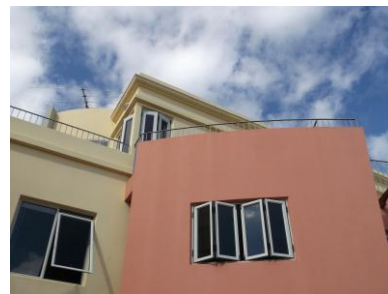
Exterior inspection process:

The building was initially surveyed externally from ground level clockwise from the official front door, then from upper level decking areas.

All features were duly documented using digital photography.

The outdoor inspection concentrates on potential flaws or defects in the cladding or flashing systems used and will focus on higher risk areas such as ground clearance provisions, window and door joinery penetrations, window / door / roofing flashing details, and any fixing / plumbing / miscellaneous other penetration through the cladding medium, assessing the practice used at the time of installation or when any remedial works were performed (if any).

Note: This building style is complex by design and many areas of recognised 'high risk' and design defect are visible to the external weather tight envelope.



Results:

The texture finished solid plaster over concrete block ground floor exterior is in average / poor condition. Ground clearance compromises and penetration defects are visible to many areas. Urgent attention will be required to create effective ground clearance and complete remedial work to the damp proofing failures sighted to extended areas associated with the subterranean aspects.

Right – Ground clearance compromises sighted are allowing capillary moisture entry. Creating appropriate clearance will be required. Channel drainage provisions and reducing the plaster to form an effective clearance breach is required to suppress further ingress concerns.



Right – Subterranean DPM failures are expected and inferior / no drainage provisions are suspected to be the causes for excessive moisture entry identified in the garage (where access allows).



The texture finished solid plaster over backing substrate first and second floor exteriors are in average / poor condition.

Ground clearance compromises are visible to decking intersections and direct fixed penetration defects are visible to many areas including (and not limited to) handrail fixings and timber aesthetic rafter feet projections. Urgent attention will be required to create effective ground clearance and complete associated upgrading remedial work.

Note: Door and window joinery height reductions will be required to accommodate for the required 100mm up stand detail with the current decking design.



Decorative timber rafter feet penetrations present a high risk concern for failure. No effective fall or flashing detail appears present. Moisture ingress should be anticipated. Remodelling these details will be required.



Remodelling steel handrail cladding 'direct fixed' fastenings will be required.



Decking / cladding ground clearance improvements and membrane up-stand will be required.

Results, continued:

Aluminium window sill / cladding angled plinth details have been formed to lap the vertical window sill joinery instead of finishing beneath.

Attention will be required to this detailing where current solid plaster formed plinth details compromise the inferior aluminium joinery unsealed mitres and allow defects to drain / 'wick' moisture within the building line.

Removing the window joinery, resetting to factory specification and reinstating including full depth mechanical sill flashing details will be required.

Right – Plaster finish above the aluminium window and door sill joinery in incorrect weather tightness best practice. Attention will be required to remodel these details including the installation of a mechanical sill flashing detail.



The cladding parapet walls appear finished level with plaster and paint finish. Installing appropriate mechanical saddle flashing details with a +3 degree inward fall will be required.

Right – Parapet wall horizontal surfaces must be considered roofing components and should be suitably detailed. The use of angled mechanical flashing details will be required.



Remodel the Cedar timber weatherboard / solid plaster intersection details will be required.

Right – Current flashing detailing / weather tightness provisions are not visible. Upgrading these intersections to suit a visible mechanical detail is required.



The glass brick window detailing is poor with no head or sill flashing details.

Glass brick window designs of this era are recognised as problematic and prone to leak event failures.

Liberal sealant applications sighted suggest leak events are on-going or prone to re-establishing.

Remodelling the glass brick windows using appropriate flashing details or replacing with suitable fixed frame alternatives will be required.



Left – Current glass brick window weather tight provisions are inferior and heavily reliant of retrospective silicone sealant applications. Right – Grouting to some areas has been further sealed using a silicone based product in an attempt to repel moisture ingress.



Results, continued:

Although the decorative elaborate polystyrene moulded detailing appears in generally good order, these details are heavily reliant on paint and sealant application to prevent water egress into the void behind and into the susceptible assumed unprepared plaster beneath.

Although this constitutes a considerable aesthetic appeal to the dwelling, these details should be considered risk associated and prone to potential failure.

Installing suitable mechanical flashing details with a suitable up stand against the building line and formed 'drip edge' projection is strongly recommended.

Removing these details completely should not be overlooked as an acceptable permanent weather tightness solution.

Right – Attention is strongly recommended / required to remodel these details including the installation of a mechanical sill flashing detail to present a permanent satisfactory weather tight solution.



The decking solid formed balustrade and wing walls have been finished level with plaster and paint finish.

Installing appropriate mechanical saddle flashing details with a +3 degree inward fall will be required.

Remodelling the wall / balustrade junction to suit E2 (weather tightness) / AS/1 (durability) acceptable weather tight solutions will be required.



Horizontal surfaces must be considered roofing components and should be suitably detailed.



The use of angled mechanical flashing details will be required installed with negative detailed apron up-stands against the building line.



The steel handrail base fixing points are considered high risk and prone to leak event failures.

Liberal sealant applications sighted suggest leak events are on-going or prone to re-establishing.

Remodelling the handrail fixing points to suit a vertical mounting bracket will be required.



Remodelling the horizontally attached handrail brackets to suit and external vertical bracket will be required.



Sealant application suggests awareness of likely on-going leak events.



Invasive investigations will be required to assess the level of moisture penetration damage.

Results, continued:

Internal decking areas have been formed with plywood and Butynol membrane lined with a tiled finish.

Tiled finished Butynol is recognised as high risk and prone to significant failures.

Remodelling the decking areas to include a 100mm up-stand beneath the door and window joinery to accommodate the replacement membrane requirements to suit a permanent weather tight solution will be required. Upgrading surface water collection overflow provisions to suit a 200 x 75mm opening allowing no more than 20mm of standing water at its lowest point will be required.

The use of a torch-on membrane such as a Nuraply or TPO product is recommended with a sectional and removable open slat timber decking overlay.



Inferior remodelling sighted to the S/E decking are now discharging the main roofing surface storm water flows onto the internal decking with minimal, already insufficient drainage provisions.



Drain pipe bore is 45mm to each decking area.

Note: Each deck has only 1 drainage point.

Upgrading all to suit 2+ outlets per decking area at 80-100mm combined with overflow provisions to suit a 200 x 75mm will be required.

Right – Remodelling the decking to suit modern building code requirements will be required to present a permanent weather tight solution.

Rot affected timber is visible to the main N elevation decking substrate. Further rot / moisture damage / mould or fungal decay species are likely present.

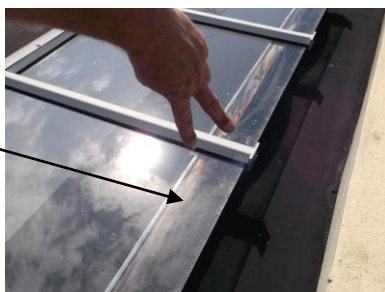


The low gradient Butynol roofing membrane will require attention to the skylight up stands where loose and failing weather tight provisions are noted.

Creating clearance from the solid plaster parapet detailing to include a 100mm tolerance will be required.



Contact adhesives and screw fastened aluminium or suitable alternative trims will be required to permanently secure the Butynol up-stands.



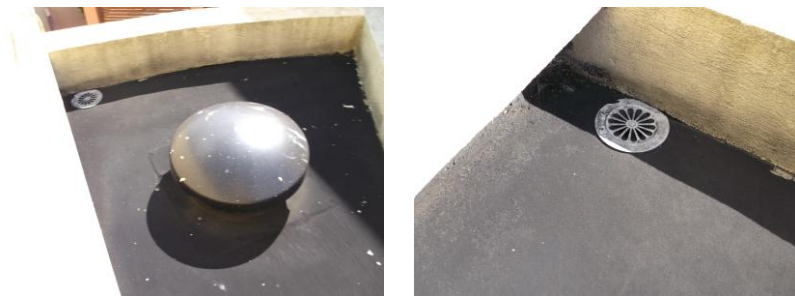
Create 100mm clearance from the solid plaster will be required to prevent capillary moisture action.

Results, continued:

Remodel the rain head details to suit 50mm clearance from the building line and appropriately detailed entry and over flow points with suitable 'drip edge' will be required.



Remodel and up-grade the ensuite bathroom shower room roofing drainage provisions to suit adequate outflow dimensions and a suitable overflow of 200x75mm with 'drip edge' will be required.



Further assess the front entry canopy step movement and associated roofing connections for weather tight compromises.

Right – Movement / settlement to the front entry steps and associated canopy is noted. Crack defects sighted can allow moisture / water to accumulate and exaggerate movement patterns. Remodelling the supports to prevent roofing canopy defects is recommended.



Interior inspection process:

Moisture testing was carried out to internal plasterboard wall linings and skirting board trims of exterior walls focussing on areas around window / door joinery, bottom plates and internal corners.

Results:

Moisture concentrations above accepted average and visible signatures associated with prolonged moisture ingress are present in the lower ground floor bedroom N corner adjacent to the waste gully. Although ground clearance compromise is suspected as the primary cause, waste gully defects should not be overlooked as a contributory factor.

Further invasive investigations will be required prior to remedial work.



Signature evidence of on-going moisture ingress is clearly visible.



Elevated readings are noted.

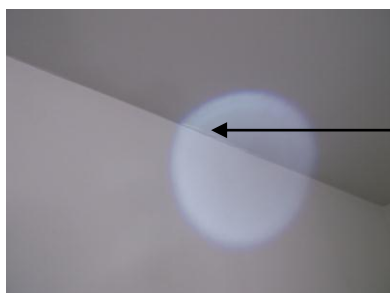


Gully details should be further reviewed to ensure no problems.

Signatures evidence of moisture penetration is visible to the ceiling adjacent to the ensuite shower room wall abutment.

Moisture testing produced acceptable average results.

Further invasive investigations will be required prior to remedial work.



'Peaking' acrylic paint adjacent to the ensuite shower wall intersection is signature evidence of likely on-going moisture ingress.

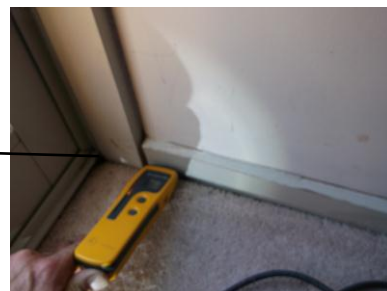


The abutment of the ensuite shower wall and rain head / down pipe are adjacent to the sighted findings.

Moisture concentrations above accepted average and visible signatures associated with prolonged moisture ingress are present in the lower ground floor bedroom E corner skirting trim.

Further invasive investigations will be required prior to remedial work.

Right – 18.9% WME here is likely related to the door joinery failures and / or ground clearance compromises.

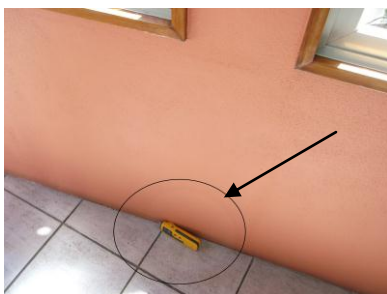


Results, continued:

Moisture concentrations above accepted average are present in the dining area local to window joinery sill corners and below in the low level plasterboard / bottom plate.

Window joinery mitre failures are suspected although solid plaster detailing against the joinery is a likely contributory factor.

Further invasive investigations will be required prior to remedial work.



Evidence to suggest significant moisture ingress is visible to the garage lintel below.

Moisture concentrations above accepted average and associated visible signatures are visible to the ceiling, wall linings and window sill linings / trims local to the main bedroom E/E elevation window sill R/H corner.

Decking membrane up-stand failures, window joinery mitre defects and plaster / window detailing are the likely causes for this on-going leak event issue.

Further invasive investigations will be required prior to remedial work.



Moisture signatures sighted here provide evidence of on-going moisture ingress.



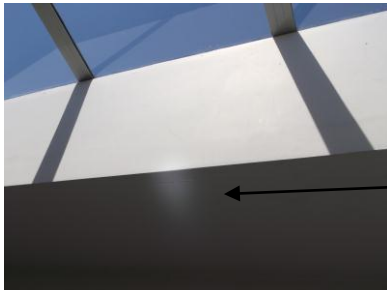
Moisture readings provide evidence of failures.



Evidence of moisture entry as a result of failures to the Butynol membrane up stand associated with the mezzanine skylight is visible to the interior plasterboard wall linings local to the skylight opening / ducting.

Further invasive investigations will be required prior to remedial work.

Right – Moisture signatures here and evidence of failing membrane details adjacent indicate an on-going intermittent leak event.



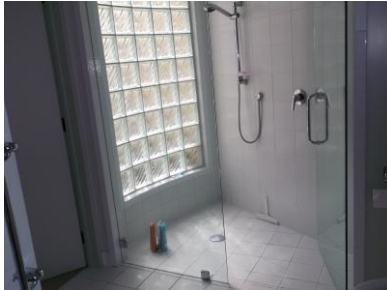
Additional findings – Results:

Moisture concentrations above accepted average are present in the and around the ground floor ensuite shower cubicle base and walls.

Remodelling this 'high risk' tiled shower cubicle will be required.

Leak events sighted from beneath also suggest a waste pipe leak event and rot affected timber flooring structure.

Further invasive investigations will be required prior to remedial work.



Tiled shower cubicles of this design with tiles directly laid to the suspected particleboard / plywood flooring substrate are recognised as problematic and prone to serious failure.



Plumbing penetrations are noted sealed.



91.8% WME and Capacitance moisture readings taken from the flooring and walls provide significantly elevated moisture levels.

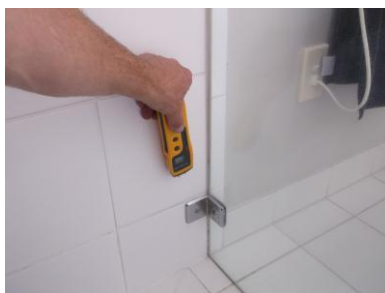
Right – Evidence suggests a long term, on-going leak event from the shower waste fitting (assumed) and possible associated structural movement.



Moisture concentrations above accepted average are present in the and around the first floor main bedroom ensuite shower cubicle base and walls.

Remodelling this 'high risk' tiled shower cubicle is required.

Further invasive investigations will be required prior to remedial work.

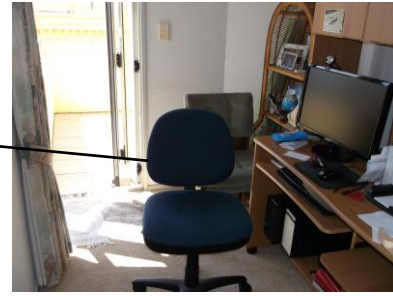


Results, continued:

Moisture penetration signatures are visible in the office / study skirting rim adjacent to the decking intersection.

Further invasive investigations will be required prior to remedial work.

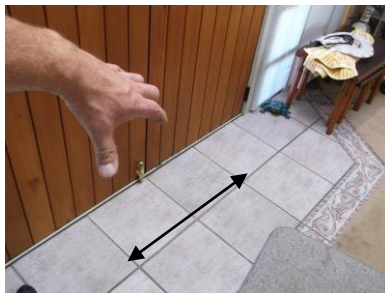
Right – Although moisture testing produced acceptable average results under test conditions, moisture ingress is believed to be on-going.



Evidence to suggest moisture penetration and associated swelling signatures are noted to the particleboard local to the front door access.

Further invasive investigations will be required prior to remedial work.

Right – Although moisture testing produced acceptable average results under test conditions, on-going moisture ingress is suspected.



Evidence to suggest moisture penetration and associated signatures are visible to skirting trims in the lounge area beneath some window penetrations.

Further invasive investigations will be required prior to remedial work.

Right – Although moisture testing produced acceptable average results under test conditions, on-going moisture ingress is suspected.



Conclusions

Elevated 'Capacitance' and 'Resistance' moisture findings provide evidence of an on-going selection of leak event areas local to window and door penetrations and ground clearance / subterranean aspects. Extensive invasive investigations will be required to all areas affected to assess the levels of moisture penetration damage and ascertain causes prior to completing all remedial work requirements to a satisfactory conclusion.

Note: Ultimately this building is considered a 'high risk' property with many defects associated to defective external weather tight design, poor quality construction methods and deferred maintenance related issues. Recladding all using a cavity ventilated system compliant with modern building code requirements in accordance with E2 / AS/1 will be required to present a permanent weather tight exterior envelope

Kind regards



Phil Tuttle
Director
CPIS 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 of Agreement

Weather Tightness & Non-Invasive Moisture Test Report: This report is deemed valid for a period of 3 months from the day of inspection.

This report shall reflect the exterior weather tight envelopes condition and complexity and will include non-invasive moisture conditions tested for on the day of the 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. Eg: Heavy rain after a prolonged period of dry weather can cause moisture ingress problems previously not available for detection by the inspector.

The inspector will comment on the weather conditions on the day of the inspection and warn of this possible scenario within the report.

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 furniture, stored items or possessions, vehicles, or any other object which obscures good, clear viewing of the subject matter, cannot be inspected with any degree of 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 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 agreed upon in writing by the vendor prior to the inspection.

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 and 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.

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.

If it is at any stage determined that the client has misinformed us as to the size of the property and not disclosed the presence of any additional dwellings, separate accommodation (detached or attached), multiple above average 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.

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 3000 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', with a stylized flourish at the end.

Phil Tuttle,
Director
Cornerstone Property Inspection Services Ltd