

# Property Inspection Report



- The Habit Wellington Ltd -

*Prepared for:*

# Property Inspection Report

## *Mission Statement*

It is our mission to provide a service that is solution based. We will ensure that our service to you:

- Is professional and totally focused to the task of providing a non-invasive visual inspection of a property with a view to providing an informed detailed, accurate report.
- Benefits all parties with an interest in the purchasing or selling of a property by providing a solution based property inspection service.
- Identifies any deferred maintenance issues (or other defects) that may be highlighted as areas for improvement or concern during the course of any property inspection.
- To provide a list of potential trade suppliers who can assist the purchaser vendor to effect a remedy in any identified problem area.
- Through a process of active listening, willingness and communication we continue to provide excellence friendly, flexible service that meets your inspection needs and whenever possible continually develop to improve our service when your feedback shows an opportunity for improvement.

## *Payment Terms and Conditions*

On the receipt of this report, the Customer acknowledges that they are liable for the full cost of the inspection and agree to pay The Habit Wellington Ltd in full, upon delivery of the report.

Delivery of this report to the Customer is considered an acceptance of these terms and conditions.

Payment terms are strictly seven (7) days.

The Customer acknowledges that they are liable for all cost incurred by The Habit Wellington Ltd in the event of the need to recover the debt. This includes but is not limited to any legal expenses and collection expenses that may be incurred in the recovery of the debt. Interest for the full amount of the inspection will be incurred at the rate 2% per month seven days from the date the report was delivered.

## *Disclaimer*

The Habit Wellington Ltd provides a residential property inspection and reporting service. This service is a non-invasive visual inspection of residential buildings and the preparation of an inspection report to meet the minimum standards of NZS 4306:2005.

The purpose of the inspection is to identify significant defects visible at the time of the inspection.

(a) This is a report of a visual only, non invasive inspection of the area of the building which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).

(b) The inspection did not assess compliance with the NZ Building Code including the Code's weathertightness requirements, or structural aspects. On request, specialist inspections can be arranged of weathertightness or structure or any systems including electrical, plumbing, gas or heating.

(c) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a), this report may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection.

Please note that without visible signs of water damage, **it is not possible to identify potential roof leaks if the inspection is carried out during fine weather.**

The purpose of the property report is to inspect those parts of the building to which the inspector has reasonable access together with any such additional parts of the site as may be requested by the client.

## *Electrical.*

We will thoroughly test the power point sockets and the lighting. We will comment on the type of the wiring that is visible in the internal ceiling space and in the sub floor area, we will also photograph the wiring in these areas and we will also photograph the main switch board to show the condition of this area. **Please note, we are not here to conduct an electrical check on the overall wiring of the dwelling,** should there be any areas that are not functioning, or that appear in need of further attention by a qualified electrician, we will state that in our report main summary area.

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## *Plumbing*

We will test all of the wet areas where possible, we will test and comment on the overall plumbing function quality and we will comment on the general condition of the plumbing that will be visible in the sub floor or in the internal ceiling space. We will provide photographs of the plumbing in those areas. Should we feel that there is further attention required on the plumbing by a registered plumber, we will state that in the main summary area of our report.

## *Infra red moisture testing.*

Infra red testing works by the detection of thermal changes in the materials that we are inspecting. The general areas that we are concerned with in our inspection, is the existence of moisture ingress that causes the deterioration of the structural framing, and cladding which eventually can affect the structural integrity of the dwelling.

It is shown in the report photos with the moisture appearing as different shading than that of the surrounding materials. This will be highlighted, and also given in depth comment in the Main summary area.

# Property Inspection Report

## *Level of Reporting*

The inspection includes an assessment of the condition of the following areas of a property:

- Y The Building Site
- Y The Subfloor Space
- Y The Exterior of the Building
- Y The Roof Exterior
- Y The Roof Space
- Y The Interior of the Building
- Y Exterior Windows and Doors
- Y Services
- Y Ancillary Spaces and Buildings

## *Definitions*

### **Good Condition**

Well presented visibly, structurally sound and well secured. Should the area be a moving part such as a window or door, these function with ease and any attachment they have is secure and in working condition.

### **Reasonable Condition**

May have minor signs of ageing and/or slight marking, but still works in a functional manner and is structurally sound.

### **Remedial Work/Attention Required**

Damage is evident. For each area mentioned as requiring remedial attention, the inspector will provide a detailed explanation for the nature of the problem and in his or her opinion the degree of work to remedy the situation.

# Property Inspection Report

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# Property Inspection Report

## Inspection Details - Property Inspection Report

### Inspection Details

*Date:* 23/11/2010.  
*Time of Appointment:* 01:00 p.m.  
*Inspection For:* Paul 027 5555 725

*Real Estate Agent:* Craig 027 2311 235

*Inspector on this property:* Matt Blundell.

*Weather:* Fine and sunny.

*Summary: The summary is an overall view of the areas listed in the property inspection report.* **Structural Defects that require immediate attention:** No structural defects that are of concern to the purchaser, or that would compromise the structural integrity and safety of the dwelling.

**Moisture ingress, or moisture damage found, these areas are:** No current or previous signs of moisture ingress or moisture damage. Methodology used for moisture testing: Survey master moisture meter:

**External area of the dwelling comments:** Well constructed, well maintained. The dwelling is in a good sound condition, both structurally and cosmetically. There should be no requirement for any replacement of the base materials, or a cosmetic upgrade for some time.

All areas inspected in the internal ceiling space, and in the sub floor area have been well constructed, comply with the building standards of that time, and are in a sound condition.

All areas externally that perform a functioning role, such as taps, storm water, etc, are in good functioning condition.

**Foundation Area comments:** The Concrete floor pad appears to be in a good sound condition. Externally there are no visible fractures evident. Internally there does not appear to be any major unevenness or damage felt under the internal linings.

**Internal inspection comments:** The internal linings are in good sound condition, with a good cosmetic level apparent. ( Includes floor linings )  
All wet areas were tested, good pressure found, no leaks or blockages found, internally or externally, or in the sub-floor area (if it exists)  
All power points tested and found to be in good working condition. **Modern T.P.S. wiring in this dwelling, not the older cloth covered type.**

The dwelling is insulated in the internal ceiling space as shown in the internal ceiling space area.

We recommend that if there are no smoke alarms fitted in the dwelling that this be addressed, we also recommend that all batteries be changed in the existing smoke alarms installed.

**Fires and underfloor heating:** It is not practical for us to light and test fires in the dwelling. If the owner is on site and we have an opportunity for them to show us the fire in a full operational condition, we will have that done.

If the opportunity does not arise, we highly recommend that the fire is not used until the internal area of the fire, and the chimney are thoroughly cleaned. This can be a safety concern if the inspection has been carried out in summer, and the fire has not been used for sometime.

We would also recommend that an agreement be reached in the sale purchase transaction that if there is an issue with the fire, the current owner will remedy the problem. It is not possible for us at times to check underfloor heating or night store heating. This can be due to the facts that underfloor heating not only takes time to heat, but if the heating is placed in the foundation itself, there is a huge cost to turn it on and there is also a lengthy delay for the heating to reach temperature. The night store heating is normally set at a certain time, and generally we are inspecting outside of those hours.

We suggest that in regard to this type of heating, an agreement be put in place that should there be any issue with the heating after the sale, purchase agreement, it is the current owner that remedy the issue.

# Property Inspection Report

Over all the house is in a structurally sound condition with no major issues to be concerned about. I conducted moisture tests throughout the entire house, no high moisture readings were found. All plumbing was tested, no blockages were found, but the two shower roses in each bathroom were leaking slightly. All power points and lights were tested everything was in working order, except for the bulb for the range hood. I found one cracked weather board on the exterior cladding and one area at the front door which needs to be flashed as birds are living in the soffit. All in all a good solid dry home which has been built to a high standard.

# Property Inspection Report

## Site - Property Inspection Report

### Site

<i>Section details:</i>	Level site.
<i>Main water supply, on/off control:</i>	Road side area.
<i>Driveway:</i>	Exposed aggregate, Good fall for drainage, Good condition.
<i>Fencing General:</i>	Timber Fencing material in: Reasonable Condition.
<i>Gates Installed</i>	Timber Reasonable condition.
<i>Patio Area:</i>	Exposed aggregate, Good Condition.
<i>Clothesline:</i>	Fold away, Good Condition.
<i>Paths:</i>	Concrete, Exposed aggregate, Good Condition.
<i>Water Pooling:</i>	Water pooling not likely on this site.
<i>Summary and comments from the inspector on this area:</i>	This site is in a well established and well presented condition.
<i>Image Site Area 1:</i>	



*Image Site Area 2:* Exposed Aggregate driveway in good condition.



*Image Site Area 3:* Back Patio area, back yard fully fenced off.



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*Image Site Area 4:*



*Image Site Area 5:*

Well established back garden.

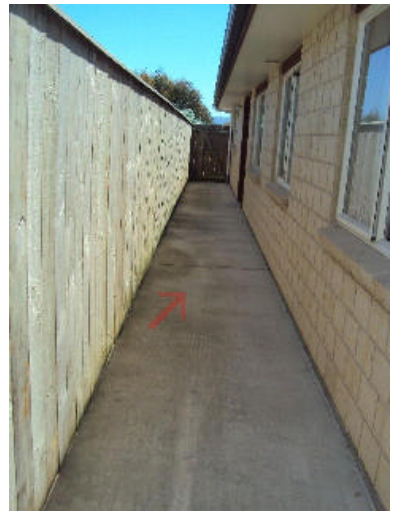


*Image Site Area 6:*



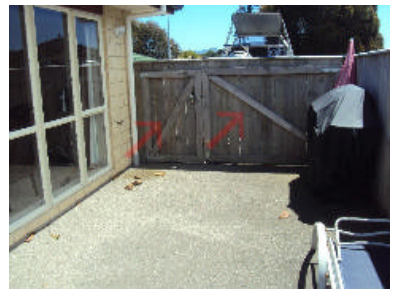
*Image Site Area 7:*

Plain concrete path down the side of the house.



*Image Site Area 8:*

I could not open these gates as they were padlocked shut. They are designed however to both open right up to gain access to the back yard.



# Property Inspection Report

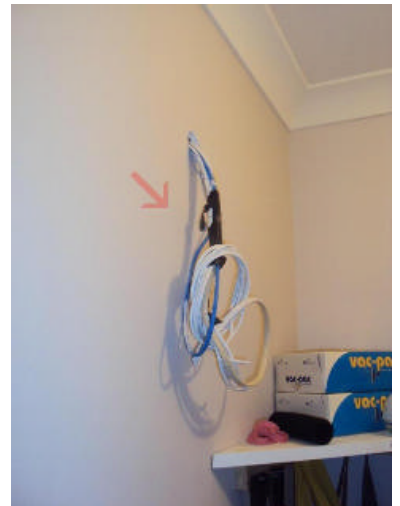
## Garage - Property Inspection Report

### Garage #1

<i>General:</i>	Double, Attached with Internal Access.
<i>Side Doors:</i>	multiple, Hinged door, Functions as designed, Good Condition.
<i>Door panels &amp; reveal areas</i>	Material in, Good Condition.
<i>Internal linings:</i>	Lined, Manufactured trusses, Well secured, Material in, Good Condition.
<i>Lighting and power points:</i>	Lighting installed, Power points installed.
<i>Tested:</i>	Tested, Working.
<i>Window reveals &amp; sashes:</i>	Aluminum frame, Functions as designed, Good Condition.
<i>Internal:</i>	Laundry area, Separate storage area, Material and area in, Good Condition.
<i>Flooring</i>	Concrete floor slab (unpainted), Good Condition.
<i>Garage Floor Measurement, Approximately:</i>	48 meters squared.
<i>General summary and comments from the inspector on this area.</i>	Good Condition. Well constructed, well presented.
<i>Garage Image 1:</i>	Fuse box in the garage.



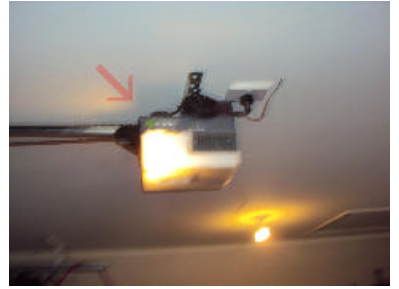
<i>Garage Image 2:</i>	Cords hanging out of the wall in the storage cupboard.
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# Property Inspection Report

Garage Image 3:

Electric garage door is in working order.



# Property Inspection Report

## Exterior - Property Inspection Report

### Building Exterior

<i>General:</i>	Single Story.
<i>Roof cladding main:</i>	Decromastic tiles, Material in, Good Condition.
<i>Side roof cladding:</i>	Decromastic tiles, Secured well in place, Material in, Good Condition.
<i>Chimney:</i>	Galvanised Iron, Well secured, Well flashed, Operational, Material in, Good Condition.
<i>Outlet Pipes:</i>	PVC, Secured in place, Well flashed, Material in, Good Condition.
<i>Main roof flashings &amp; ridge capping:</i>	Good flashings, well secured, good condition.
<i>Fascia:</i>	Timber Fascia (includes barge boards if fitted), Material in, Good Condition.
<i>Guttering:</i>	Colour Steel, Secured, material in, Good Condition.
<i>Eaves:</i>	Paint compressed fiber cement, Secured well, Material in, Good Condition.
<i>Gable:</i>	Horizontal weatherboard, Material in, Reasonable Condition, <b>Remedial attention required</b> , Possible replacement of the damaged area.
<i>External Wall Cladding:</i>	Brick veneer, Material in, Good Condition.
<i>Borer:</i>	No.
<i>Mildew:</i>	No mildew evident.
<i>External Joinery</i>	Aluminum, Material in, Good Condition.
<i>Window sills</i>	Brick veneer, Good Condition.
<i>Flashings over windows and door areas:</i>	Partial flashings fitted only as required.
<i>Downpipes:</i>	PVC, Secured, Material in, Good Condition.
<i>Exterior Taps:</i>	Tested, working.
<i>Storm water:</i>	P.V.C, Tested, draining well, Drains into street system.
<i>Ground Floor Patio:</i>	Exposed aggregate, Good Condition.
<i>Subsidence:</i>	No signs.
<i>Foundation:</i>	Concrete Floor, Good condition.
<i>Summary and comments from the inspector on this area.</i>	Good sound condition. Well constructed, in sound well presented condition.
<i>Building Exterior Image 1:</i>	Front entrance. Well fitted flashing.



*Building Exterior Image 2:* Outside lights installed.



# Property Inspection Report

*Building Exterior Image 3:*

No Flashings fitted on any other windows. This was common practice a few years ago but is not now.



*Building Exterior Image 4:*

Birds are living in this soffit area. A simple solution to this problem would be to install a lead flashing so they can no longer get into this area.



*Building Exterior Image 5:*

Tidy cedar garage door.



*Building Exterior Image 6:*

Cracked weatherboard.



*Building Exterior Image 7:*

Good flashing system.



# Property Inspection Report

*Building Exterior Image 8:*

Valley in good condition.



*Building Exterior Image 9:*

Roof in good condition.



*Building Exterior Image 10:*

Keep siliconed areas well sealed, as over time they will dry up and crack in the weather.



*Building Exterior Image 11:*



# Property Inspection Report

*Building Exterior Image 12:*

Well fitted flashing.



*Building Exterior Image 13:*

Skylight installed.



*Building Exterior Image 14:*

Bifolding doors installed, in working order.



# Property Inspection Report

## Family Room/Lounge - Property Inspection Report

### Family Room/Lounge #1

<i>General:</i>	Open plan.
<i>Internal ceiling and wall linings:</i>	Base linings intact, Good Condition.
<i>Window sash and function:</i>	Single glazed, Aluminum frame, Awning, Functions as designed, Good Condition.
<i>Window Reveals &amp; Sills</i>	Base materials are in, Good Condition, Painted.
<i>Door types and function standards for this room:</i>	French doors, Function as designed, Good Condition.
<i>Door panels and door reveals:</i>	Base materials are in, Good Condition.
<i>Door Hardware:</i>	Door stop fitted.
<i>Lighting:</i>	Installed.
<i>Tested:</i>	Tested, working.
<i>Power Points &amp; Sockets:</i>	Phone Socket, Multiple, Double Switch Socket.
<i>Tested:</i>	Tested, working.
<i>Floor Covering:</i>	Carpet fitted, Good Condition.
<i>Heating:</i>	Free standing Wood burner, Professionally Installed, Operational, Good condition.
<i>Smoke Alarms:</i>	No Smoke Alarms.
<i>Storage:</i>	No storage in this area.
<i>General Summary, and comments from the inspector on this area:</i>	Good tidy area, well presented, functions well.
<i>Image 1:</i>	Tidy living room.



Image 2:



Image 3:

Fire place installed.



# Property Inspection Report

Image 4:

Crack in the plastered ceiling, not of a structural concern.



# Property Inspection Report

## Dining Room - Property Inspection Report

### Dining Room #1

<i>General:</i>	Separate room.
<i>Internal ceiling and wall linings:</i>	Base linings intact, Good Condition.
<i>Window sash and function:</i>	Single glazed, Aluminum frame, Awning, Functions as designed, Good Condition.
<i>Window Reveals &amp; Sills</i>	Base materials are in, Good Condition, Painted.
<i>Door types and function standards for this room:</i>	Bifold door, Function as designed, Good Condition.
<i>Door panels and door reveals:</i>	Base materials are in, Good Condition.
<i>Door Hardware:</i>	No real requirement for door stop here.
<i>Lighting:</i>	Installed.
<i>Tested:</i>	Tested, working.
<i>Power Points &amp; Sockets:</i>	Multiple, Double Switch Socket.
<i>Tested:</i>	Tested, working.
<i>Floor Covering:</i>	Carpet fitted, Good Condition.
<i>Heating:</i>	Ducted heat system, Professionally Installed, Operational, Good condition.
<i>Smoke Alarms:</i>	No Smoke Alarms.
<i>Storage:</i>	No storage for this area.
<i>General Summary, and comments from the inspector on this area:</i>	Good tidy area, well presented, functions well.
<i>Image 1:</i>	Open plan dining room and kitchen.



*Image 2:* Bifold doors.



# Property Inspection Report

## Kitchen - Property Inspection Report

### Kitchen #1

<i>General:</i>	Open plan.
<i>Internal ceiling and wall linings:</i>	Base linings intact, Skylight professionally installed, Good Condition.
<i>Window sash and function:</i>	No windows in this area.
<i>Door types and function standards for this room:</i>	Hinged door, Function as designed, Good Condition.
<i>Door panels and door reveals:</i>	Base materials are in, Good Condition.
<i>Door Hardware:</i>	Door stop fitted.
<i>Lighting:</i>	Installed.
<i>Tested:</i>	Tested, working.
<i>Power Points &amp; Sockets:</i>	Phone Socket, Multiple, Double Switch Socket.
<i>Tested:</i>	Tested, working.
<i>Floor Covering:</i>	Tile fitted, Good Condition.
<i>Heating:</i>	Ducted heat system, Professionally Installed, Operational, Good condition.
<i>Smoke Alarms:</i>	No Smoke Alarms.
<i>Bench top:</i>	Formica, Tiled, Splash back fitted, Good condition.
<i>Joinery Units:</i>	Good condition, good working order.
<i>Pantry Area:</i>	Large single, Adjustable shelving installed, Internal lighting installed.
<i>Pantry doors, handles &amp; catches:</i>	Good condition, functions well.
<i>Refrigerator Area:</i>	<a href="#">Open area.</a>
<i>Sink Area:</i>	Double, Stainless steel, Draining without leaks or blockages, Good condition.
<i>Tap Area:</i>	Single mixer, Good pressure.
<i>Oven:</i>	Modern conventional type, Under bench model, Tested, working, Good condition.
<i>Oven cook top:</i>	4 Electric hot plates, Heat shield fitted, Tested, working, Good condition.
<i>Additional appliances:</i>	<a href="#">Dishwasher installed</a> , Good condition, <a href="#">Wastemaster installed</a> , Tested, working, Good condition, <a href="#">Range hood installed</a> , Tested, working, <a href="#">Tested, not working.</a>
<i>General Summary, and comments from the inspector on this area:</i>	Good tidy area, well presented.
<i>Image 1:</i>	Tidy kitchen.



*Image 2:* Nicely tiled.



# Property Inspection Report

Image 3:

Oven in working order.



Image 4:

Soft touch stove top, in working order.



Image 5:

One light not working.



Image 6:

Well sealed junction.



Image 7:

Sink is draining well, no leaks or blockages were found.



Image 8:

Sky light installed.



# Property Inspection Report

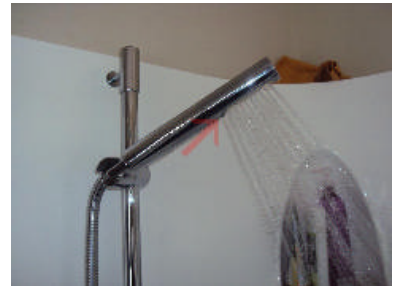
## Bathroom/Ensuite - Property Inspection Report

### Bathroom/Ensuite #1

<i>General:</i>	Separate room.
<i>Internal ceiling and wall linings:</i>	Base linings intact, Good Condition.
<i>Window sash and function:</i>	Single glazed, Aluminum frame, Awning, Functions as designed, Good Condition.
<i>Window Reveals &amp; Sills</i>	Base materials are in, Good Condition, Painted.
<i>Door types and function standards for this room:</i>	Hinged door, Function as designed, Good Condition.
<i>Door panels and door reveals:</i>	Base materials are in, Good Condition.
<i>Door Hardware:</i>	No real requirement for door stop here.
<i>Lighting:</i>	Installed.
<i>Tested:</i>	Tested, working.
<i>Power Points &amp; Sockets:</i>	Single Switch Socket.
<i>Tested:</i>	Tested, working.
<i>Floor Covering:</i>	Tile fitted, Good Condition.
<i>Shower:</i>	PVC linings, Good Condition.
<i>Shower Water Control:</i>	Hand held shower rose, Single mixer, Reasonable, Remedial attention suggested, Leaking water control evident.
<i>Shower Base:</i>	PVC, Easy Waste Fitted, Good Condition.
<i>Shower Door:</i>	Glass door, Good Condition.
<i>Toilet Cistern:</i>	Double flush porcelain cistern, Good Condition.
<i>Toilet Seat:</i>	Plastic seat, Good Condition.
<i>Toilet Pan:</i>	Fixed firmly to floor.
<i>Towel Rail:</i>	Heated towel rail, Well secured & in good condition.
<i>Vanity Unit General:</i>	1 unit, Good Condition.
<i>Vanity Unit Top:</i>	Porcelain, Good Condition.
<i>Vanity Unit Other:</i>	Doors, Good Condition, Draws, Reasonable Condition.
<i>Vanity Unit Taps:</i>	Single water mixer, Good water pressure.
<i>Extraction and Heating:</i>	No Heating, Extraction fan, Tested, Good working condition.
<i>General Summary, and comments from the inspector on this area:</i>	Good tidy area, well presented. Well sealed area. Good functioning area.
<i>Image 1:</i>	Underfloor heating panel.



*Image 2:* Slight leak from the shower rose.



# Property Inspection Report

Image 3:

Well presented bathroom.



## Bathroom 2

<i>General:</i>	Separate room.
<i>Internal ceiling and wall linings:</i>	Base linings intact, Good Condition.
<i>Window sash and function:</i>	Single glazed, Aluminum frame, Awning, Functions as designed, Good Condition.
<i>Window Reveals &amp; Sills</i>	Base materials are in, Good Condition, Painted.
<i>Door types and function standards for this room:</i>	Hinged door, Function as designed, Good Condition.
<i>Door panels and door reveals:</i>	Base materials are in, Good Condition.
<i>Door Hardware:</i>	Door stop fitted.
<i>Lighting:</i>	Installed.
<i>Tested:</i>	Tested, working.
<i>Power Points &amp; Sockets:</i>	Single Switch Socket.
<i>Tested:</i>	Tested, working.
<i>Floor Covering:</i>	Tile fitted, Good Condition.
<i>Bath:</i>	Built in Bath, Tile surround, Good bath surface and surround.
<i>Taps:</i>	1 water mixer into faucet over bath, Reasonable water pressure.
<i>Shower:</i>	PVC linings, Good Condition.
<i>Shower Water Control:</i>	Hand held shower rose, Single mixer, Reasonable, <b>Remedial attention suggested, Leaking water control evident.</b>
<i>Shower Base:</i>	PVC, Easy Waste Fitted, Good Condition.
<i>Shower Door:</i>	Glass door, Good Condition.
<i>Toilet Cistern:</i>	Double flush porcelain cistern, Good Condition.
<i>Toilet Seat:</i>	Plastic seat, Good Condition.
<i>Toilet Pan:</i>	Fixed firmly to floor.
<i>Towel Rail:</i>	Heated towel rail, Well secured & in good condition.
<i>Vanity Unit General:</i>	1 unit, Good Condition.
<i>Vanity Unit Top:</i>	Porcelain, Good Condition.
<i>Vanity Unit Other:</i>	Doors, Good Condition, Draws, Good Condition.
<i>Vanity Unit Taps:</i>	Single water mixer, Good water pressure.
<i>Extraction and Heating:</i>	No Heating, Extraction fan, Tested, Good working condition.
<i>General Summary, and comments from the inspector on this area:</i>	Good tidy area, well presented. Well sealed area. Good functioning area.

# Property Inspection Report

Image 1:

Main bathroom, well presented room.

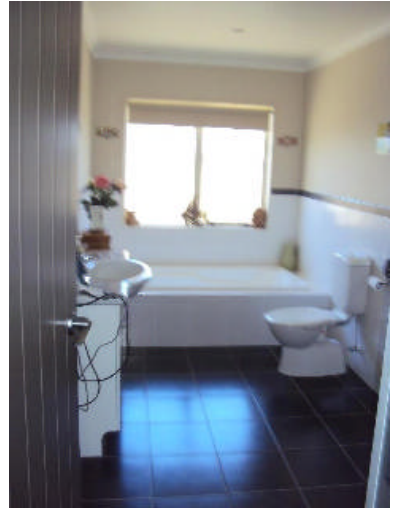


Image 2:

Well sealed tiles around the bath, good bath surface.



Image 3:

Shower rose is leaking.

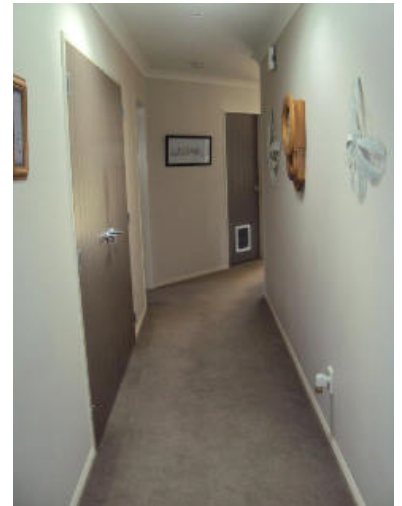


# Property Inspection Report

## Hallway - Property Inspection Report

### Hallway #1

<i>Internal ceiling and wall linings:</i>	Base linings intact, Good Condition.
<i>Window sash and function:</i>	No windows installed in this area.
<i>Door types and function standards for this room:</i>	Hinged door, Function as designed, Good Condition.
<i>Door panels and door reveals:</i>	Base materials are in, Good Condition.
<i>Lighting:</i>	Installed.
<i>Tested:</i>	Tested, working.
<i>Power Points &amp; Sockets:</i>	Multiple, Single Switch Socket.
<i>Tested:</i>	Tested, working.
<i>Floor Covering:</i>	Carpet fitted, Tile fitted, Good Condition.
<i>Heating:</i>	Ducted heat system, Professionally Installed, Operational, Good condition.
<i>Smoke Alarms:</i>	Multiple, Securely Installed, Tested, working.
<i>Storage:</i>	Storage cupboards here.
<i>Storage area doors:</i>	Hinged door, Function as designed, Good Condition.
<i>General Summary, and comments from the inspector on this area:</i>	Good tidy area, well presented, functions well.
<i>Image 1:</i>	



*Image 2:* Smoke alarms installed, tested and working.



*Image 3:* Tiles front entrance.



# Property Inspection Report

Image 4:

Wires hanging out of the ceiling.

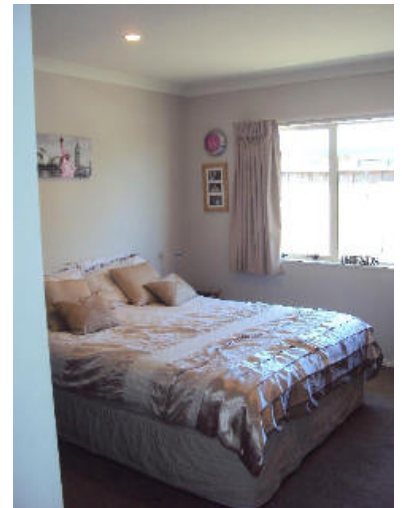


# Property Inspection Report

## Bedroom - Property Inspection Report

### Bedroom #1

<i>General:</i>	Separate room.
<i>Internal ceiling and wall linings:</i>	Base linings intact, Good Condition.
<i>Window sash and function:</i>	Single glazed, Aluminum frame, Awning, Functions as designed, Good Condition.
<i>Window Reveals &amp; Sills</i>	Base materials are in, Good Condition, Painted.
<i>Door types and function standards for this room:</i>	Hinged door, Function as designed, Good Condition.
<i>Door panels and door reveals:</i>	Base materials are in, Good Condition.
<i>Door Hardware:</i>	Door stop fitted.
<i>Lighting:</i>	Installed.
<i>Tested:</i>	Tested, working.
<i>Power Points &amp; Sockets:</i>	Aerial Socket, Multiple, Double Switch Socket.
<i>Tested:</i>	Tested, working.
<i>Floor Covering:</i>	Carpet fitted, Good Condition.
<i>Heating:</i>	No heating installed here.
<i>Smoke Alarms:</i>	No Smoke Alarms.
<i>Wardrobe:</i>	Double size.
<i>Wardrobe Doors:</i>	Hinged design, Functions as designed, Good Condition.
<i>General Summary, and comments from the inspector on this area:</i>	Good tidy area, well presented, functions well.
<i>Image 1:</i>	Tidy bedroom.



### Bedroom #2

<i>General:</i>	Separate room.
<i>Internal ceiling and wall linings:</i>	Base linings intact, Good Condition.
<i>Window sash and function:</i>	Single glazed, Aluminum frame, Awning, Functions as designed, Good Condition.
<i>Window Reveals &amp; Sills</i>	Base materials are in, Good Condition, Painted.
<i>Door types and function standards for this room:</i>	Hinged door, Function as designed, Good Condition.
<i>Door panels and door reveals:</i>	Base materials are in, Good Condition.
<i>Door Hardware:</i>	Door stop fitted.
<i>Lighting:</i>	Installed.
<i>Tested:</i>	Tested, working.
<i>Power Points &amp; Sockets:</i>	Multiple, Double Switch Socket.
<i>Tested:</i>	Tested, working.
<i>Floor Covering:</i>	Carpet fitted, Good Condition.
<i>Heating:</i>	No heating installed here.

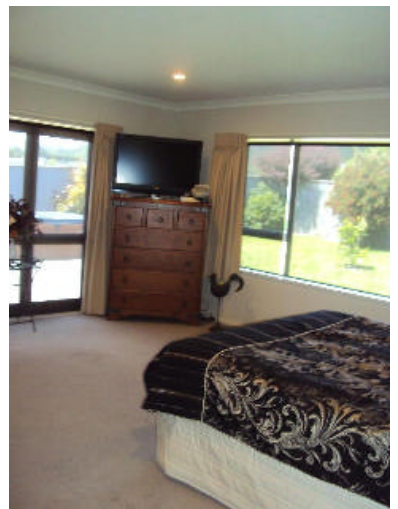
# Property Inspection Report

*Smoke Alarms:* No Smoke Alarms.  
*Wardrobe:* Single size.  
*Wardrobe Doors:* Hinged design, Functions as designed, Good Condition.  
*General Summary, and comments from the inspector on this area:* Good tidy area, well presented, functions well.  
*Image 1:* Tidy second bedroom.



## Bedroom #3

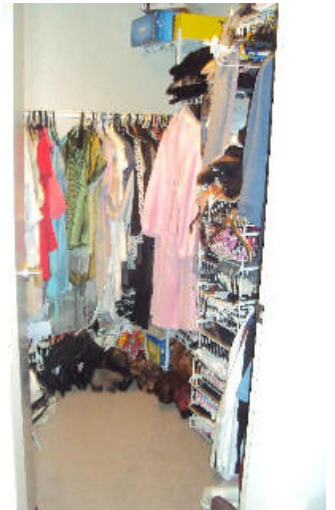
*General:* Separate room.  
*Internal ceiling and wall linings:* Base linings intact, Good Condition.  
*Window sash and function:* Single glazed, Aluminum frame, Awning, Functions as designed, Good Condition.  
*Window Reveals & Sills* Base materials are in, Good Condition, Painted.  
*Door types and function standards for this room:* Combination, Hinged door, French doors, Function as designed, Good Condition.  
*Door panels and door reveals:* Base materials are in, Good Condition.  
*Door Hardware:* Door stop fitted.  
*Lighting:* Installed.  
*Tested:* Tested, working.  
*Power Points & Sockets:* Phone Socket, Aerial Socket, Multiple, Double Switch Socket.  
*Tested:* Tested, working.  
*Floor Covering:* Carpet fitted, Good Condition.  
*Heating:* No heating installed here.  
*Smoke Alarms:* No Smoke Alarms.  
*Wardrobe:* Walk in design, Lighting installed.  
*Wardrobe Doors:* Hinged design, Functions as designed, Good Condition.  
*General Summary, and comments from the inspector on this area:* Good tidy area, well presented, functions well.  
*Image 1:* Tidy master bedroom.



# Property Inspection Report

Image 2:

Walk in wardrobe.



# Property Inspection Report

## Study - Property Inspection Report

### Study/Sunroom #1

<i>General:</i>	Separate room.
<i>Internal ceiling and wall linings:</i>	Base linings intact, Good Condition.
<i>Window sash and function:</i>	Single glazed, Aluminum frame, Awning, Functions as designed, Good Condition.
<i>Window Reveals &amp; Sills</i>	Base materials are in, Good Condition, Painted.
<i>Door types and function standards for this room:</i>	Hinged door, Function as designed, Good Condition.
<i>Door panels and door reveals:</i>	Base materials are in, Good Condition.
<i>Door Hardware:</i>	Door stop fitted.
<i>Lighting:</i>	Installed.
<i>Tested:</i>	Tested, working.
<i>Power Points &amp; Sockets:</i>	Phone Socket, Aerial Socket, Multiple, Double Switch Socket.
<i>Tested:</i>	Tested, working.
<i>Floor Covering:</i>	Carpet fitted, Good Condition.
<i>Heating:</i>	No heating installed here.
<i>Smoke Alarms:</i>	No Smoke Alarms.
<i>Storage:</i>	Storage cupboards here.
<i>Storage area doors:</i>	Hinged door, Function as designed, Good Condition.
<i>General Summary, and comments from the inspector on this area:</i>	Good tidy area, well presented, functions well.
<i>Image 1:</i>	Tidy study.



# Property Inspection Report

## Internal Ceiling Space - Property Inspection Report

### Internal Ceiling Space #1

<i>Access Point:</i>	Garage area.
<i>Access into</i>	Access into and movement in the internal ceiling space is generally good
<i>Insulation</i>	Fiberglass or wool batts. Good insulation here. Good thickness, professionally installed.
<i>Roof lining</i>	Lining paper, Good condition, secure, no deterioration on the roof lining installed.
<i>Tiles fitted</i>	Tiles secured well, no movement, or deterioration on the tiles here.
<i>Roofing type</i>	Factory manufactured trusses installed here, The factory manufactured trusses are secure, and in a good sound condition.
<i>Chimney area:</i>	Well secured, bracing in place as required.
<i>Plumbing</i>	P.V.C, The plumbing installed in this area is secure, and shows no signs of any moisture leaks, or damage.
<i>Wiring</i>	Wiring installed here, The wiring here is a modern plastic coated design. Well stowed, the wiring appears to be in good condition.
<i>Extraction Unit Hosing:</i>	The extraction unit hosing is in good condition. Well connected vented to the outside area.
<i>Ceiling construct</i>	Ceiling baton construction in this dwelling, The ceiling baton construction here is tidy, and in a good sound condition.
<i>Pest &amp; debris, timber rot:</i>	No pest or debris evident in the internal ceiling space.
<i>Summary for this area</i>	Good, tidy, sound condition. No remedial tasks required, no issues of any kind in this area.
<i>Image 1:</i>	Good solid, secured trusses.



*Image 2:* Insulation installed.



*Image 3:* Loose wires in different areas of the ceiling space, these are for hard wired smoke alarms that have not been installed.



# Property Inspection Report

Image 4:

Good tidy plumbing.



# Property Inspection Report

## Water Cylinder - Property Inspection Report

### Water Cylinder #1

*Location:* Hallway area.

*Method of heating:* Electric.

*Size:* 180 litre.

*Pressure:* Mains Pressure.

*Seismic Strap:* Seismic strap fitted.

*General comments on the cylinder and connections:* The cylinder carcass and the connections here are in a good sound condition. No sign of any damage or moisture leaks evident on the day of inspection.

*Image 1:*

