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Home Inspection Report



11 Western Road, Laingholm, Auckland

Inspection prepared for: Jackie Van Beek
Date of Inspection: 20/3/2020 Time: 9:00 AM
Age of Home: Mixed
Weather: Showers

Inspector: Duane Turner
Phone: 09 811 8018 / 027 376 4806
Email: duane.turner@abuyerschoice.com
www.waitakere.abuyerschoice.co.nz



buyer's choice
HOME INSPECTIONS

Inspected Once. Inspected Right!

General site features

1. Building type

Two level
Residential

2. Approximate land size

M D NI
1386m²

3. Entrance faces

M D NI
• North west

4. Services

M D NI
• Water is mains supply
• Electricity is connected at the time of inspection
• Sewer disposal is via the city system
• Gas is supplied to the home via a portable gas bottle

5. Section contour

M D NI
• Moderate fall

6. Vegetation

M D NI
• Medium sized trees and shrubs present

Exterior electrical

1. Exterior lighting

M D NI
• Present



Driveway

1. Material type

M D NI

- Mixed materials



2. Condition

M D NI

- Average condition



3. Drainage

M D NI

- Present



Path/s

1. Material type

M D NI

- Concrete



2. Condition

M D NI

- Good condition

3. Drainage

M D NI

- Present



Deck/s

1. Material type

M D NI

Timber



2. Condition

M D NI

- Good condition

3. Bracing Framing and Piles

M D NI

Not visible

4. Excessive springiness

M D NI

None noted

5. Balustrades

M D NI

Present, Adequately rigid



6. Waterproofing membrane

M D NI

Not visible

Retaining wall/s

1. Material type

M D NI

• Timber walls



2. Drainage

M D NI

• Not visible

3. Condition

M D NI

- Good condition

4. Safety from falling

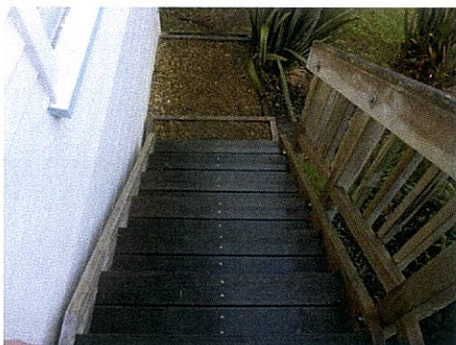
M D NI

- Satisfactory

**Exterior stairs****1. Material type**

M D NI

- Timber

**2. Handrail**

M D NI

- Present

Surface water control**1. Signs of ponding**

M D NI

- No signs of ponding present

Clothesline

1. Type

M D NI

- Rotary



2. Condition

M D NI

- Functional condition

General cladding condition

1. Material type

M D NI

- Timber weatherboard
- Profiled plywood



2. Surface finish

M D NI

- Good condition

3. Weather tightness risk

M D NI

- Low risk

4. Clearances

M D NI

- Adequate

5. Penetration seals

M D NI

- Sealed

6. Cavity

M D NI

- Cavity system present (rear extension)

**7. Flashings**

M D NI

- Present

8. Splitting and rot

M D NI

- Not apparent

9. Facing and trims

M D NI

- Good condition

Exterior windows condition

1. Material type

M D NI

- Timber
- Aluminium



2. Type

M D NI

- Double and single glazed



3. Operation and fit

M D NI

- Satisfactory



4. Hardware

M D NI

- Functional

5. Facings and trims

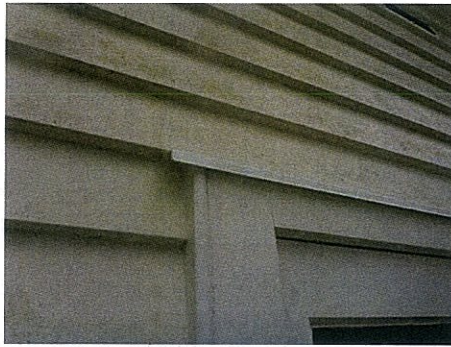
M D NI

- Good condition

6. Flashings

M D NI

- Present



Exterior doors condition

1. Material type

- M D NI • Wooden

2. Door panel condition

- M D NI • Good condition

3. Operation and fit

- M D NI • Satisfactory



4. Hardware

- M D NI • Functional

5. Facings and trims

- M D NI • Good condition

6. Flashings

- M D NI • Present

Exterior construction - Timber framed

1. Verticality and alignment

M D NI

- Satisfactory



2. Dampness and moisture damage

M D NI

- Not evident

Crawl space general

1. Accessibility

M D NI

- 50% accessible visually



Limited access



2. Drainage

M D NI

- Dry

3. Foundation walls

M D NI

- Wood framing

4. Ground clearance of timber framing

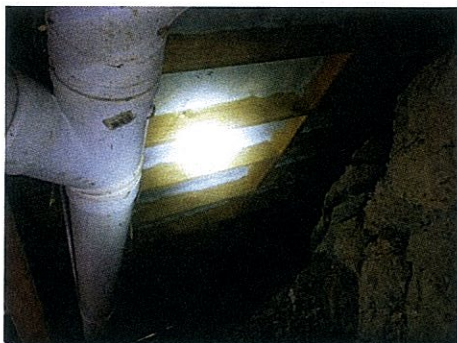
M D NI

- Satisfactory

5. Timber framing and bracing

M D NI

- Appears satisfactory

**6. Rotting timbers**

M D NI

- None visible

7. Ventilation adequacy

M D NI

- Adequate

8. Floor type

M D NI

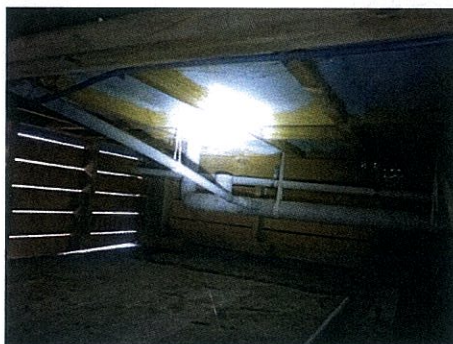
- Particle board
- Wooden floorboards

Crawl space insulation

1. Type

M D NI

- Polystyrene

**2. Coverage**

M D NI

- Good coverage

3. Condition

M D NI

- Good condition

Crawl space plumbing

1. Material type

M D NI

- P.V.C
- Copper
- Polybutylene

**2. Leakage**

M D NI

- None visible

**3. Support**

M D NI

- There is adequate support

Crawl space electrical

1. Wiring type

M D NI

- Copper insulated with plastic

2. Support

M D NI

- Wires are supported well

Crawl space piles

1. Pile type

M D NI

- Timber



2. Pile instability

M D NI

- Appear stable

3. Pile condition

M D NI

- Good condition

4. Pile to bearer connections

M D NI

- Present



Crawl space other

1. Insect and pest infestation

M D NI

- No evidence of pest infestation

Roof space

1. Accessibility

M D NI

- 40% accessible visually



2. Roof underlay and support

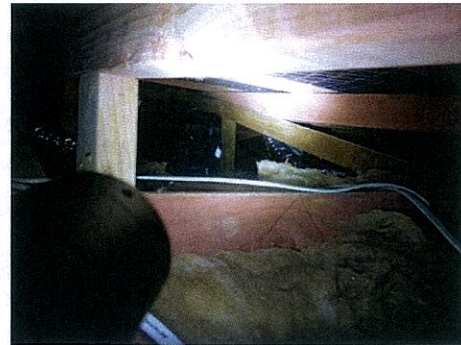
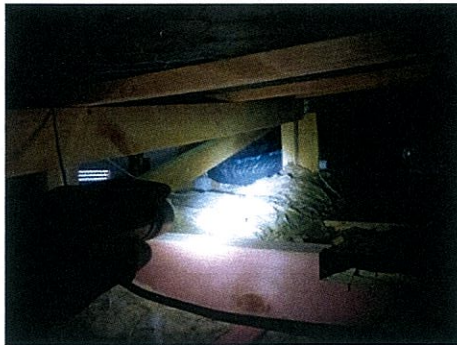
M D NI

- Satisfactory

3. Roof frame construction & connections

M D NI

- Satisfactory



4. Ceiling Construction

M D NI

- Gib board or similar product

5. Insect and pest infestation

M D NI

- No evidence of pest or insect infestation

6. Leakage observed

M D NI

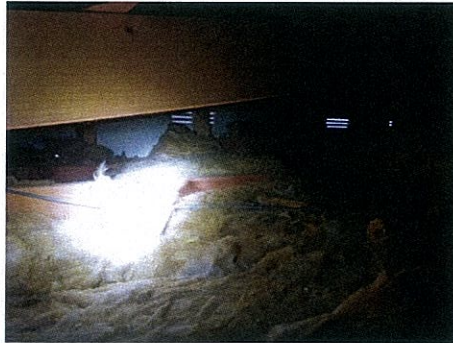
- None visible

Roof space insulation

1. Type

M D NI

- Fibreglass batts



2. Coverage

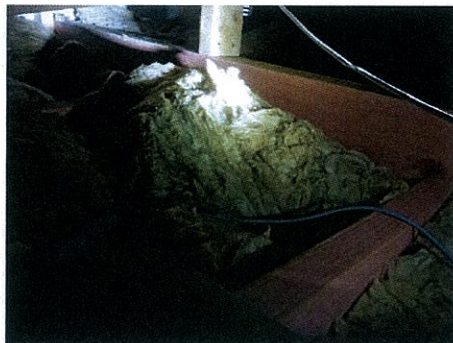
M D NI

- Good coverage

3. Condition

M D NI

- Good condition

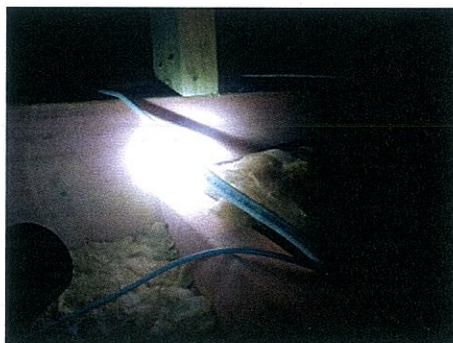


Roof space electrical

1. Wiring type

M D NI

- Copper insulated with plastic



Roof type & condition

1. Roof type

Profiled metal
Membrane roofing

2. Pitch appropriate to material type

M D NI

- Appropriate for this material type

3. Surface damage and deterioration

M D NI

- No surface damage apparent



4. Penetrations

M D NI

- Roof penetrations appear to be fixed well



5. Flashings

M D NI

- Good Condition



6. Roof to wall junctions

M D NI

- Satisfactory



7. Fixings

M D NI

- Fixings appear satisfactory at the time of inspection

8. Sagging

M D NI

- No apparent sagging can be seen at the time of inspection

9. Profiled metal

M D NI

- The roof span appears appropriate for this type of roof
- No apparent ponding can be seen at the time of inspection
- No damage to ribs apparent

Gutters/spouting

1. Type

M D NI

- Internal
- External

2. Material Type

M D NI

- P.V.C
- Butynol membrane

3. Position and Fall

M D NI

- Satisfactory

4. Damage

M D NI

- No damage apparent

5. Obstruction

M D NI

- No obstruction visible



6. Leakage

M D NI

- There are no signs of leakage at the time of inspection

Downpipes

1. Material type

M D NI

- P.V.C



2. Point of discharge

M D NI

- Satisfactory

Eaves, Fascia & Soffits

1. Material type

M D NI

- Timber & fibre cement eaves

2. Approximate width

M D NI

- >400mm
- None present in places



3. Damage

M D NI

- Eaves are in good condition

4. Dampness

M D NI

- No dampness noticed at the time of inspection

Chimney

1. Material type

M D NI

- The chimney chase or outer frame is constructed of metal

2. Adequate chimney support

M D NI

- There appears to be adequate chimney support

Interior

1. Wall Lining

M D NI

- Gib board or similar product

2. Ceiling lining

M D NI

- Gib board or similar product
-

3. Smoke detectors

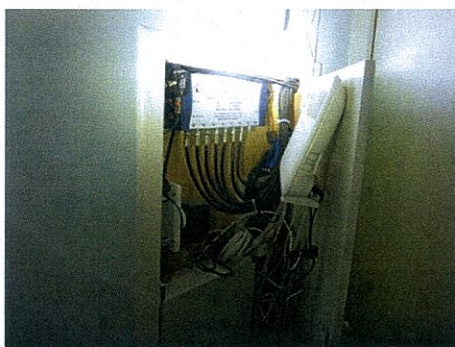
M D NI

- Functional and appropriately located

4. Telecommunications

M D NI

- Present (untested)



5. Doors

M D NI

- Wooden doors in good condition

Laundry

1. Location

M D NI



2. Floor

M D NI

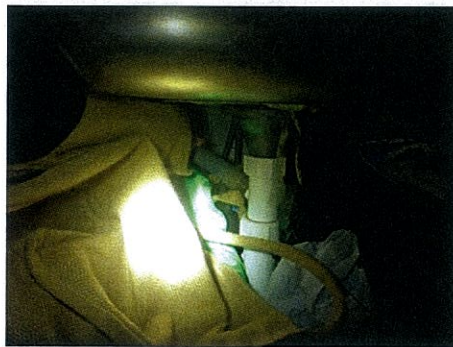
- Wooden floorboards



3. Taps and Waste Traps

M D NI

- Operative



4. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



5. Cupboard

M D NI

- Present



6. Lights and switches

M D NI

- Functional



7. Power outlets

M D NI

- Functional
- The power point is RCD protected



8. Ventilation System

M D NI

- Passive (via window)

9. Water Hammer

M D NI

- No noise or vibration noted

10. Leakage Observed

M D NI

- No leakage noted

11. Laundry tub

M D NI

- Good condition



12. Dryer ventilation

M D NI

- Not present

13. Washer drain

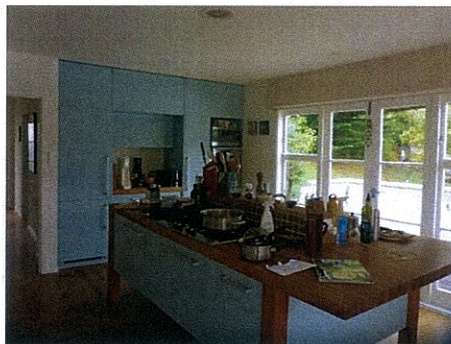
M D NI

- Drains into the homes plumbing

Kitchen

1. Location

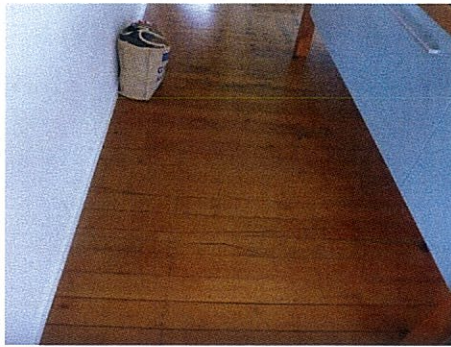
M D NI



2. Floor

M D NI

- Wooden floorboards



3. Cabinets

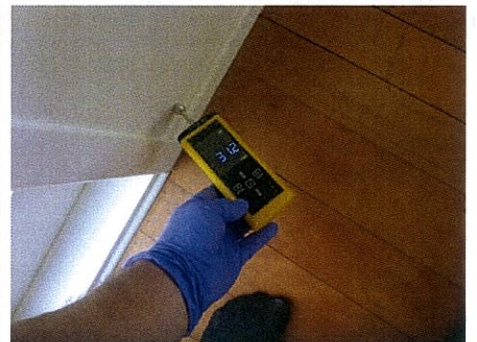
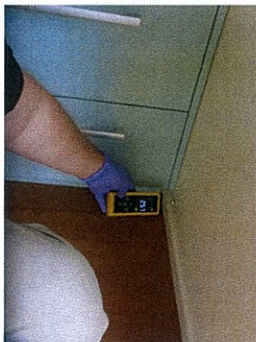
M D NI

- Laminate type and composite materials

4. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



5. Oven

M D NI

- Visually in good condition with functioning isolating switch, not tested for functionality



6. Stove Top

M D NI

- At the time of inspection the stove top appears to be in working order



7. Bench Tops

M D NI

- Good condition

8. Sink

M D NI

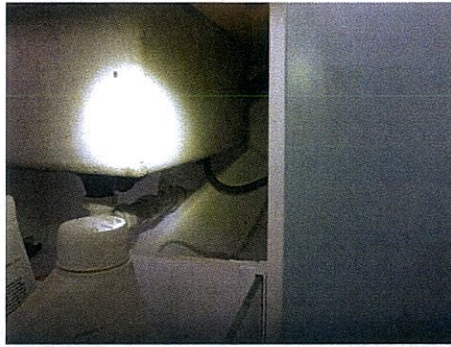
- Stainless Steel



9. Taps & Waste Traps

M D NI

- Operative



10. Water Hammer

M D NI

- No noise or vibration noted

11. Leakage Observed

M D NI

- None observed at the time of inspection

12. Air Extraction System

M D NI

- Mechanical



13. Air Extraction Point of Discharge

M D NI

- Appears to be venting to the exterior of the home

14. Dishwasher

M D NI

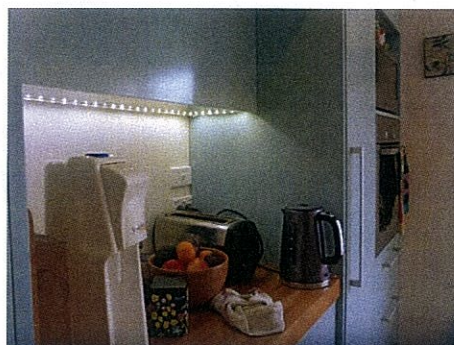
- Functioning at the time of inspection (full cycle not run)



15. Lights and switches

M D NI

- Functional



16. Power outlets

M D NI

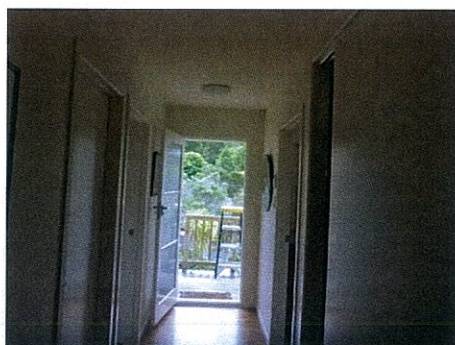
- Functional



Main entrance

1. Location

M D NI



2. Floor

M D NI

- Wooden floorboards



3. Cupboard

M D NI

- Present



4. Lights and switches

M D NI

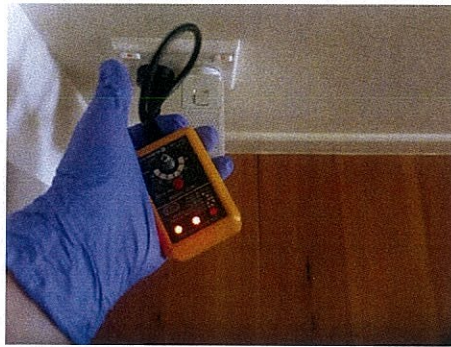
- Functional



5. Power outlets

M D NI

- Functional



6. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY



Interior stairway

1. Location

M D NI



2. Material type

M D NI

- Timber

3. Type of stairs

M D NI

- Straight

4. Handrail

M D NI

- Present and adequately rigid



5. Lights and switches

M D NI

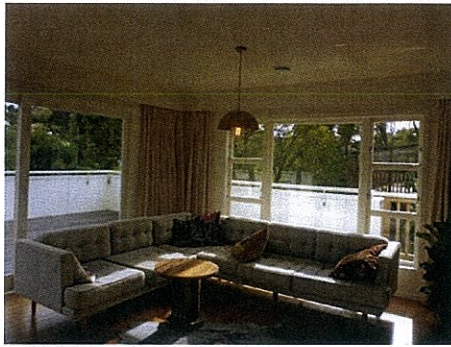
- Functional



Lounge

1. Location

M D NI



2. Floor

M D NI

- Wooden floorboards

3. Lights and switches

M D NI

- Functional



4. Power outlets

M D NI

- Functional



5. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



Living area

1. Location

M D NI



2. Floor

M D NI

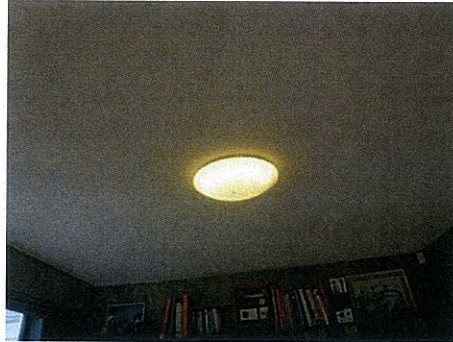
- Wooden floorboards



3. Lights and switches

M D NI

- Functional



4. Power outlets

M D NI

- In use therefore assume functional

5. Moisture Readings

M D NI

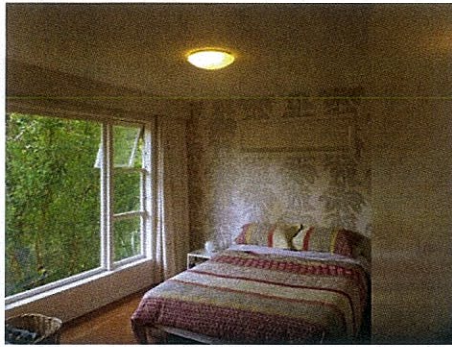
- Several readings were taken and all were within the acceptable range and indicate the room to be DRY



1st Bedroom

1. Location

M D NI



2. Floor

M D NI

- Wooden floorboards



3. Wardrobe

M D NI

- Double



4. Lights and switches

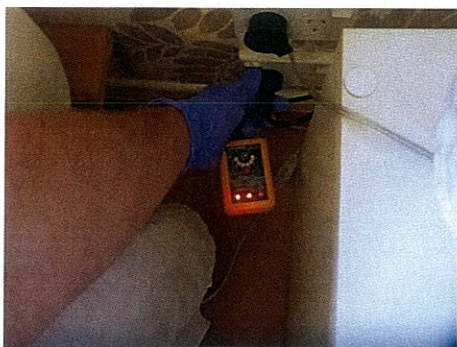
M D NI

- Functional

5. Power outlets

M D NI

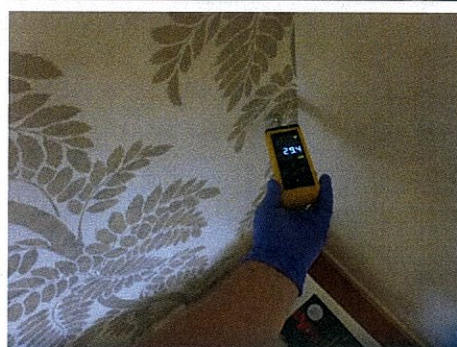
- Functional



6. Moisture Readings

M D NI

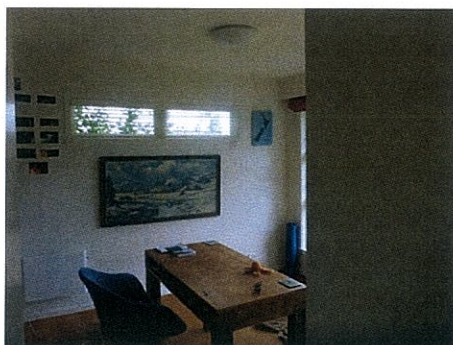
- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



2nd Bedroom

1. Location

M D NI



2. Floor

M D NI

- Wooden floorboards



3. Wardrobe

M D NI

- Double



4. Lights and switches

M D NI

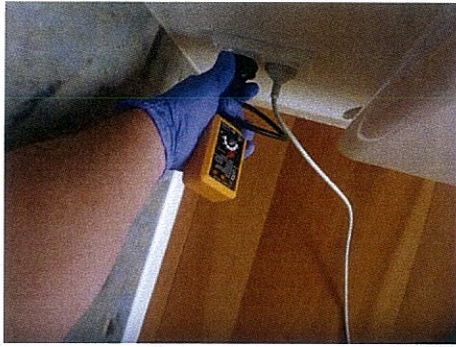
- Functional



5. Power outlets

M D NI

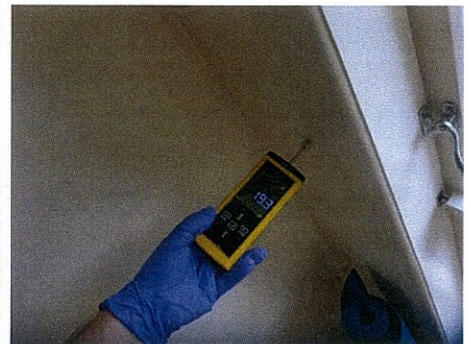
- Functional



6. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



3rd Bedroom

1. Location

M D NI



2. Floor

M D NI

- Wooden floorboards



3. Wardrobe

M D NI

- Double



4. Lights and switches

M D NI

- Functional

5. Power outlets

M D NI

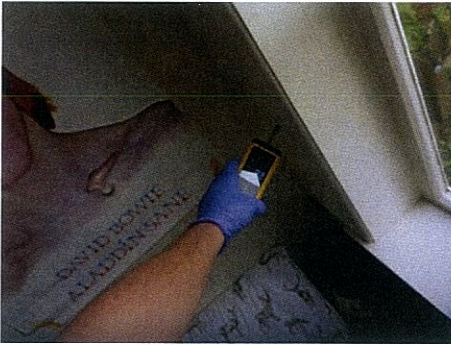
- Functional



6. Moisture Readings

M D NI

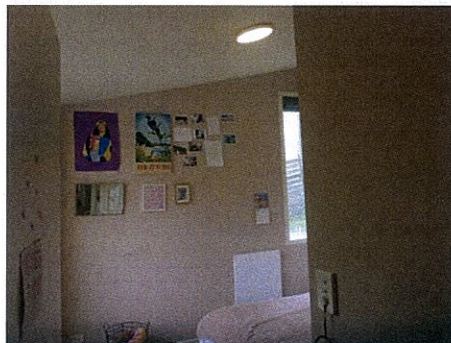
- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



4th Bedroom

1. Location

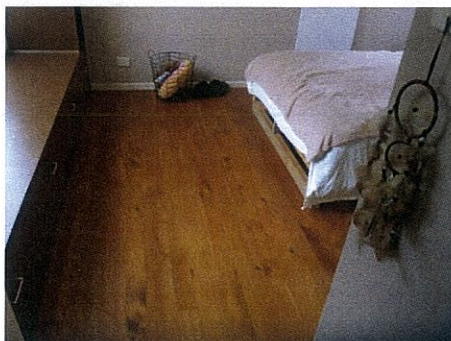
M D NI



2. Floor

M D NI

- Wooden floorboards



3. Wardrobe

M D NI

- Double



4. Lights and switches

M D NI

- Functional

5. Power outlets

M D NI

- Functional



6. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.





5th Bedroom

1. Location

M D NI



2. Floor

M D NI

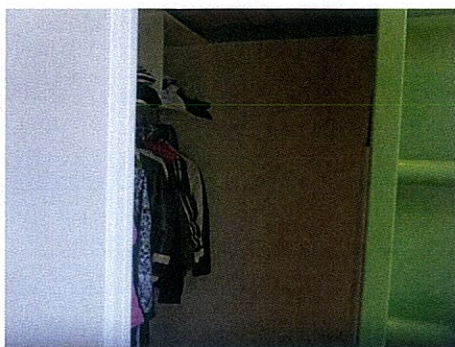
- Wooden floorboards



3. Wardrobe

M D NI

- Present



4. Lights and switches

M D NI

- Functional

5. Power outlets

M D NI

- Functional



6. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.

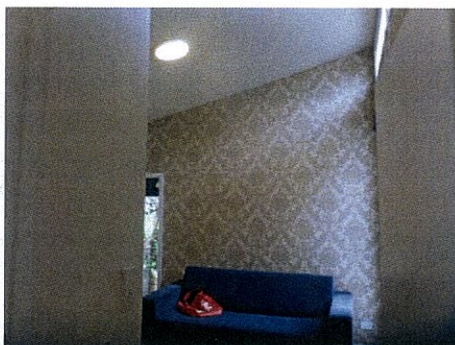




6th Bedroom

1. Location

M D NI



2. Floor

M D NI

- Wooden floorboards



3. Wardrobe

M D NI

- Double



4. Lights and switches

M D NI

- Functional

5. Power outlets

M D NI

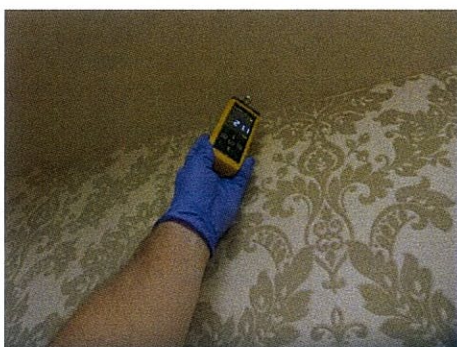
- Functional



6. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.





Bathroom

1. Location

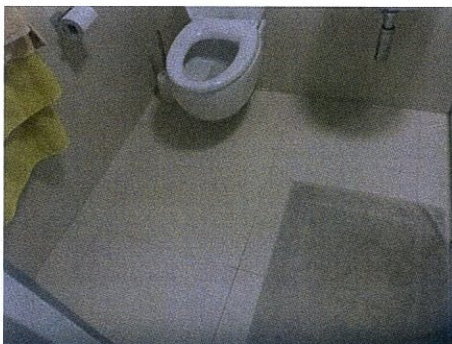
M D NI



2. Floor

M D NI

- Tile



3. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



4. Adequately sealed at wall junctions

M D NI

- The basin, bath and/or shower wall junctions appear adequately sealed

5. Basin

M D NI

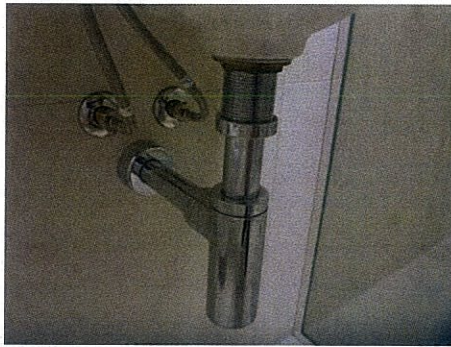
- Porcelain



6. Taps & Waste Traps

M D NI

- Operative



7. Lights and switches

M D NI

- Functional

8. Power outlets

M D NI

- Functional
- Power outlet is RCD protected



9. Ventilation System

M D NI

- Mechanical



10. Ventilation Point of Discharge

M D NI

- Appears to be venting to the exterior of building

11. Heated towel rail

M D NI

- Functional



12. Shower/surround

M D NI

- Tile pan and surround



13. Shower screen

M D NI

- Glass door

14. Toilet type

M D NI

- Back to wall



15. Toilet seat

M D NI

- Plastic

16. Water Hammer

M D NI

- No noise or vibration noted

17. Leakage Observed

M D NI

- No leakage noted in the bathroom at the time of inspection

Bathroom 2**1. Location**

M D NI

**2. Floor**

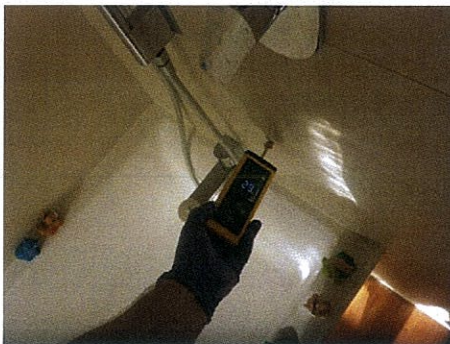
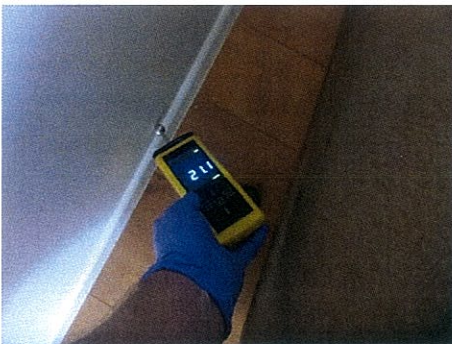
M D NI

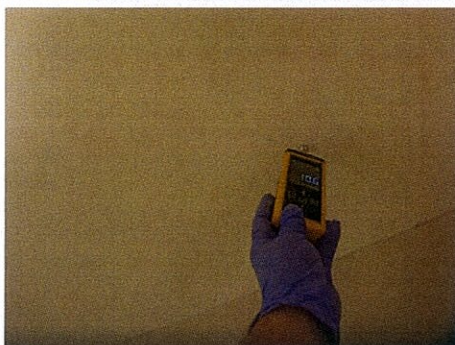
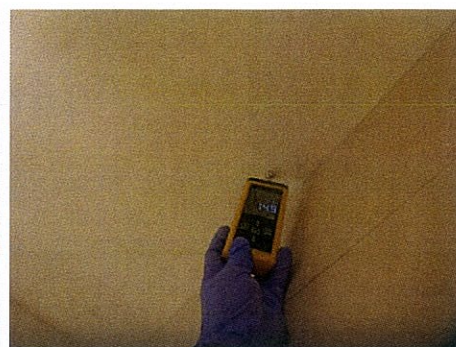
- Wooden floorboards

**3. Moisture Readings**

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.





4. Adequately sealed at wall junctions

M D NI

- Yes, basin, bath and/or shower wall junctions are all adequately sealed

5. Bath/surround

M D NI

- Good condition



6. Basin

M D NI

- Porcelain



7. Taps & Waste Traps

M D NI

- Operative



8. Lights and switches

M D NI

- Functional

9. Power outlets

M D NI

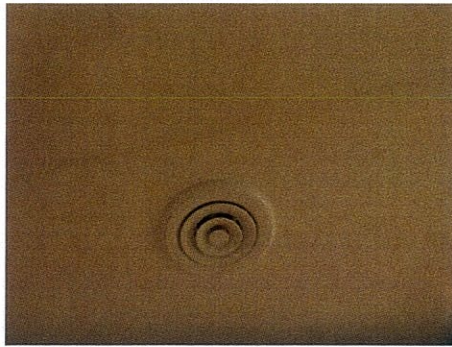
- Functional
- The power outlet is RCD protected



10. Ventilation System

M D NI

- Mechanical



11. Ventilation Point of Discharge

M D NI

- Appears to be venting to exterior of building

12. Heated towel rail

M D NI

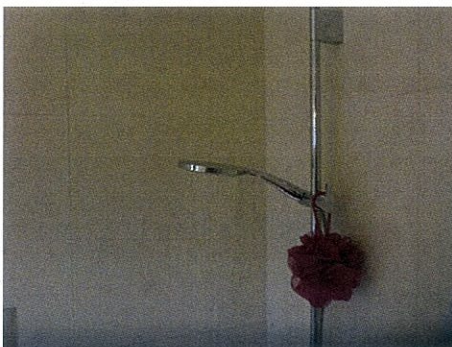
- Functional



13. Shower/surround

M D NI

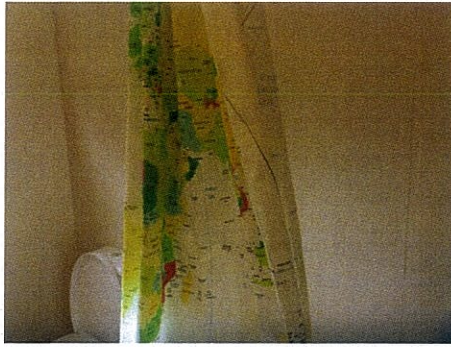
- Functional



14. Shower screen

M D NI

- Material screen



15. Toilet type

M D NI

- Back to wall



16. Toilet seat

M D NI

- Plastic

17. Vanity Doors and Draws

M D NI

- Laminate type and composite materials

18. Water Hammer

M D NI

- No noise or vibration noted

19. Leakage Observed

M D NI

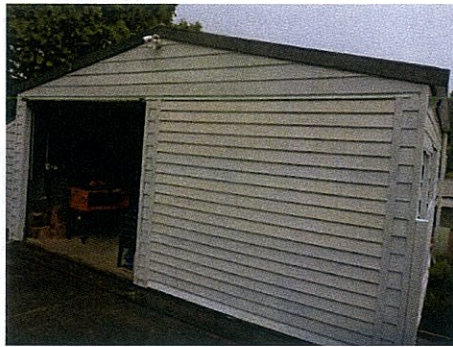
- No leakage noted in the bathroom at the time of inspection

Garage exterior

1. Garage exterior

M D NI

- Generally in good condition



Garage interior

1. Location

M D NI



2. Garage door

M D NI

- Functional condition



3. Floor material

M D NI

- Concrete

4. Moisture Readings

M D NI

- Visual inspection of the interior shows no areas of moisture ingress

5. Lights and switches

M D NI

- Functional



6. Power outlets

M D NI

- Functional



Heating

1. Type

M D NI

- Woodburner



2. Location

M D NI

- Main living area

3. Condition

M D NI

- Good visually, not tested for functionality

**Burglar alarm****1. Panel location**

M D NI

- Inside the front door

2. Condition

M D NI

- Appears in good condition, not tested for functionality

**Interior electrical panel****1. Location**

M D NI

- Laundry

2. Fuses

M D NI

- All in place

3. Condition

M D NI

- Good condition

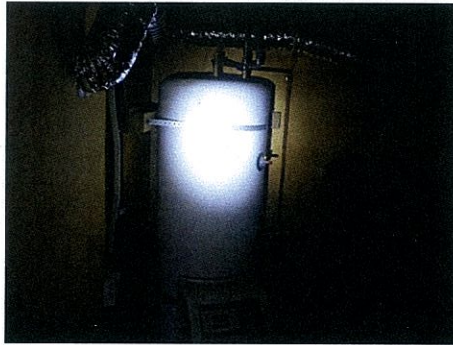


Water heater

1. Type

M D NI

- Hot water cylinder



2. Location

M D NI

- Crawl space

3. Exterior condition

M D NI

- Good condition

4. Seismic strapping

M D NI

- Present



5. Leakage

M D NI

- None visible

**Gas****1. Location**

M D NI

- Exterior portable gas bottles

2. Condition

M D NI

- Appears to be in good condition

**Weather tightness risk****1. Number of storeys**

Two storey

2. Roof/wall intersection design

Complex

3. Eaves width

>400mm

None in some areas

4. Envelope complexity

Simple

5. Deck designAttached
Over internal area**6. Windzone**

Medium

7. GuttersInternal
External**8. Comments**

In general terms the more simple the design, the presence of eaves and external gutters significantly reduces the weather tightness risk.

Final comments

1. Final Comments

11 Western Road is a two level, six bedroom home of mixed age, at the time of inspection the home was found to be in good condition.

The whole house has been tested for moisture levels and the readings indicate the home to be dry.

The "general" indications for the moisture readings are:

0 - 40 Indicate DRY

100+ Exposed concrete walls/floors

40 - 80 Indicate DAMPNESS

80+ Indicate WETNESS

The moisture detection tool will highlight current moisture ingress however it will not highlight damage from previous moisture ingress that has been allowed to dry out. Moisture ingress can result in undetectable damage to the homes framing timber, no guarantee of past or future weathertightness is given or implied.

Asbestos was used widely in all home construction until the late 1980's and some products containing Asbestos were imported into the country up until and including the 2000's, while efforts have been made to highlight Asbestos containing materials in the report assessment will be required by contractors prior to any renovation or demolition of the home.

Other comments may have been made throughout the report on minor issues that did not warrant being added to the marginal/defective list and we recommend you read this report fully to understand any other small maintenance issues you may like to attend to. The damage is not limited to what is highlighted in the photographs they are a representation of the homes condition.

The home age and land size is approximate obtained from the QV website

The inspection is carried out in accordance with NZS 4306:2005, this is not a statement that the property complies with the requirement of any act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of inspection.

Regular inspection reports and good maintenance can help protect your property. As with all homes we recommend a regular maintenance schedule be established and followed.

Signed

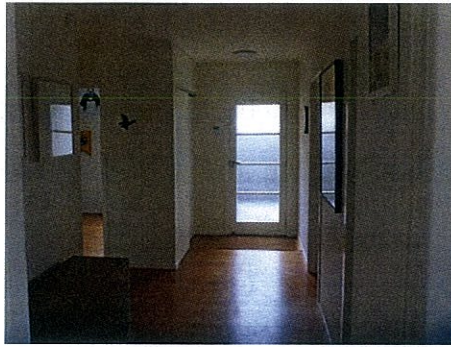
Duane Turner

A Buyer's Choice Home Inspections Waitakere & Surrounding Areas
(Waitakere Building Consultants Ltd)

Rear entrance

1. Location

M D NI



2. Floor

M D NI

- Wooden floorboards



3. Cupboard

M D NI

- Present



4. Lights and switches

M D NI

- Functional

5. Power outlets

M D NI

- Functional



6. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY



Ref No.

**CERTIFICATE OF INSPECTION IN ACCORDANCE
WITH NZS 4306:2005**

Client: Jackie Van Beek

Site address: 11 Western Road, Laingholm

Inspector - Name: Duane Turner

Company: A Buyers Choice

Qualifications: AHIT, InternACHI, IP402

Date of inspection: 20/03/20

The following areas of the property have been inspected:

	Yes (please tick)	No
(a) Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Subfloor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Roof exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Roof space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Accessory units, ancillary spaces and buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Certification:

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

Signature:  Date: 22/03/20

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