

Home Inspection Report



15 Pooks Road, Ranui, Auckland

Inspection prepared for: Sophia de Fossard
Date of Inspection: 20/5/2019 Time: 9:00 AM
Age of Home: 2002 Size: 150m2
Weather: Fine

Inspector: Duane Turner
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Email: duane.turner@abuyerschoice.com
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Report Summary

How To Read This Report:

Ratings Definitions:

No Rating = Acceptable

Functional with no obvious signs of defect.

M = Marginal

Item is not fully functional and requires repair or servicing.

D = Defective

Item needs immediate repair or replacement. It is unable to perform its intended function.

NI = Not Inspected

Item was unable to be inspected for safety reasons or due to lack of power, inaccessibility, or disconnected at the time of inspection.

Marginal & Defective Items:

Roof type & condition		
Page 13 Item: 6	Asphalt/Membrane roofing	• Membrane roofing has a limited lifespan of 15-20 years, while there is currently no elevated moisture readings in the rooms below this area the membrane is in below average condition, I suggest having the roof checked by a professional experienced in membrane roofing and repaired if required
Burglar alarm		
Page 43 Item: 1	Condition	• Does not appear functional

General site features

1. Building type

Two level
Residential

2. Approximate land size

M D NI
199m²

3. Approximate house size

M D NI
• 150m²

4. Entrance faces

M D NI
• South

5. Services

M D NI
• Water is mains supply and was on at the time of inspection
• Electricity is connected at the time of inspection
• Sewer disposal is via the city system

6. Section contour

M D NI
• Level

7. Vegetation

M D NI
• Minimal vegetation present

Exterior electrical

1. Meter box condition

M D NI
• Good condition



2. Exterior lighting

M D NI

- Present



Driveway

1. Material type

M D NI

- Concrete



2. Condition

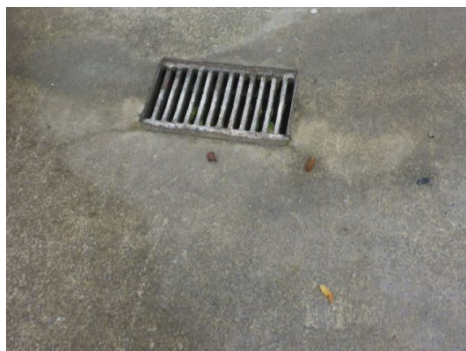
M D NI

- Good 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

Satisfactory



4. Connection to structure

M D NI

Satisfactory

5. Excessive springiness

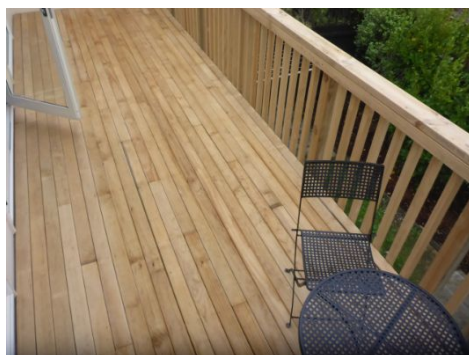
M D NI

None noted

6. Balustrades

M D NI

Present, Adequately rigid



7. Clearances of cladding

M D NI

Adequate

Fences/gates

1. Material type

M D NI

• Timber



2. Height

M D NI

- 1.8m

3. Condition

M D NI

- Good condition

Surface water control

1. Signs of ponding

M D NI

- No signs of ponding present

Clothesline

1. Type

M D NI

- Fold out



2. Condition

M D NI

- Functional condition

Letter box

1. Material type

M D NI

- Metal

**2. Condition**

M D NI

- Functional condition

General cladding condition

1. Material type

M D NI

- Fiber cement weatherboard
- Brick veneer

**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



Exterior windows condition

1. Material type

M D NI

- Aluminium



2. Type

M D NI

- Single glazed

3. Broken Glass

M D NI

- None visible

4. Operation and fit

M D NI

- Satisfactory



5. Hardware

M D NI

- Functional

6. Facings and trims

M D NI

- Good condition

7. Flashings

M D NI

- Present



Exterior doors condition

1. Material type

M D NI

- Aluminium

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

- The home is built on a poured concrete foundation

Roof space

1. Accessibility

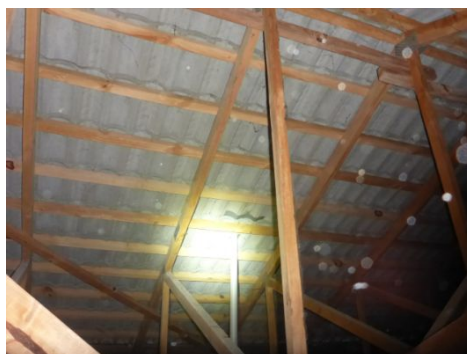
M D NI

- 50% 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

2. Support

M D NI

- Wires are supported well

Roof type & condition

1. Roof type

Concrete masonry tiles

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. Sagging

M D NI

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

5. Masonry tiles

M D NI

- No apparent signs of cracked mortar
- No cracked tiles apparent
- No apparent erosion can be seen at the time of inspection

6. Asphalt/Membrane roofing

M D NI

X

- Membrane roofing has a limited lifespan of 15-20 years, while there is currently no elevated moisture readings in the rooms below this area the membrane is in below average condition, I suggest having the roof checked by a professional experienced in membrane roofing and repaired if required



Ponding



Failed adhesive

Gutters/spouting

1. Type

M D NI

- External

**2. Material Type**

- M D NI
- Metal

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. Damage

- M D NI
- None visible

3. Point of discharge

- M D NI
- Satisfactory

Eaves, Fascia & Soffits

1. Approximate width

M D NI

- None present

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

- Present

**4. Telecommunications**

M D NI

- Present (untested)

5. Doors

M D NI

- Hollow wood, in good condition

Laundry

1. Location

M D NI



Within garage

2. Floor

M D NI

- Concrete

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

- None present

6. Power outlets

M D NI

- Functional
- Power point is RCD protected



7. Ventilation System

M D NI

- None present

8. Water Hammer

M D NI

- No noise or vibration noted

9. Leakage Observed

M D NI

- No leakage noted

10. Laundry tub

M D NI

- Good condition



11. Dryer ventilation

M D NI

- Not present

12. Washer drain

M D NI

- Drains into the laundry tub

Kitchen

1. Location

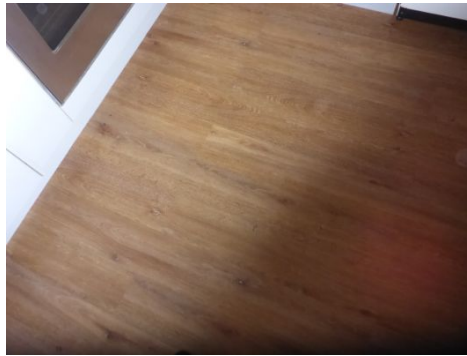
M D NI



2. Floor

M D NI

- Vinyl



3. Cabinets

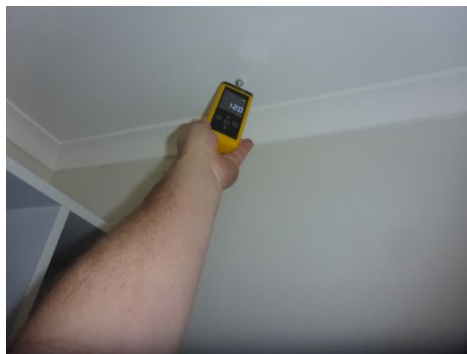
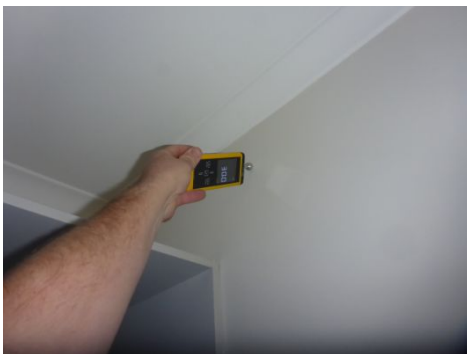
M D NI

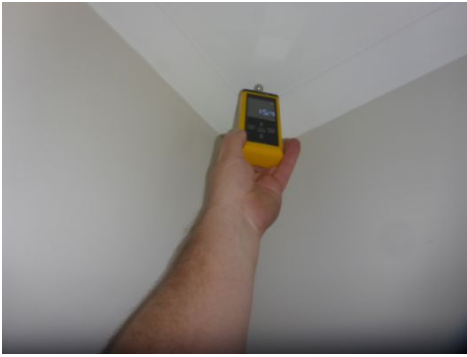
- Laminate type and composite materials

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

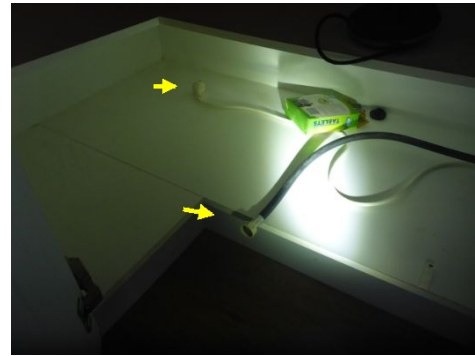
- None present

13. Dishwasher

M D NI

- Unable to operate at the time of inspection

X



Not connected

14. Waste Disposal

M D NI

- Unable to operate

X

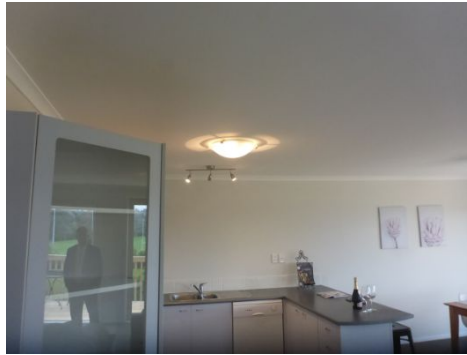


Unable to operate

15. Lights and switches

M D NI

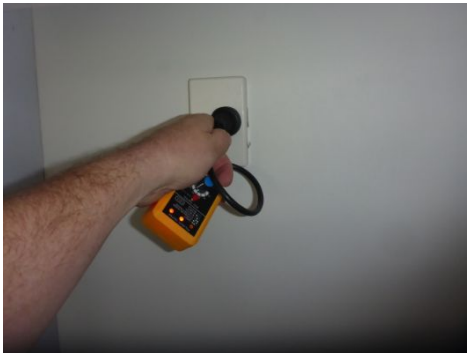
- Functional



16. Power outlets

M D NI

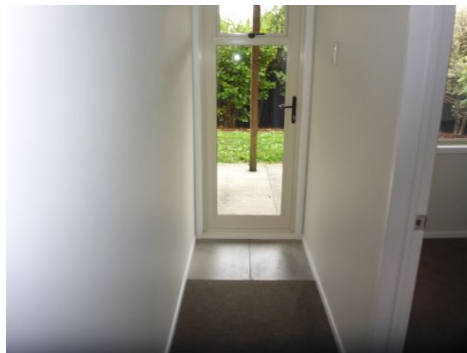
- Functional



Hallway

1. Location

M D NI



2. Floor

M D NI

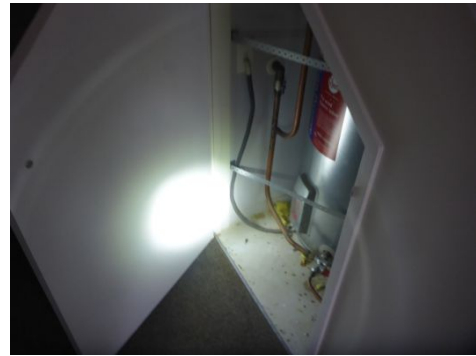
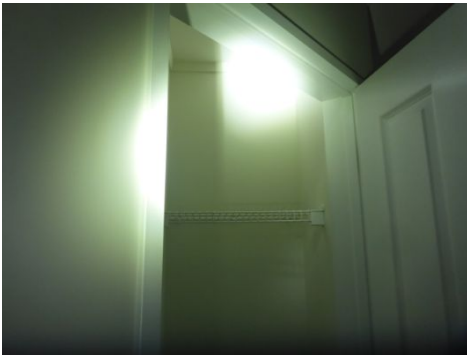
- Carpet
- Tile



3. Cupboard

M D NI

- Multiple cupboards present



4. Lights and switches

M D NI

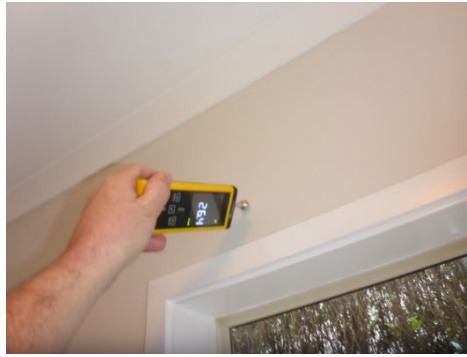
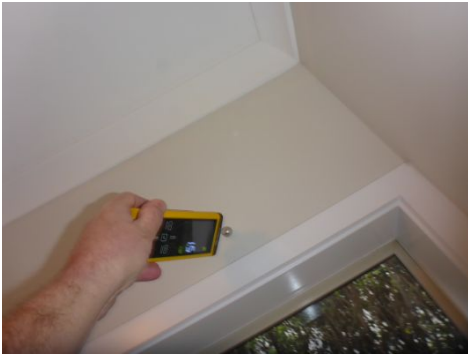
- Functional



5. Moisture Readings

M D NI

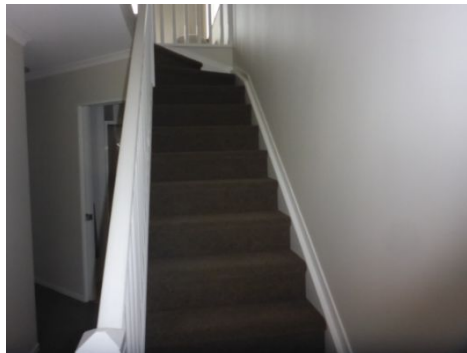
- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



Interior stairway

1. Location

M D NI



2. Floor

M D NI

- Carpet

3. Material type

M D NI

- Timber

4. Type of stairs

M D NI

- Straight

5. Balustrades

M D NI

- Present and adequately rigid



6. Lights and switches

M D NI

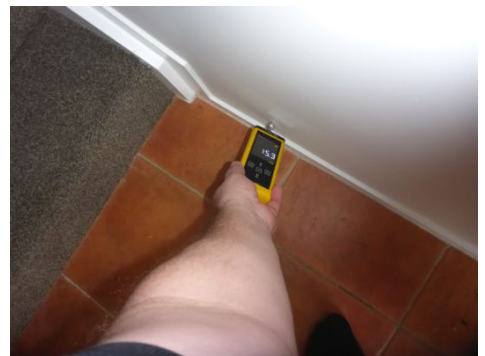
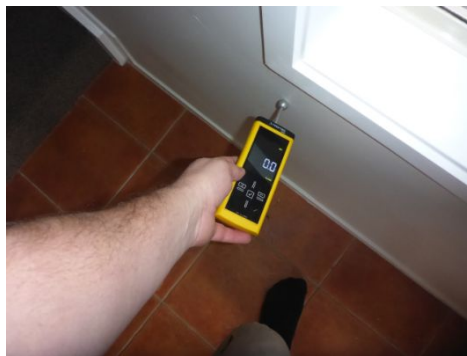
- Functional



7. Moisture Readings

M D NI

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





Lounge

1. Location

M D NI



2. Floor

M D NI

- Carpet



3. Cupboard

M D NI

- None present

4. Lights and switches

M D NI

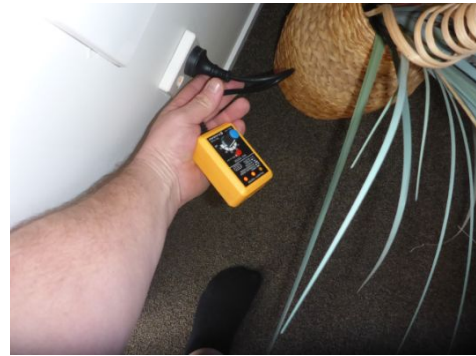
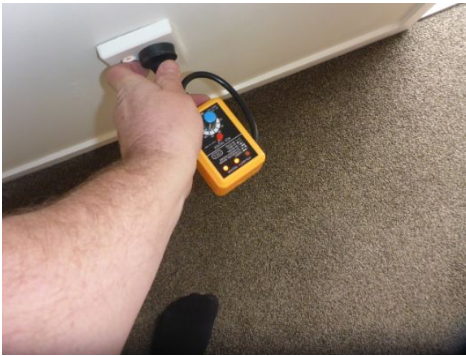
- Functional



5. Power outlets

M D NI

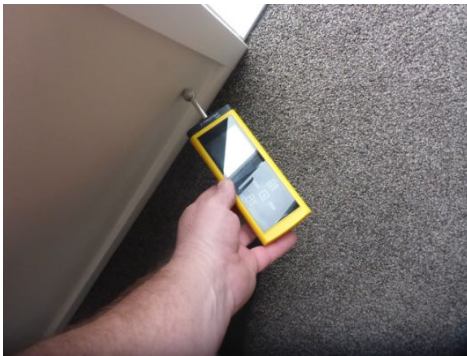
- Functional



6. Moisture Readings

M D NI

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



1st Bedroom

1. Location

M D NI



2. Floor

M D NI

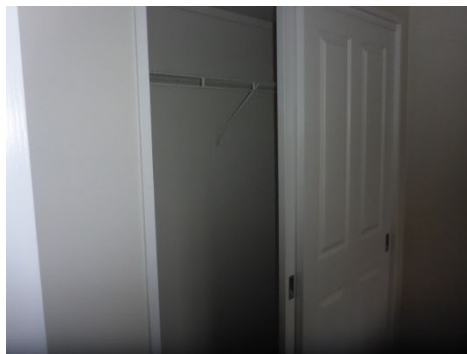
- Carpet



3. Wardrobe

M D NI

- Double



4. Lights and switches

M D NI

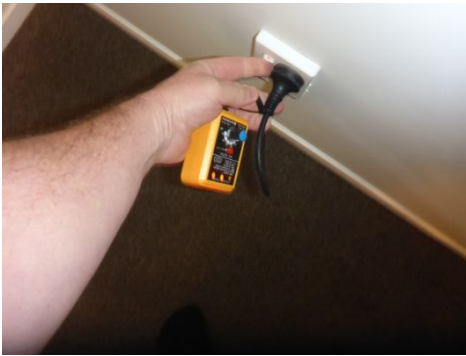
- Functional



5. Power outlets

M D NI

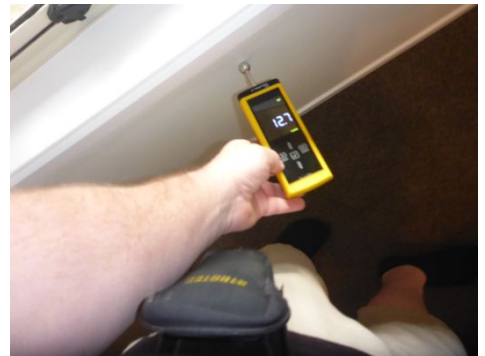
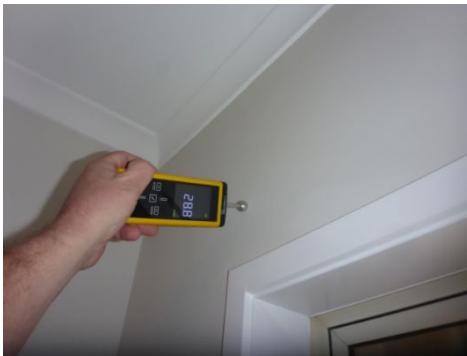
- Functional



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

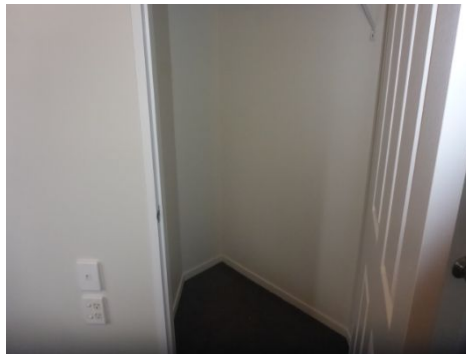
M D NI

- Carpet

3. Wardrobe

M D NI

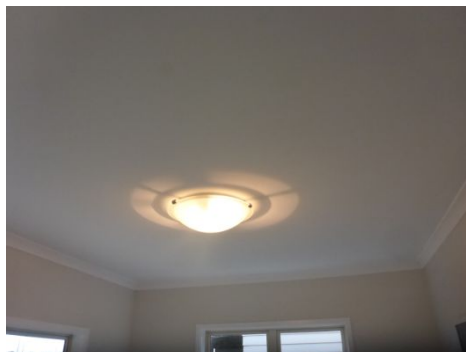
- Single



4. Lights and switches

M D NI

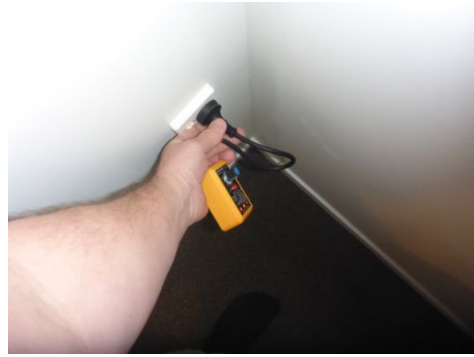
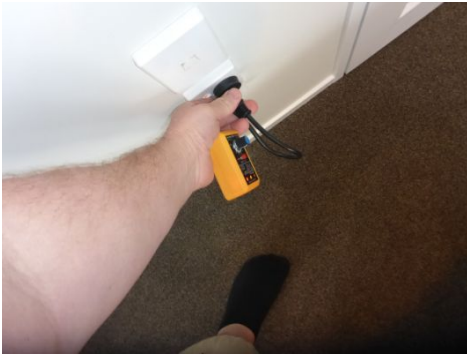
- Functional



5. Power outlets

M D NI

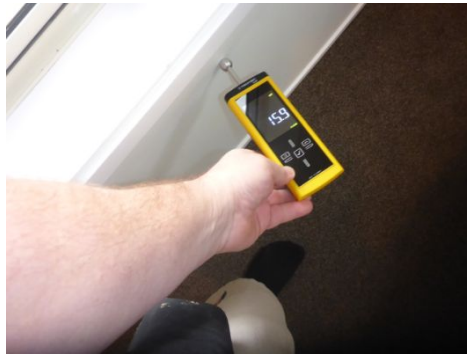
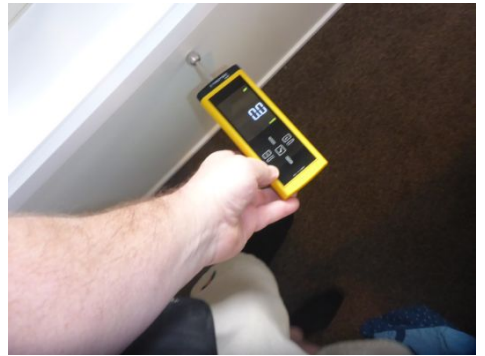
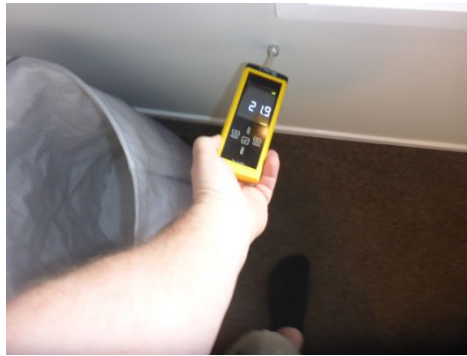
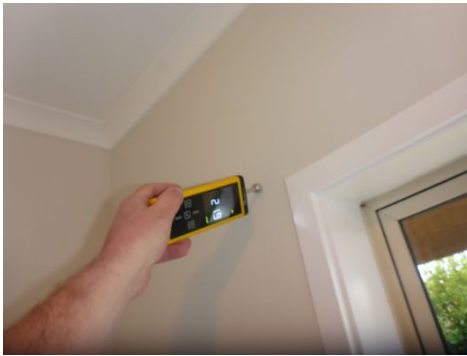
- Functional



6. Moisture Readings

M D NI

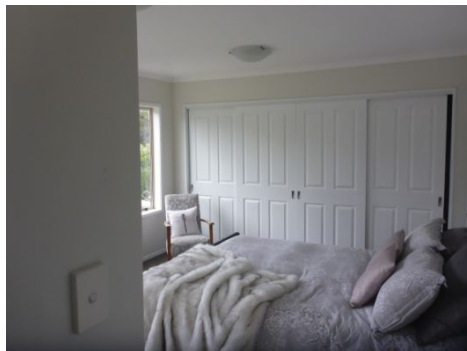
- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



3rd Bedroom

1. Location

M D NI



2. Floor

M D NI

- Carpet



3. Wardrobe

M D NI

- Double



4. Lights and switches

M D NI

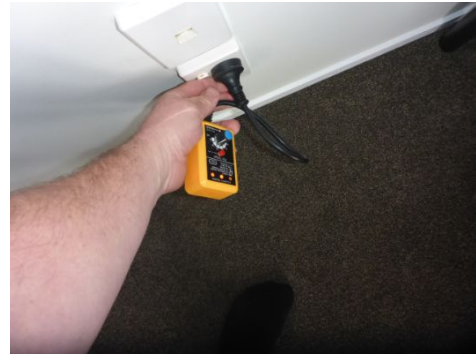
- Functional



5. Power outlets

M D NI

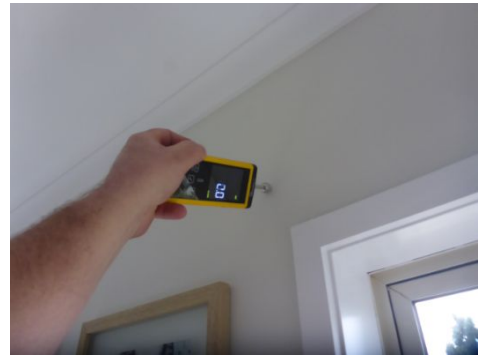
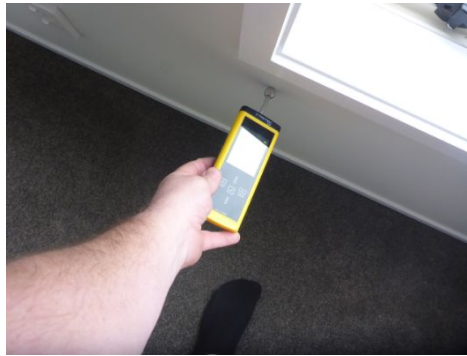
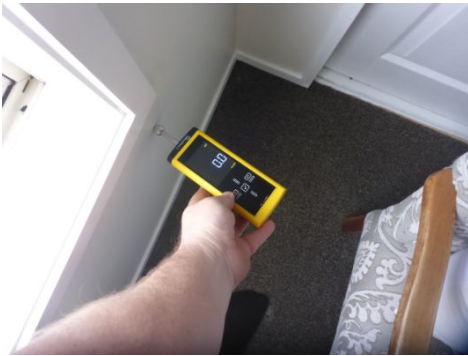
- Functional



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

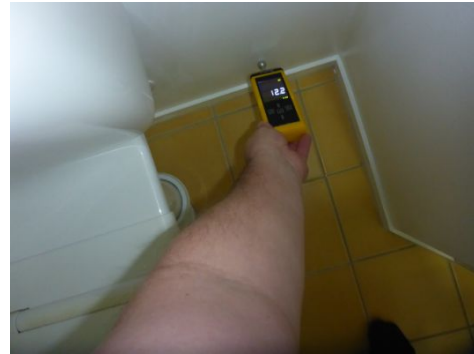
M D NI

- 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

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

5. Bath/surround

M D NI

- Plastic bath and tile surround

6. Basin

M D NI

- Plastic



7. Taps & Waste Traps

M D NI

- Operative



8. Lights and switches

M D NI

- Functional

9. Power outlets

M D NI

- Functional
- Power point/shaver socket is RCD protected



10. Ventilation System

M D NI

- Mechanical



11. Ventilation Point of Discharge

M D NI

- Venting to exterior of building



12. Shower/surround

M D NI

- Functional



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. Vanity Doors and Draws

M D NI

- Laminate type and composite materials

17. Water Hammer

M D NI

- No noise or vibration noted

18. 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

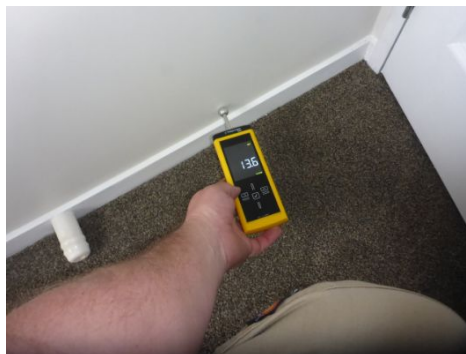
- Tile



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

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

5. Basin

M D NI

- Plastic



6. Taps & Waste Traps

M D NI

- Operative



7. Lights and switches

M D NI

- Functional

8. Ventilation System

M D NI

- Mechanical



9. Ventilation Point of Discharge

M D NI

- Not apparent

10. Heated towel rail

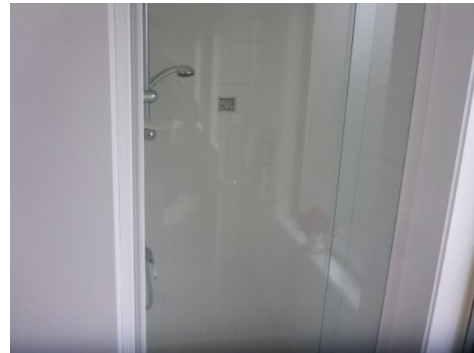
M D NI

- Functional

**11. Shower/surround**

M D NI

- Functional

**12. Toilet type**

M D NI

- Back to wall

13. Toilet seat

M D NI

- Plastic

14. Vanity Doors and Draws

M D NI

- Laminate type and composite materials

15. Water Hammer

M D NI

- No noise or vibration noted

16. Leakage Observed

M D NI

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

Separate toilet

1. Location

M D NI



2. Floor

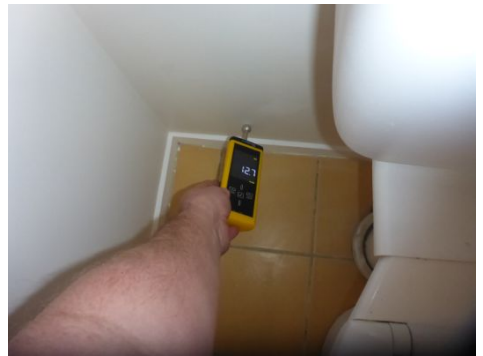
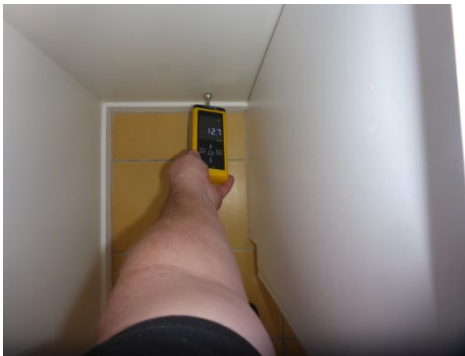
M D NI

- 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. Lights and switches

M D NI

- Functional

5. Ventilation System

M D NI

- Mechanical



6. Ventilation Point of Discharge

M D NI

- Not apparent

7. Type

M D NI

- Back to wall

**8. Seat**

M D NI

- Plastic

9. Basin

M D NI

- Plastic

**10. Taps & Waste Traps**

M D NI

- Operative



Garage interior

1. Location

M D NI



2. Auto door opener

M D NI

Functional



3. Garage door

M D NI

• Functional condition



4. Cupboard

M D NI

• None present

5. Floor material

M D NI

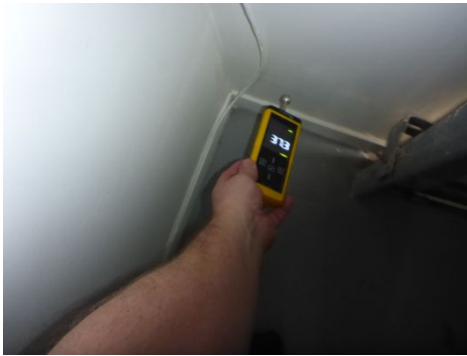
• Concrete



6. Moisture Readings

M D NI

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



7. Lights and switches

M D NI

- Functional

8. Power outlets

M D NI

- Functional



Burglar alarm

1. Condition

M D NI

- Does not appear functional

X



Does not appear functional

Interior electrical panel

1. Location

M D NI

- Garage

2. Condition

M D NI

- Good condition

Water heater

1. Type

M D NI

- Hot water cylinder
- The water heater was switched off at the time of inspection (untested)



2. Location

M D NI

- Hall cupboard

3. Exterior condition

M D NI

- Good condition

4. Seismic strapping

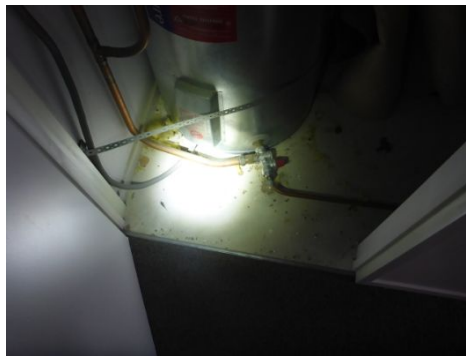
M D NI

- Present

5. Leakage

M D NI

- None visible



Weather tightness risk

1. Number of storeys

Two storey

2. Roof/wall intersection design

Simple

3. Eaves width

None present

4. Envelope complexity

Simple

5. Deck design

Attached

6. Windzone

Medium

7. Gutters

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

15 Pooks Road is a three bedroom home built in the early 2000's the reclad at a later date, at the time of inspection the home was found to be generally in good condition for the age and type of structure however requiring some general maintenance and repairs.

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.

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 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)

Ref No.

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

Client: Sophia de Fossard

Site address: 15 Pooks Road Ranui

Inspector - Name: Duane Turner

Company: A Buyers Choice

Qualifications: ALIT, InterNACHI, 10402

Date of inspection: 20/03/19


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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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: 20 03 19

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.