

BUILDING INSPECTION REPORT



HAWK EYE
BUILDING INSPECTIONS

Inspector: Adam Spencer

321 Sample Street Napier 4112
Inspection prepared for: Valued Customer
Real Estate Agent: Private Sale
Date Of Inspection: 1/10/2021 11.00 am
Age Of Home: Approximately 2009
Size Of Home: 4 bedroom, 2 bathroom, 2 garage approximately 210 sqm

HS/1073

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The inspection agreement - Please read it carefully.

PROFESSIONAL LIABILITY POLICY NUMBER:COM-P0053030

PUBLIC LIABILITY POLICY NUMBER: LLO-P0053020

RESIDENTIAL PROPERTY INSPECTION REPORT (Building Inspection). The purpose of the inspection is to identify significant defects visible at the time of inspection, As per NZS4306 2005

BY ACCEPTING THIS AGREEMENT: You agree that this document forms the agreement between client and inspector. In Ordering the Inspection and the accompanying report, You agree that the inspection will be carried out in accordance with the following clauses, which define the Scope and Limitations of the inspection and report.

SCOPE OF THE INSPECTION & THE ENGAGEMENT CONTRACT

- 1) EXTENT OF REPORTING: Major defect findings. A general impression regarding the extent of minor defects. Any major defect uncovered in the course of the inspection and documented in the report that is an urgent and serious safety hazard.
- 2) INSPECTION, REPORT AND CERTIFICATE OF INSPECTION: The inspection of the Building Elements as outlined in NZS4306:2005. The certificate of inspection will be supplied with the inspection report.
- 3) THE INSPECTION will be carried out in accordance with NZS42306:2005 a copy of the NZS Standard may be obtained from Standards New Zealand.
- 4) THE INSPECTION AND REPORT compare the inspected building with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and durability. No prediction of future conditions, warranties or guarantees are given.
- 5) ALL INSPECTIONS ARE A NON-INVASIVE VISUAL INSPECTION and are limited those areas and sections of the property to which Reasonable Access was both available and permitted on the day and time of the inspection.
- 6) THE INSPECTION WILL NOT involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, wall and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixings, floors, pavers, furnishings, appliances or personal possessions.
- 7) THE INSPECTOR CANNOT see or inspect inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. An invasive special purpose inspection was not performed unless a separate contract is entered into with the client and property owner.
- 8) THIS INSPECTION WILL report on the presence or not of pest activity or pest damage if found in the course of the inspection then it will be reported. The inspector will only report on the damage that is visible at the time of inspection.
- 9) Any estimates provided in the report are merely opinions of costs that could be encountered, based on the knowledge and experience of the inspector; it is always recommended you seek 3 written quotes to confirm any costs.
- 10) SUBJECT TO REASONABLE AND SAFE ACCESS, the Inspection will normally report on the conditions of each of the following areas:- The interior, The roof space, The exterior, The subfloor, The roof exterior, services, Identified ancillary spaces and building including accessory units. From the main building, 30 meters including fences within the property boundary. Reasonable Access means access to areas as defined in NZS4306:2005 the standard defines reasonable access as access to areas where safe, unobstructed access is provided and the minimum clearances specified in the table below are available or where these clearances are not available, areas within the consultant's unobstructed line of sight.

ACCESS TABLE:

- Roof void access manhole 450 x 400mm
- Crawl space above access manhole 600 x 600mm minimum clearance

- Access hole from a 3.6m ladder
- Sub-floor vertical access hole 500 x 400mm minimum
- Timber floor vertical clearance 400mm from underside bearer
- Concrete floor 500mm vertical clearance
- Roof exterior accessible from a 3.6m ladder or other such access that meets OHS requirements

11) **REPORT OWNERSHIP:** The inspector named in this report will remain the owner of the report at all times. The fee paid by Client is for the physical inspection only and the inspector named on the report remains all rights and copyrights of the written report of which the inspector has granted Client only, named on the report a copy for his or her information only. All rights reserved. No part of the report may be reproduced in any manner or passed on to any third party without the express written consent of the inspector named in the report.

12) **THE WRITTEN REPORT** prepared by Inspector shall be considered the final exclusive findings of Company of the structure. Client named on this contract understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuance of the written report and further understands and agrees, Company reserves the right to modify the inspection report for a period of time that shall not exceed seventy-two hours (72) hours after the inspection report has first been delivered to Client.

13) **THE INSPECTION** will not cover or report on the following conditions; Neighbourhood usage such as pests, closeness to mines, public transport, hotels, sewer drainage or underground plumbing, stormwater drains, public entertainment venues etc. Document analysis e.g. plans and diagrams, surveys, building approvals, compliance etc. Where the property is a strata or similar title, the inspector will only inspect the interior and immediate exterior of the particular unit inspected.

14) **THE INSPECTION** will not cover or report on the following conditions; Environmental matters such as aspect, sunlight, privacy, streetscape, views etc. Proximity to railways, flight paths or busy road traffic etc. Health or safety conditions such as the presence of asbestos, lead, radon, urea formaldehyde or toxic soils etc. Heritage or security matters. The condition of pools, spas or septic systems, ponds etc. Fire protection or safety. Asbestos. Mould. Plumbing and electrical wiring etc. including unauthorised or illegal plumbing or electrical work. Unauthorised or illegal building work. The durability of exposed finish materials.

15) The presence of dampness is not always consistent as weather conditions at the time an inspection is carried out may affect the detection of damp problems. The absence of any dampness at the time of inspection does not mean the building will not experience some damp problems in other weather conditions. Likewise whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

16) This inspection and report do not include the inspection and assessment of items or areas that do not fall within the consultant's expertise. Accordingly, consideration should be given to other specialist inspections and services such as: Electrical inspectors, Plumbing Inspectors, hydraulics; Geotechnics; or building, engineering (electronic), fire and smoke detection or mechanical services. In the interests of safety, inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

17) Where possible, the records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood-prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether the council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

DEFINITION OF TERMS: Listed below is a definition of key words used to describe the items condition marked with an (X) in the relevant condition rating box.

FUNCTIONAL - Performing it's function and it's condition is appropriate or typical for it's age.

MAINTENANCE - A system or component requiring maintenance appears to be functioning or not, but would benefit from minor repair, service, maintenance or improvement at this time. This may include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

MAJOR DEFECT - A defect of sufficient magnitude when rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

SAFETY HAZARD - An item that can have an adverse impact on your safety, which may constitute a present or imminent serious safety hazard.

N/A - Item not applicable or not present.

Summary of Items

The summary immediately below in "red" consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages including the item condition boxes on the left of each page as the summary alone does not explain all the issues, the information in the Report shall override that in this Summary.

If there are no items immediately below, it indicates that there may be no item requiring attention. Refer to the each items condition box for further details.

En-suite 1

Page 14 Item: 6 Shower surround

6.2. High moisture reading between shower surround /wall junction and active leak below shower glass screen observed. It is recommended review by a licensed plumber for invasive review and repairs as required. Please note that during a non-invasive inspection inspector cannot determine internal conditions

Exterior of the Building

Page 29 Item: 1 Wall Cladding Condition

1.3. High moisture reading observed to base of the exterior cladding to South facing wall above deck. It is recommended a licensed builder completes further invasive review or base of cladding, and installs drainage between decking and cladding to prevent risk

Page 31 Item: 8 Paint condition

8.3. Gaps and minor damage to plaster sills around window joinery, minor damage to corners of cladding and gaps between cladding junctions observed. It is recommended review by exterior plasterer to repair/seal areas as required to adequately protect and prevent water ingress

INSPECTION DETAILS

1. Consultant's Name:

Adam Spencer

2. Inspection Type:

Hawke Eye Residential Pre-Purchase Building Inspection Report.

3. Person's In Attendance:

Building Inspector
Listing Agent

4. Occupancy:

The Property is occupied

5. Building Information:

This is a family home
Building orientation - North

6. Building Structure:

Concrete slab foundation - E I F S on cavity and fibre cement board exterior cladding - Aluminium window joinery double glazed - Plasterboard interior lined walls - Pine truss roof framing - Colour steel roof cladding

TPS electrical wiring - Copper, pex and p v c plumbing

7. Levels:

One story

8. Weather conditions:

Clear

9. Healthy Homes Standard

Plumbing Inspection
Invasive moisture inspection

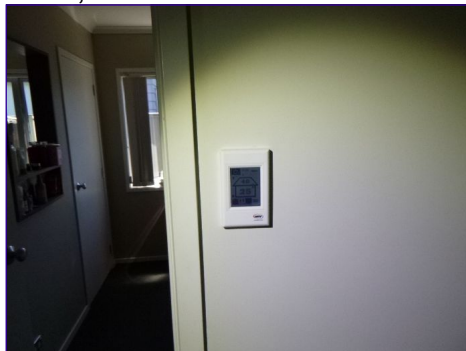
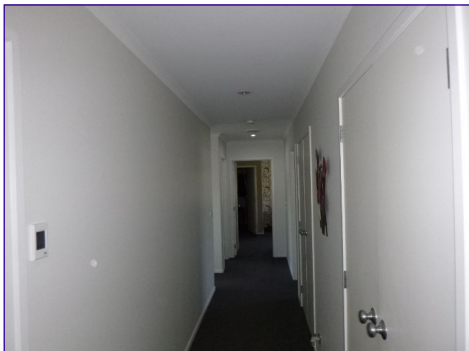
Hall/Passage

1. Wall Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 1.1. In satisfactory at the time of inspection
- 1.2. Dry at the time of the inspection.
- 1.3. Home ventilaiton control unit installed, not tested



2. Ceiling Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

- 2.1. In satisfactory condition at time of the inspection
- 2.2. Recommend replacement of missing light bulb to ensure correct function

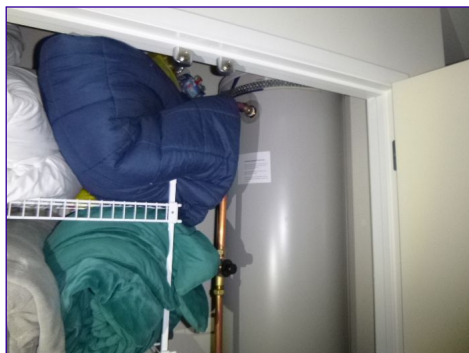


3. Linen Cupboard

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 3.1. In satisfactory condition at time of the inspection
- 3.2. Hot water unit installed, tested dry at the time of inspection



4. Comments

Dry at the time of inspection
 Smoke alarm has been removed . Recommend installing smoke alarms within 3m of, or in each bedroom for fire safety purposes

Bedroom 1

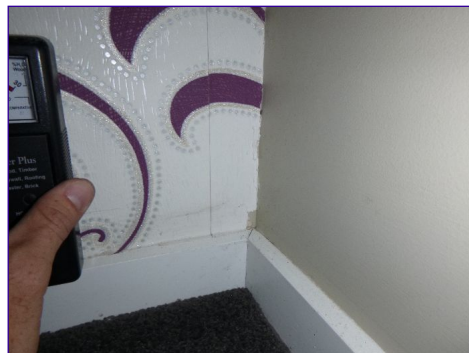
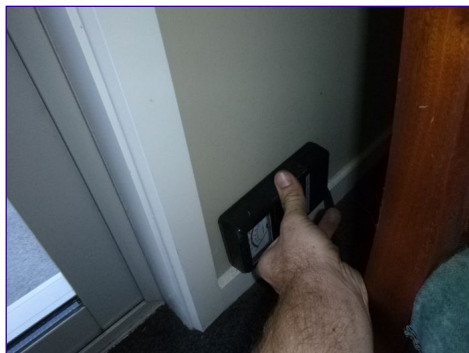
Note: The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Wall Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 1.1. In satisfactory condition at the time of inspection
- 1.2. Dry at the time of the inspection.



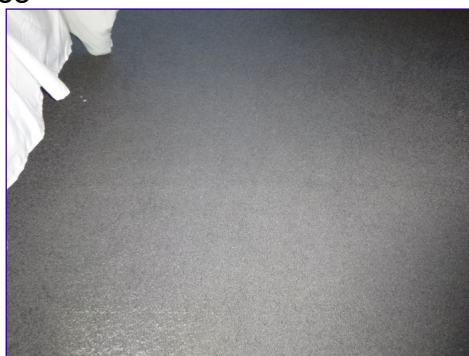
Dry at the time of the inspection.

2. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

- 2.1. In average condition at time of the inspection
- 2.2. Carpet is loose in areas, recommend a carpet layer stretches to improve appearances

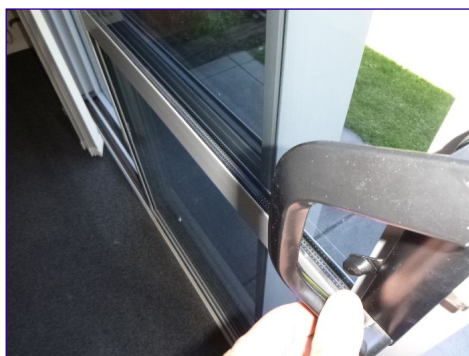


3. Door Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

- 3.1. In satisfactory condition at time of the inspection
- 3.2. Hardware is loose, recommend securing



4. Window(s) Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

4.1. In satisfactory condition at time of the inspection



5. Comments

Dry at the time of inspection
No significant concerns observed

Bedroom 2

1. Wall Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 1.1. In satisfactory condition at the time of inspection
- 1.2. Dry at the time of the inspection.



Dry at the time of the inspection.

2. Comments

Dry at the time of inspection
 No significant concerns observed

Bedroom 3

1. Wall Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 1.1. In satisfactory condition at the time of inspection
- 1.2. Dry at the time of the inspection.



Dry at the time of the inspection.

2. Comments

Dry at the time of inspection
No significant concerns observed

Bedroom 4

1. Wall Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 1.1. In satisfactory condition at the time of inspection
- 1.2. Dry at the time of the inspection.



Dry at the time of the inspection.

2. Comments

Dry at the time of inspection
 No significant concerns observed

En-suite 1

1. Bathroom Location

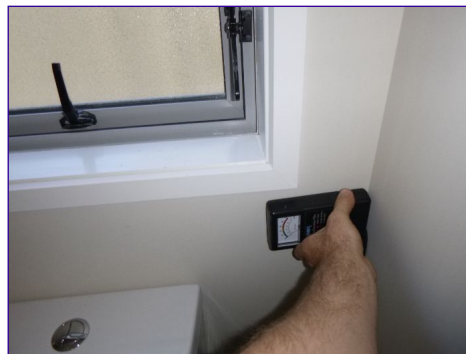
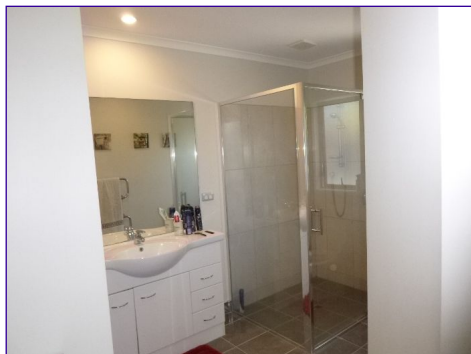
En-suite to master bedroom

2. Walls Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 2.1. In average condition at the time of inspection
- 2.2. High moisture meter reading observed at shower surround/wall junction, recommend further testing and invasive review by a licensed plumber and repairs/replacement as required. Please note that during a non invasive inspection the inspector cannot determine the condition of internal framing or moisture content



3. Floor condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 3.1. In satisfactory condition at time of the inspection
- 3.2. Small chip observed to floor tile

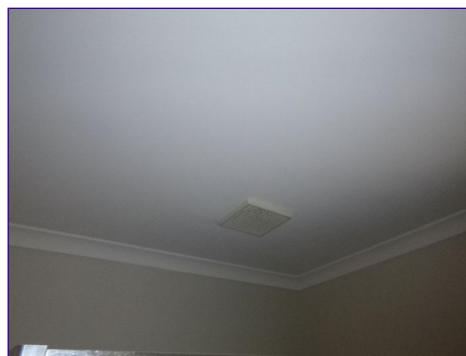


4. Exhaust Fan Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 4.1. In serviceable condition at the time of inspection
- 4.2. Exterior vented



5. Shower Base Condition

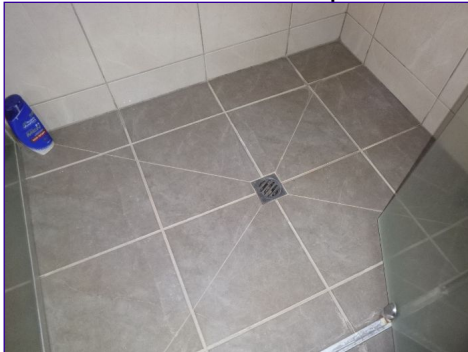
Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Tiles

Observations:

5.1. Tiled shower base installed. Please note it is vital to maintain grout and seal to a high standard to prevent water ingress into substrate

5.2. Leak observed under shower glass screen, recommend review by a licensed plumber to repair as required to prevent leak



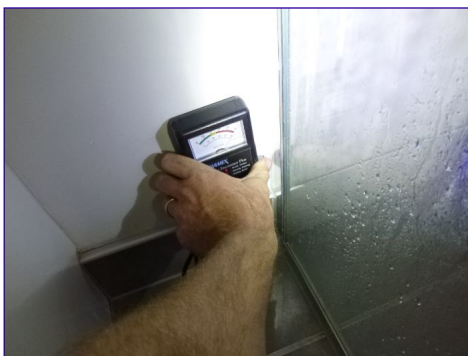
6. Shower surround

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

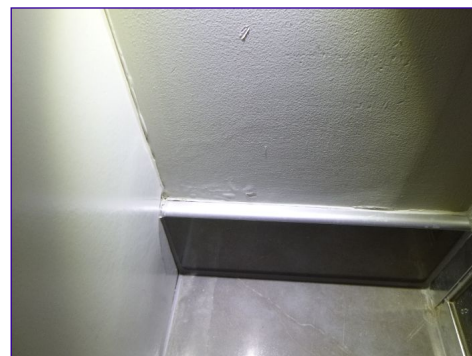
Observations:

6.1. Recommend all tile edges and shower walls be sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

6.2. High moisture reading between shower surround /wall junction and active leak below shower glass screen observed. It is recommended review by a licensed plumber for invasive review and repairs as required. Please note that during a non-invasive inspection inspector cannot determine internal conditions



High moisture reading



Deterioration to lining

7. Shower Rose/Mast Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

7.1. Shower rose drips. Recommend a licensed plumber repairs/replaces restore function



8. Sink/s condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

8.1. In serviceable condition at the time of inspection



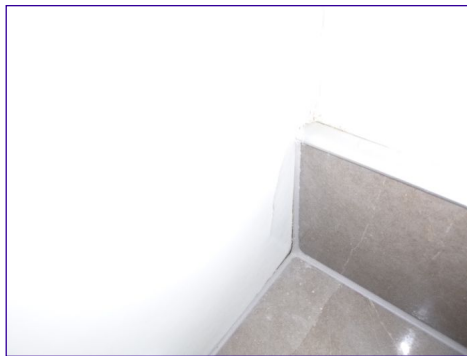
9. Vanity/Cabinets Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

9.1. In serviceable condition at the time of inspection

9.2. Damage observed to bottom corner



10. Traps/Drains Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

10.1. In serviceable condition at the time of inspection

10.2. Tested dry below sink and no leaks observed at the time of inspection



11. Toilet Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 11.1. In serviceable condition at the time of inspection
- 11.2. Tested dry at the time of inspection and no leaks observed



12. Comments

High moisture reading and leak observed near shower surround , it is recommended further invasive review by a licensed plumber and repairs/replacement as required

Bathroom

Note: Bathrooms can consist of many features from spa tubs, Baths, showers, hand basins to toilets and bidets. Because of all the plumbing involved. Moisture and water leaks, failed caulk and tile grout can cause mildew and other problems that may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom caulking and tile grout, because minor imperfections can result in water migration and damage behind finished surfaces resulting in costly repairs.

1. Bathroom Location

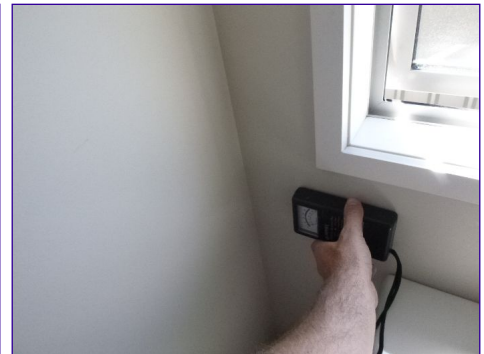
Off hall/passage
Including separate toilet

2. Walls Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 2.1. In satisfactory condition at the time of inspection
- 2.2. Dry at the time of the inspection.



Dry at the time of the inspection.

3. Exhaust Fan Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 3.1. In serviceable condition at the time of inspection
- 3.2. Exterior vented



4. Tub/Spa Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Bathtub

Observations:

- 4.1. In serviceable condition at the time of inspection

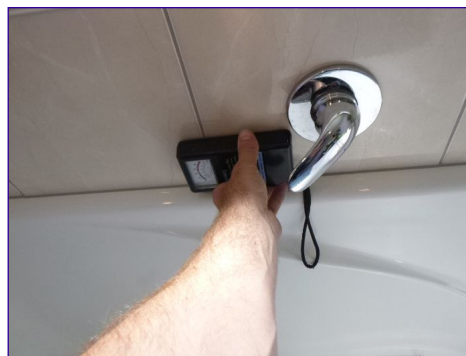
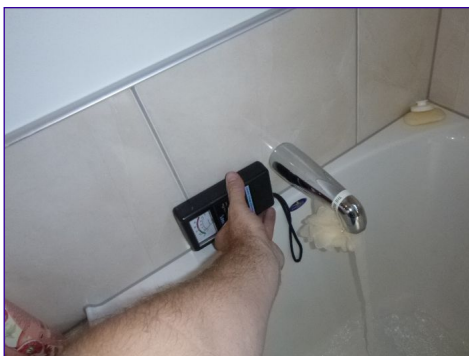


5. Bath surround

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 5.1. In serviceable condition at the time of inspection
- 5.2. Tested dry behind bath surround at the time of inspection



6. Shower Base Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Materials: Tiles

Observations:

- 6.1. In serviceable condition at the time of inspection
- 6.2. Tiled shower base installed. Please note it is vital to maintain grout and seal to a high standard to prevent water ingress into substrate
- 6.3. The perimeter tiles are set of lower than the drain and water is sitting in this area, it is important to maintain the grout and tiles in this area to a good standard to prevent water ingress due to the inadequate drainage

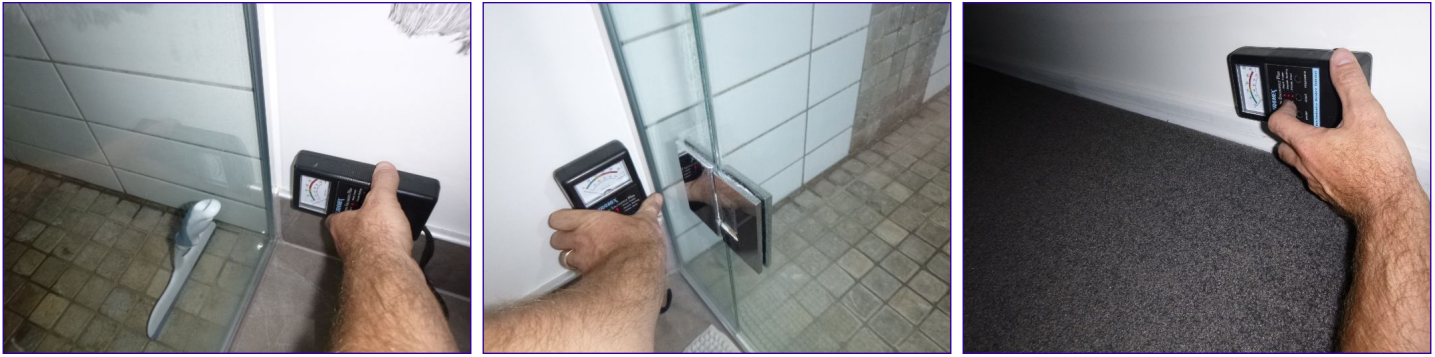


7. Shower surround

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 7.1. In serviceable condition at the time of inspection
- 7.2. Tested dry behind shower surround at the time of inspection



8. Sink/s condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

8.1. In serviceable condition at the time of inspection



9. Traps/Drains Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

9.1. In serviceable condition at the time of inspection

9.2. Tested dry below sink and no leaks observed at the time of inspection



10. Toilet Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

10.1. In serviceable condition at the time of inspection

10.2. Tested dry at the time of inspection and no leaks observed



11. Comments

Dry at the time of inspection
Recommend maintaining the tiled shower to a good standard to prevent leaks

Kitchen

Note: The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.
 Please note: appliance testing is not in the scope of a standard building inspection.

1. Including

Living room

2. Kitchen Walls Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Plasterboard

Observations:

- 2.1. In satisfactory condition at the time of inspection
- 2.2. Dry at the time of the inspection.
- 2.3. Heat pump installed, not tested as part of the inspection



3. Kitchen Floor Condition

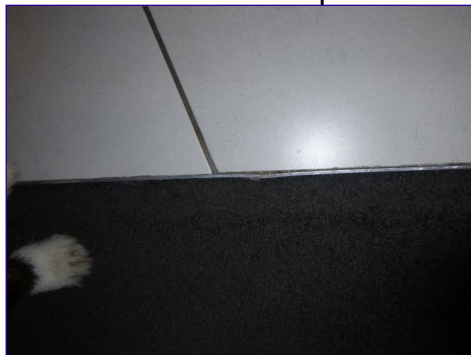
Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Ceramic Tile

Carpet

Observations:

- 3.1. In satisfactory condition at time of the inspection
- 3.2. Minor damage to floor strip between carpet and tiles
- 3.3. Carpet is loose, recommend stretching to improve appearances



4. Kitchen Cabinet Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

- 4.1. In serviceable condition at the time of inspection
- 4.2. Swollen/water damage to bottom corner noted



5. Kitchen Bench Top Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

5.1. In serviceable condition at the time of inspection



6. Kitchen Sink Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Stainless Steel

Observations:

6.1. In serviceable condition at the time of inspection



7. Traps/Drains/Supply Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

7.1. In serviceable condition at the time of inspection

7.2. Tested dry below sink and no leaks observed at the time of inspection

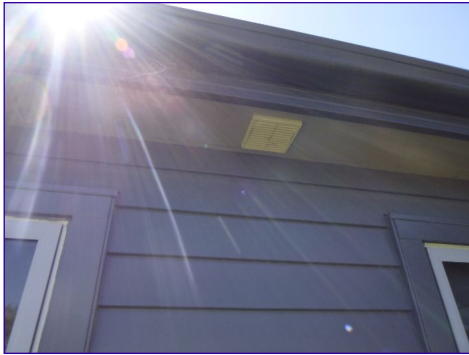


8. Exhaust Fan Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Exterior Vented Observations:

8.1. In serviceable condition at the time of inspection



9. Comments

Dry at the time of inspection
No significant concerns observed

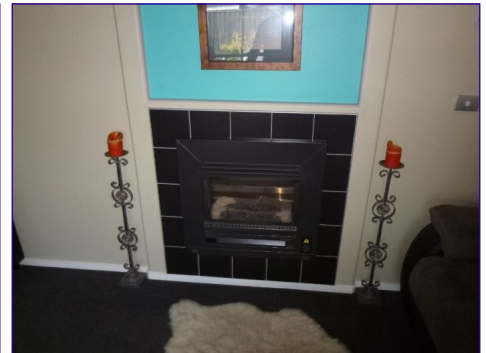
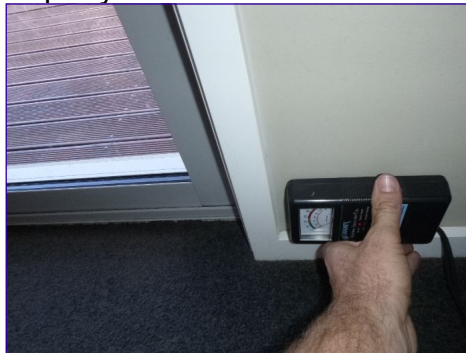
Lounge Room

1. Wall Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 1.1. In satisfactory at the time of inspection
- 1.2. Dry at the time of the inspection.
- 1.3. Gas heater installed. Please note that only a licensed gas fitter may inspect these units. This is always recommended as well as cleaning the flue at least once per year before use.



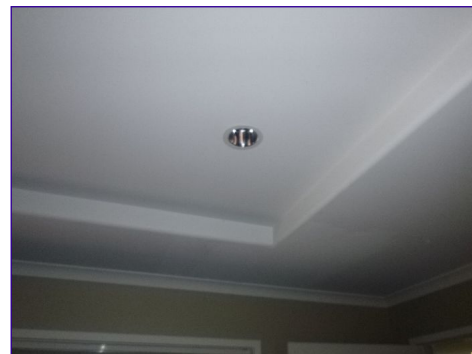
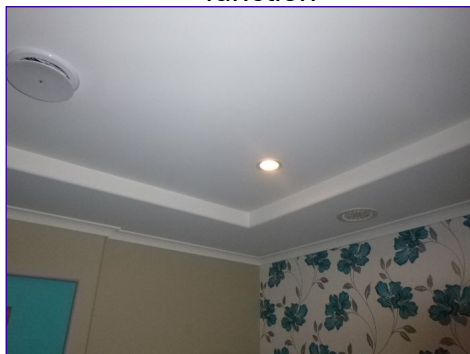
Dry at the time of the inspection.

2. Ceiling Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
	X			

Observations:

- 2.1. In satisfactory condition at time of the inspection
- 2.2. Light non-functional, recommend replacement of bulb to ensure correct function



3. Comments

Dry at the time of inspection
No significant concerns observed

Attic/Roof Void

1. Methods Used to Inspect

How Inspected: Accessible - The visible and assessable roof space was inspected from inside the roof space, however, not every component is inspected due to varying heights, design and insulation.

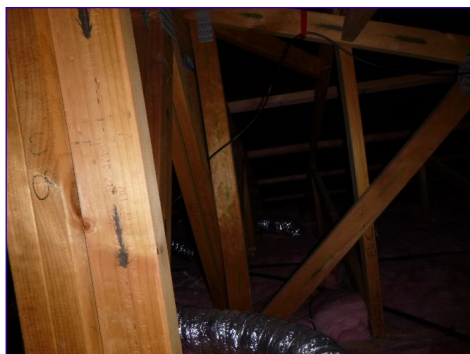
2. Framing Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Style: Pine Trusses

Observations:

2.1. In satisfactory condition at the time of inspection



3. Cladding underside Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Building paper

Observations:

3.1. In dry condition at time of the inspection



4. Ceiling Insulation

Functional	Maintenance	Major Defect	Safety Hazard	N/A
	X		X	

Materials: Fibre glass batts

Observations:

- 4.1. Fibre glass 150mm thickness R value 2.9
- 4.2. The insulation has lifted out of place in areas and is in contact with non-rated recessed lights. It is recommended a insulation contractor redistributes and removes from in contact with lighting to prevent risk of smouldering
- 4.3. Not installed over the garage.



5. Electrical & Plumbing Comments

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

5.1. TPS electrical wiring installed, no concerns observed at the time of inspection

5.2. Plumbing - Installed to a tidy standard and no leaks observed at the time of inspection



6. Comments

No significant structural concerns observed

- Recommend maintenance to the insulation to improve safety and efficiency

Attached Garage

1. Garage Type

Type: Integral double garage
Includes laundry

2. Wall Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Plasterboard

Observations:

- 2.1. In satisfactory condition at the time of inspection
- 2.2. Dry at the time of the inspection.
- 2.3. Laundry services installed, tested dry and no leaks observed at the time of inspection



3. Floor Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Concrete

Observations:

- 3.1. In satisfactory condition at time of the inspection



4. Ceiling Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Plasterboard

Observations:

- 4.1. In satisfactory condition at the time of inspection
- 4.2. Ceiling access installed



5. Vehicle Door Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Materials: Panel lift

Observations:

- 5.1. The garage door electric opener operated properly to raise and lower the door when tested
- 5.2. Bottom weatherstrip is deteriorated, recommend review for repair or replacement, by a garage door specialist to prevent water ingress



6. Comments

- Dry at the time of inspection
- Recommend repairs to the vehicle door weatherstrip

Exterior of the Building

Note: At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia, for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened repaired or re-caulked and painted to keep wood rot at bay. The paint should be examined for cracking, blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary. Finally, the foundation (interior elements and exterior elements) should be examined for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks). Vegetation too close to the building can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building. The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation, and the overall structure and structural elements of the building is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is supplemental to the Property Disclosure.

1. Wall Cladding Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Materials: Fibre cement board
E I F S Exterior insulation and finish system
Cavity system

Observations:

- 1.1. In average condition at the time of inspection
- 1.2. Exterior Insulation and Finish System (E I F S). This type of cladding is considered a higher risk to allow water intrusion into the wall cavities at cracks, joints, around window and door frames, junctions and other high risk areas where water can enter causing damage to the structure. It is important to maintain the protective paint coating to a high standard. Generally, it is recommended re painting every 6-8 years, ongoing monitoring of the cladding and any cracks or damage are repaired by an exterior plasterer to prevent water ingress

1.3. High moisture reading observed to base of the exterior cladding to South facing wall above deck. It is recommended a licensed builder completes further invasive review or base of cladding, and installs drainage between decking and cladding to prevent risk



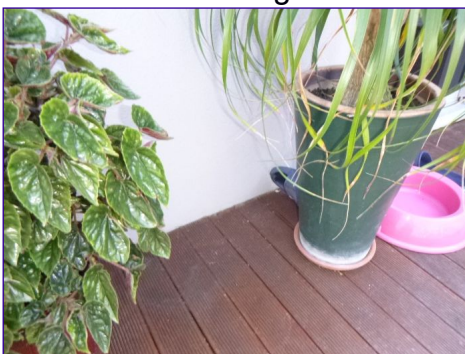
North facing wall



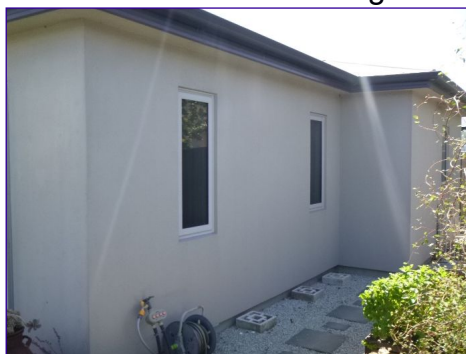
Recommend sealing



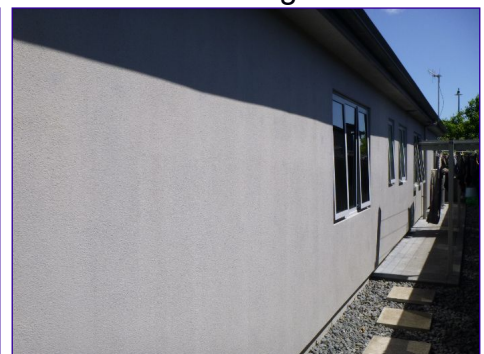
West facing wall



High moisture reading observed



South facing wall



East facing wall

2. Eave/Soffit linings

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

- 2.1. In average condition at time of the inspection
- 2.2. Less than 600mm width to gable ends, this is considered below average for the protection of walls from weathering.
- 2.3. Mould observed in areas, recommend soft washing to clean for health purposes



3. Differential Movement

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

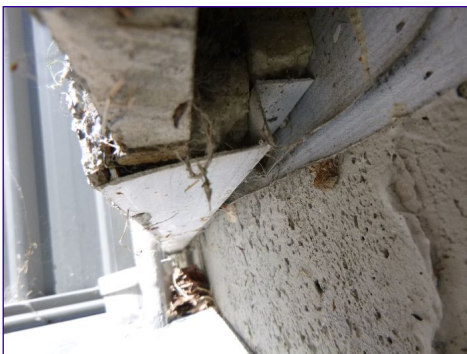
- 3.1. No significant differential movement observed at the time of inspection.

4. Weep holes/Vents

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 4.1. In serviceable condition at the time of inspection



5. Damp damage

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Observations:

- 5.1. Minor damp damage noted at the time of inspection to timber window facings, recommend ongoing maintenance to protect from further deterioration

6. Window/Frame Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Materials: Aluminium joinery double glazed

Observations:

- 6.1. In average condition at time of the inspection
- 6.2. Recommend a qualified painter seals around windows/door frames and paint as necessary to maintain adequate protection
- 6.3. Minor wood softening in areas to timber facings. Recommend repairs/maintenance to protect and prevent further deterioration
- 6.4. Recommend removal of masking tape from West facing windows



Swelling to facings



Recommend painting sill



Recommend repairs to sills

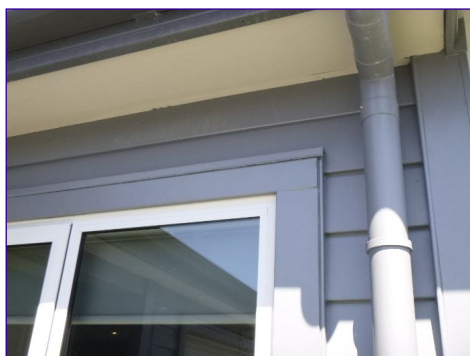
7. Flashings Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Metal

Observations:

7.1. In serviceable condition at the time of inspection



8. Paint condition

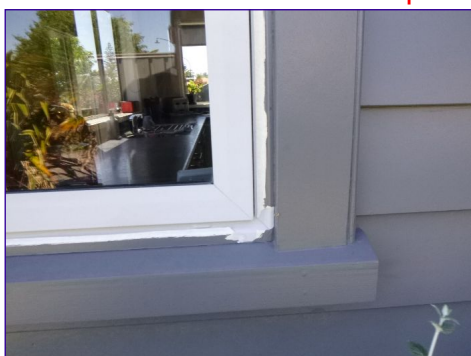
Functional	Maintenance	Major Defect	Safety Hazard	N/A
	X			

Observations:

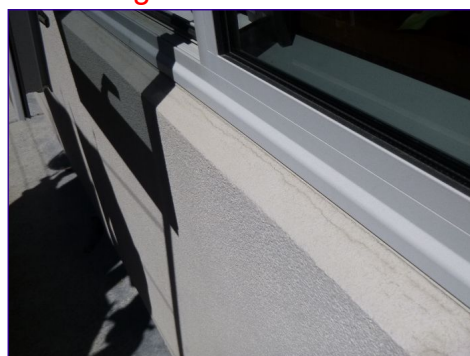
8.1. Protective paint coatings in average condition at the time of inspection

8.2. Areas of masking tape around window joinery where painting has been completed. Recommend removal of tape

8.3. Gaps and minor damage to plaster sills around window joinery, minor damage to corners of cladding and gaps between cladding junctions observed. It is recommended review by exterior plasterer to repair/seal areas as required to adequately protect and prevent water ingress



Recommend sealing



Recommend sealing

9. Visible Foundation Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Type: Concrete Slab

Observations:

- 9.1. The visible slab edge found to be in satisfactory condition at the time of inspection
- 9.2. Minimum ground clearances are average around the home. This aids in preventing rising damp issues. The recommended clearances are 150 mm above paving and to 225 mm above soil



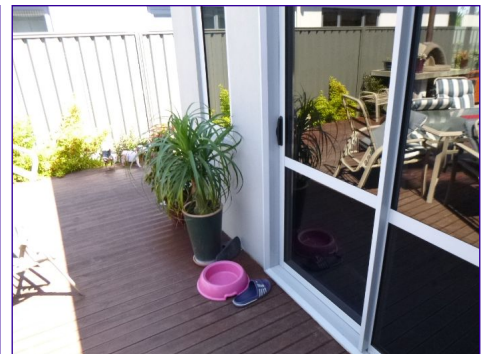
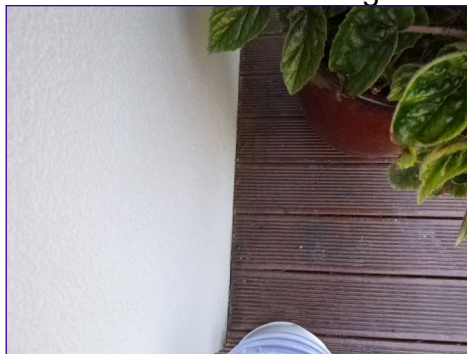
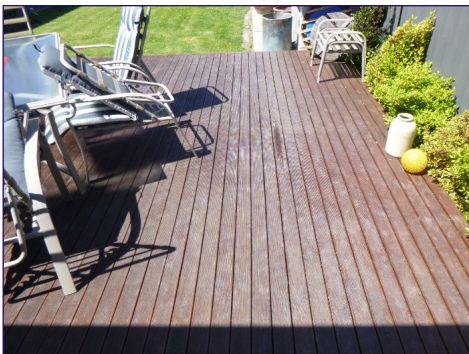
10. Deck Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X	X			

Materials: Timber

Observations:

- 10.1. In average condition at time of the inspection
- 10.2. Decking is in direct contact with exterior cladding, it is recommended a licensed builder creates a drainage gap to prevent risk of water ingress. High moi was observed to base of cladding in this area



No gap for drainage

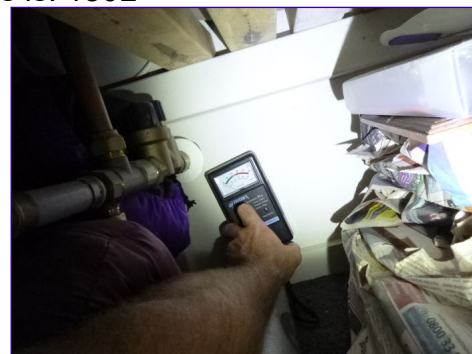
Location of high reading

11. Hot Water Unit/s

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 11.1. This unit was in working condition at the time of the inspection.
- 11.2. Unit Manufacture date: 2009
- 11.3. Electric hot water storage unit
- 11.4. The capacity of this unit in litres is: 180L



12. Electric Meter

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Location: Left Side

In garage

Observations:

12.1. The electrical wiring appears to be in fair condition.



13. Gas supply

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Location: Right Side

Observations:

13.1. Please note that only a licensed gas fitter may inspect these services. It is always recommended that a gas fitter completes an inspection before handover

13.2. Bottles secured with safety chain appropriately



14. Exterior Comments

- Recommend repairs to the exterior cladding where required and painting to protect by an exterior plasterer
- Recommend creating a gap between decking and cladding for drainage due to high moisture reading
 - Recommended further review of base of cladding above deck due to high moisture reading by a licensed builder

Roof & Drainage System

1. Methods Used to Inspect Roof

Walked on Roof Surface.

2. Roof Cladding Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Colour steel roofing.

Observations:

- 2.1. Roof appeared satisfactory condition at the time of inspection
- 2.2. Recommend treatment of moss to prevent moisture retention



3. Valley condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- 3.1. In satisfactory condition at time of the inspection



4. Roof Flashing Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Colour steel

Observations:

- 4.1. In satisfactory condition at time of the inspection



5. Facia/Barges

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

5.1. In satisfactory condition at the time of inspection



6. Gutter Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Colour Steel gutters

Observations:

6.1. In satisfactory condition at time of the inspection

6.2. Recommend cleaning gutters as part of routine maintenance.

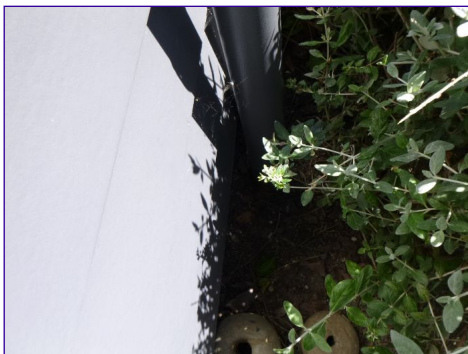


7. Downpipes

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

7.1. In satisfactory condition, discharging appropriately at the time of inspection



8. Chimney Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

8.1. In satisfactory condition at the time of inspection



9. Comments

The roofs overall condition appeared satisfactory at time of inspection.

Site/Grounds

1. Driveway Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Concrete

Observations:

- 1.1. In satisfactory condition at the time of inspection
- 1.2. Common cracks noted, recommend sealing to prevent water ingress



2. Off Street Car Parking

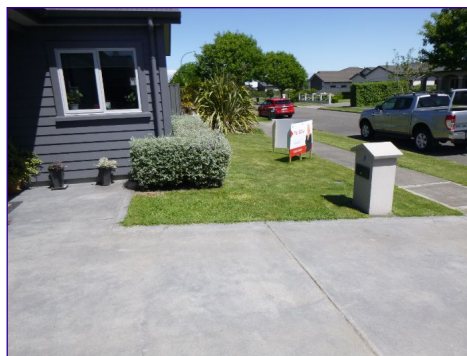
Observations: Adequate off street car parking has been provided for 2 cars

3. Lot Grade and Drainage Conditions

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Observations:

- 3.1. Flat Lot
- 3.2. While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector CANNOT always accurately predict this performance as conditions constantly change. It is recommended monitoring surface water flow during rain periods, if water flows toward the structure it is recommended assessment by a licensed drain layer



4. Fence Condition

Functional	Maintenance	Major Defect	Safety Hazard	N/A
X				

Materials: Sides and back fence only

Observations:

- 4.1. In satisfactory condition at time of the inspection



5. Site Comments

No significant concerns observed

PROPERTY SUMMARY

1. Plumbing Summary:

Due to high moisture readings and active leak observed in the ensuite to shower, it's recommended that a licensed plumber be consulted for further details.

2. Electrical Summary:

Whilst no deficiencies were observed, we are not electricians, it's always recommended that a licensed electrician be consulted for further details.

3. Structural Summary:

No significant defects found at the time of inspection, however this should be monitored closely annually.

4. Areas Inspected:

Only structures and fences that were reasonably accessible within 30m of the main building and within the boundaries of the site were inspected.

5. Areas Not Inspected:

Reasonable access was gained to all areas.

6. Areas visually Obstructed:

Reasonable access was gained to all/other areas.

7. Areas To Gain Access:

Reasonable access was gained as needed.

8. Sub Floor Ventilation:

Not applicable with this type of construction.

9. Site Drainage:

Adequate, The site drainage appears adequate at the time of inspection, however this should be monitored during and after rain periods.

10. CONCLUSION SUMMARY:

AVERAGE: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

Feel free to contact me on the above mobile phone number once you have thoroughly read this report.

It is often very difficult to explain all situations, problems, access difficulties, building faults or importance in a matter that is readily understandable by the purchaser.

If you should have any difficulty understanding any issues or items within this report then you should contact the inspector as we are here to help. If you have any question at all, please contact the inspector before acting on this report.

We do thank you for entrusting us to undertake the building inspection.

It's the biggest compliment we get when a customer refers family and friends.

Thank you once again,

Adam Spencer

Hawk Eye Building Inspections

END OF REPORT

