



HOUSE PRE-PURCHASE INSPECTIONS

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House Inspection At

Demo street



Date: Date

Client: Name

Email Address: Email

Inspection type Pre-purchase & Methamphetamine spot test

Objective To inform the client of any faults and or issues arising from the inspection and to give an overview of the building.

Inspector Joel Zwart.

Qualifications Licensed Building Practitioner
Trade Certificate in building

OVERVIEW

Approximately a 1950's timber weatherboard home with solid native timber floors, timber pile on block foundation and an iron roof.

After my inspection I note that there have been some minor renovations and possibly a small extension to the home so as noted at the end of this report. check LIM.

The home requires some maintenance to wet areas (bathroom, kitchen etc.) and also to the roof area.

I find the structure of the home to be in good condition and these maintenance items are to be expected with a home of this age.

EXTERNAL INSPECTION

Foundations and subfloor

- Timber pile on foundation block.
- The subfloor looks to be in good condition with minor settling of piles due to natural movement of the soil.



There has been sub-floor insulation fitted.



- I have noted some rot to the base cladding framework which is non-structural.

Cladding

- Timber weatherboards require some minor repairs/maintenance due to cracking, minor rot etc.



Outside of bathroom/laundry old repair



Dog damage to scribber and weatherboard On rear deck



- Crack to weatherboard where air conditioning unit is installed.(protected by eve)



- Old damage to the bottom weather-board eastern elevation/rear of home.
- This damage is below the internal floor level but should be repaired in any case.

External Joinery

- The home has original timber joinery with a newer aluminum window and bi-fold door on the southern elevation (renovated area)



I have found the aluminum joinery to be in good condition but the timber joinery is showing signs of gradual damage/wear and tear with areas of rot.

- The timber joinery will require the paint to be striped/sanded rot removed and filled or replaced with new timber and re painted.
- I have only noted minimal areas of internal moisture around these windows which is expected with timber in this condition.

Roof, fascia and eaves

- The Eaves or Soffits are fiber cement and in good condition
- The timber fascia is in fair condition but requires painting as there are areas of blistering.
- The main area of roof is in aged condition and at the end of its life, the front part of the roof (visible from road) looks to be newer iron or at least newly fitted second hand iron and this was in good condition.



Orange arrow-Newer roof area, Blue arrow-Old area of roof

- The old iron roof area is fitted with led nails and these are loose
- I have noted small areas of moisture on the ceiling inside the home probably due to small drips from around loose nails or where nails have lost their heads.
- The iron is also covered in thick moss/lichen, and has areas of minor to full thickness rust.



Lead nail loose- recommend these area replaced with screws



Minor rust at join in iron



Heavy Lichen on roof, also timber barge requires replacement-Orange arrow



Iron lifting at joins in several areas



- This area is where the old hot water cylinder overflow was positioned. Due to the constant run of moisture when there was a H/W/C, the iron has full thickness rust. Under the led flashing the rust is very bad.

Spouting and downpipes

- P.V.C spouting and downpipes are in good condition.

Deck

- Rear main deck from lounge is in good condition. I have not found any concerns.
- The roof over the deck is well over 10 sqm and these type of areas do require consent. Check L.I.M.
- Note the last sheet of the corrugated plastic roof is damaged. The span of the roofing is to large and wind will vibrate the roofing and eventually cause breakage. (this requires roofing to be removed and new purlins to be fitted on top at the required spacing's to suit the material.)



Driveway and paths:

- The driveway and paths are in fair condition with minor cracks.

Outhouse/sleepout

- No issues found

INTERNAL INSPECTION

General

I have spot checked around windows, ceilings and plumbing for moisture and found several areas of concern. Below I have itemized each room with the issues found.

The home has solid timber floors throughout, one bathroom, three bedrooms and open plan lounge and kitchen with a small laundry cupboard housing just a washing machine.

As you will see further in this report I have detected multiple areas of moderate to high moisture along the skirting boards (hard to the base of the external walls) this does point towards this being due to moisture transfer from the subfloor area and as long as there is no visible damage like rot or discoloration of the flooring there is no action required.

Lounge and Dinning

I have detected moderate to high moisture on the south western side of the lounge along the floor. I was unable to locate a cause of this.



This area of moisture is very high and needs investigation as to its cause



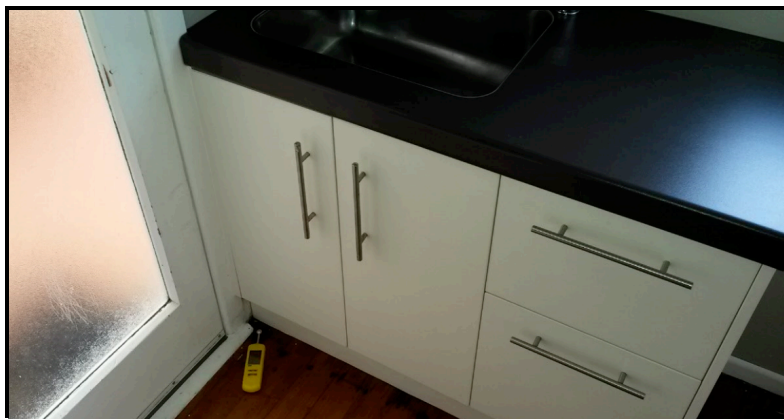
Small spot check has found small area of moisture on lounge ceiling. Probably due to loose nails or rust on roof as advised earlier.

Kitchen and laundry

I have found several areas of high moisture in these areas- around the dishwasher, in the under sink cupboard, around small unit with sink.

This requires a plumber to inspect and locate the cause of each.

- more often than not these are minor issues of tightening nuts but if the leaks originate from inside the wall the repair is a bit more invasive.



Small bench with sink- high moisture around base



Dark stain around small bench with sink- possible pipe leak.



High moisture around washing machine –possibly just a loose conection.



High moisture under main sink- looks to be from loose waste pipe below



Leaking waste pipe- needs tightening or new rubber seal.

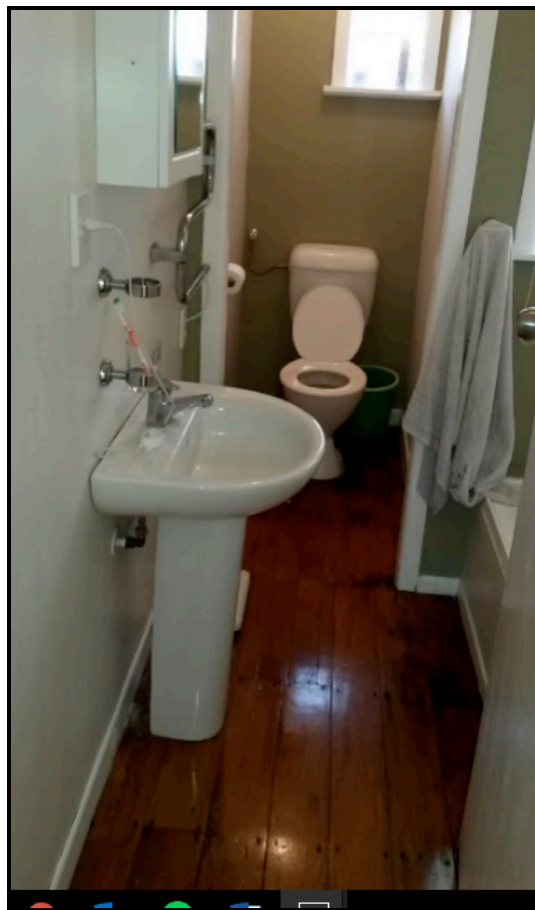


High moisture around dishwasher- possible loose connection.

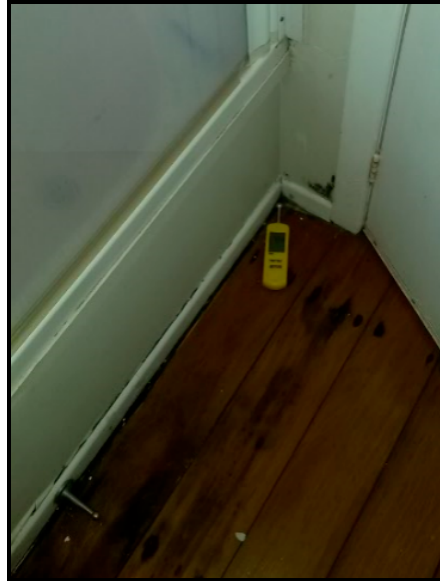
Bathroom and Toilet

I have found the bath in the bathroom is suffering from a failure of the water seal around the edge, this is due to bad design of the bath cradle etc. (this is very common for baths more than 10 years old. Moisture has been detected at 500mm high in bedroom three behind bath taps.

- The bath needs to be removed and I would advise replacing with a newer bath designed for a shower over bath scenario (these baths have high lips around the edge to prevent water from entering the wall)



Visible dark staining on floor from moisture.



Dark stain and high moisture by bath



High moisture under bath



Visible damage to bath cradle.



High moisture to bath surround

I have also found there is an issue with moisture around the toilet. This moisture is around the base but also up the wall behind pointing towards a pipe leak in the wall or around the cistern pipe.

- A plumber needs to investigate and re fit the toilet. The dark stain will be permanent but the timber is solid.



Dark stains around toilet, high moisture readings (plumber to check)



High moisture on wall behind toilet shows pipe leak

Bedroom 1

There is visible aesthetic finishing work required in here.



I have noted moderate moisture around the external walls at floor level as advised in most areas, this moisture rises to high around the external timber door to the small deck. Again I feel this is just due to moisture transfer but may require the door to be removed and a flashing fitted in the future to prevent rot from taking hold.



Bedroom 2

No issues found

Bedroom 3

Minor cracking to some wall Gib due to natural movement, moisture detected in wall that backs onto bathroom from bath leak-(no damage visible in the bedroom).

Internal roof cavity and Insulation

Newer roof area has roofing paper fitted but old area does not. Timber looks to be in good condition with no visible rot. Roof insulation is present



Conclusion

- The home is aged and requires a fair amount of maintenance as expected.
- The structural integrity of the home is good and the issues found do not show any serious visible signs of damage. I would advise that a new roof is required in the near future but with some repairs this could last another 5-10 years. The external timber joinery requires maintenance to prevent any rot from causing serious damage in the future.
- The plumbing issues found require urgent attention and while most may be minor, it is advisable to be prepared for added costs if more invasive repairs are required.

Concerns

- Roof- heavy lichen, rust, loose iron and old fixings/nails
- Moisture around plumbing in kitchen, bathroom, laundry.
- Moisture along south western lounge wall (by bi-fold and timber door)
- Small Areas of moderate moisture in ceiling from roof drips
- Rear deck has been roofed and is over 10 sqm which requires consent
- Corrugated plastic roofing broken on rear deck roof.
- Framework for rear deck roof is inadequate to support corrugated plastic.

Recommendations

- *Contact local authority and uplift L.I.M. report.*
- *Also check council records to ensure all work has been approved.*
- *Plumber to check and repair issues in wet areas*
- *Roof to be temporarily repaired until full replacement can be done (replace nails with tech screws, lichen treat, patch areas of rust)*

What's the scope of a HPPI inspection?

As advised we at HPPI follow the guidelines of the New Zealand standard 4306:2005.

We use our experience in the New Zealand residential construction market to provide a “visual and non-invasive” inspection reporting on:

- The properties attributes
- Significant defects
- Gradual deterioration,
- Any significant maintenance to ensure your home performs into the future!
- Weather tightness risk as set out by the NZS 3604

The following areas will be included in the inspection report!

- Site, Subfloor, Exterior, Roof, roof space (interior), Interior, and Services.
- Also other ancillary spaces, common areas and other buildings or accessory units will be identified in the report. *(Note these areas will only be inspected if a special request is made)*

What's excluded from a standard HPPI inspection?

The report will not normally include any of the following unless a special requested is made:

- Footings inspections
- Plumbing inspection
- Electrical inspection
- Concealed drainage inspection
- Inspections on pools or saunas
- The operation of fireplace or chimneys
- Intercom operation
- Appliance operation
- Structural stability
- Hazards or hot water cylinders.

Also the report will not include any of the following;

- Legal title issues

- Building warrant of fitness or services described on a compliance schedule
- Planning or resource consent issues
- Consent issues (although any possible issues may be notified if picked up),
- Long term maintenance planning
- Heritage obligations
- Body corporate rules, terms of cross lease or occupation agreements.

Our inspectors will inspect all areas of the building that are reasonably accessible! For example;

- If there is an access hatch available to the roof space at least 450mm x 450mm that is not blocked, has a crawl space of at least 600mm x 600mm and is accessible from a standard 3.6-meter ladder.
- If there is access to the subfloor of at least 500mm x 400mm and a clearance of at least 400mm.
- For roof inspections the roof height needs to be accessible from a 3.6m ladder

Note- access is also limited to the safety requirements of OSH

Terms and conditions applicable to inspection reports prepared by
House Pre-Purchase Inspections Ltd.
From here on referred to as HPPI

These terms and conditions apply to the inspection undertaken by HPPI and the Inspection Report to which these terms and conditions apply.

The Purchaser Agrees

The purchaser agrees that the written Inspection report remains the property of HPPI. If another party requests a report on the same property HPPI can on sell the report at its discretion. You the purchaser of the report receive your own personalized copy of the written inspection report and agree it is view only and cannot be passed on or re-sold to any other party.

Refund policy

Once the report has been viewed there is no refund. The client should decide prior to purchasing an inspection report as we do not give a refund if they change their mind. If the purchaser has paid for the report and he or she has difficulty viewing the report on their device other arrangements can be made by contacting HPPI. The report can be emailed or posted if required. The client not being happy with the contents of the report is not grounds for a refund. We will meet our Obligations under the Consumer Guarantees Act. Note if a refund is given the said report cannot be used by the client or any other entity.

Purpose of Inspection and Scope

The inspection report prepared by HPPI to which these terms and conditions apply ("Inspection Report") is prepared for the client to whom the Inspection Report is addressed ("Client"), and is based on an above-ground visual non-invasive inspection of the building or dwelling to which the Inspection Report relates ("building"). The Inspection Report has been prepared to provide general comments on the condition of the components of the building at the time of the inspection only. The Inspection Report and the inspection are subject to any express instructions received from the Client. The Inspection Report is not a specific structural survey, engineer's report, comprehensive weather-tightness inspection or form of guarantee or warranty as to the fitness of the building. If the Client requires a structural survey, engineer's report, weather-tightness inspection or other inspection form a third party specialist, HPPI can assist with arranging such specialist third party inspection upon request.

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

The Client accepts that HPPI will not detect some faults because the fault only occurs intermittently; part of the building has not been used for a while and the fault usually occurs after regular use (or detection of the fault would only occur after regular use); the type of weather that would normally reveal the fault is not prevailing at or around the time of the inspection; the fault has been deliberately concealed; furnishings are obscuring the fault (see below); HPPI has been given incorrect information by the Client; the vendor (if any), the real estate consultant, or any other person; and/or the fault is/was not apparent on a visual inspection.

Visual Inspection

While all care and effort is taken to discover and record irregularities and defects in the building at the time of the inspection, Inspection Reports are based on a visual above-ground non-invasive inspection using a surface moisture meter. Due to the size, complexity and hidden nature of construction, irregularities and defects may not always be visible at the time of the inspection. HPPI accepts no responsibility or liability for any omission in the inspection or the Inspection Report related to defects or irregularities which are not reasonably visible at the time of inspection or which relates to the components of the building which are below ground. The Client accepts that the visual inspection is limited to those areas of the building which are reasonably and safely accessible at the time of inspection. HPPI has not opened up, uncovered or dismantled any part of the building as part of the inspection or undertaken any internal inspection of the building. The inspection did not include any of the areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which require the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil). HPPI did not move occupier-owned items for the purpose of undertaking the inspection. HPPI is not responsible and the inspection will not cover any part of the building or property to which access is not reasonably and safely available to carry out a visual inspection. This may include roofs, sub floor areas and ceiling cavities. High, constricted or dangerous areas cannot be inspected if in conflict with Occupational Safety and Health Regulations.

Product names, materials and systems are not generalized to help in reading and understanding the Inspection Report. All materials and systems are assumed to be standard typical construction or materials when not able to be fully investigated (whether for the reasons stated above or for any other reason).

Weather-tightness

Unless otherwise stated the inspection did not assess compliance with the New Zealand Building Code's, including the code's weather-tightness requirement, or structural aspects.

Compliance with Statute Regulations, Territorial or Other Relevant Authorities

Unless otherwise stated, HPPI has not and will not make any inquiries or undertake any inspections of any third party, territorial or other relevant authority records in respect of the building. The Inspection Report does not replace and is not intended to replace a council issued Land Information

Memorandum or Council file search. HPPI recommends a Land Information Memorandum report is obtained and council file search conducted. If the Inspection Report contains any information obtained from the Council, then such information is only as accurate as the Council information on which such information is based. HPPI accepts no responsibility for any error or omission in such information as a result of inaccurate Council records.

HPPI makes no representation that the building complies with the requirements of any legislation (including any act, regulations, by-laws, etc), including but not limited to, the Building Act 2004, Health and Safety in Employment Act 1992, Fire Safety and Evacuation of Buildings Regulations 2006 or the Disabled Persons Community Welfare ACT 1975. The Inspection Reports is not a site or environmental report and HPPI makes no representation as to the existence of or absence of any "contaminated" (as that term is defined in the Resource Management Act) or any "hazard" (as that term is defined in the Health and Safety in Employment Act) in the building or property.

Title and Boundaries

HPPI has not undertaken a search of the title to the property, or a survey of the property and assumes no responsibility in connection with such matters. Unless otherwise stated it is assumed that all improvements lie within the title boundaries.

Not a Guarantee or Warranty

HPPI does not guarantee or warrant the work of any contractor or service, or the integrity of any product, appliance or fixture, natural or processed or any building system or cladding system applied. The Inspection Reports is not a guarantee or Warranty as to the state of the building.

Publication and Use

Neither the whole or any part of this Inspection Report or any other report (whether verbal, video or written) or any reference to this Inspection Report or any such other report may be: included in any published document, circular or statement, whether hardcopy or electronic; transferred to any persons other than the Client; or distributed or sold, in each case without first obtaining the written approval of HPPI. The Inspection Report is not to be used in any litigation except with the prior written approval of HPPI.

HPPI's Responsibility

HPPI accepts no liability in relation to the inspection or this Inspection Report to any other person than the Client which this report is addressed too. HPPI will not be held responsible for any damage to the building when not directly the fault of HPPI.

Disputes

Should any dispute arise as a result of the inspection or Inspection Report, it must be submitted to HPPI in writing immediately. The Client agrees that in the event of a dispute, the contents of the Inspection Report may not be used to satisfy any terms of a sale and purchase agreement until the disagreement/dispute has been resolved. The Client agrees that if, after raising a dispute, the Client uses the inspection or Inspection Report to make an unconditional offer or confirm a sale and purchase agreement, the Client shall be deemed to have waived all rights to continue the dispute, and/or raise any future dispute or claim against HPPI in the event of a claim/dispute regarding damage to a home, the Client will allow HPPI to investigate the claim prior to any repairs to the home being undertaken or completed. The client agrees that if it does not allow HPPI to investigate the claims of damage before repairs are carried out the Client shall be deemed to have waived its rights to continue with and/or make any future claim against HPPI. In the event of any dispute, the Client agrees not to disturb, repair, or attempt to repair anything that may constitute evidence relating to the dispute, except in the case of an emergency.

Limitations of Liability

Subject to any statutory provisions, if HPPI becomes liable to the Client, for any reason, for any loss, damage, harm or injury in any way connected with the completion of inspection and/or the Inspection Report, HPPI's liability shall be limited to a sum not exceeding the cost of the inspection and the Inspection Report. A&M will not be liable to the Client for any consequential or special loss of whatever nature suffered by the Client or any other persons injured and the Client indemnifies HPPI in respect of any claims concerning any such loss.

General

Nothing contained in these terms and conditions shall be deemed to exclude or restrict any rights or remedies that the Client may have under the Fair Trading Act 1986 or the Consumer Guarantees Act 1993 or at law. If any provision of these terms and conditions is illegal, invalid or unenforceable, such provision shall be deemed to be excluded or read down to the extent necessary to make the provision legal, valid or enforceable, and the remaining provisions shall not be affected.

Methamphetamine spot check



HPPI take meth testing seriously, so we use Med NZ Ltd as our supplier, who gained the MMC International sole distributor for New Zealand Meth Tests.

We have spot checked for Methamphetamine in four areas of the home and provide the following results:

- Master bedroom **Negative**
- Bedroom two **Negative**
- Kitchen- **Negative**
- Outhouse/shed **Negative**

NOTE: these kits are designed for screening testing only. HPPI Ltd suggests that for any positive screening results you should seek professional advice. HPPI Ltd hold no responsibility for results.

Methamphetamine spot check

Clause:

Meth testing is not our area of expertise, so we use MedNZ Ltd. as our meth test supplier. Med NZ gained the MMC International sole distributor for New Zealand Meth Tests. House Pre-Purchase Inspections Ltd will not be held responsible for the results of the tests.

The kits we use, as supplied by MedNZ Ltd., are designed for screening testing only. We carry out these tests in accordance with MedNZ Ltd. Guidelines. MedNZ Ltd suggests that for any positive screening results you should seek professional advice. MedNZ Ltd. hold no responsibility for results.