

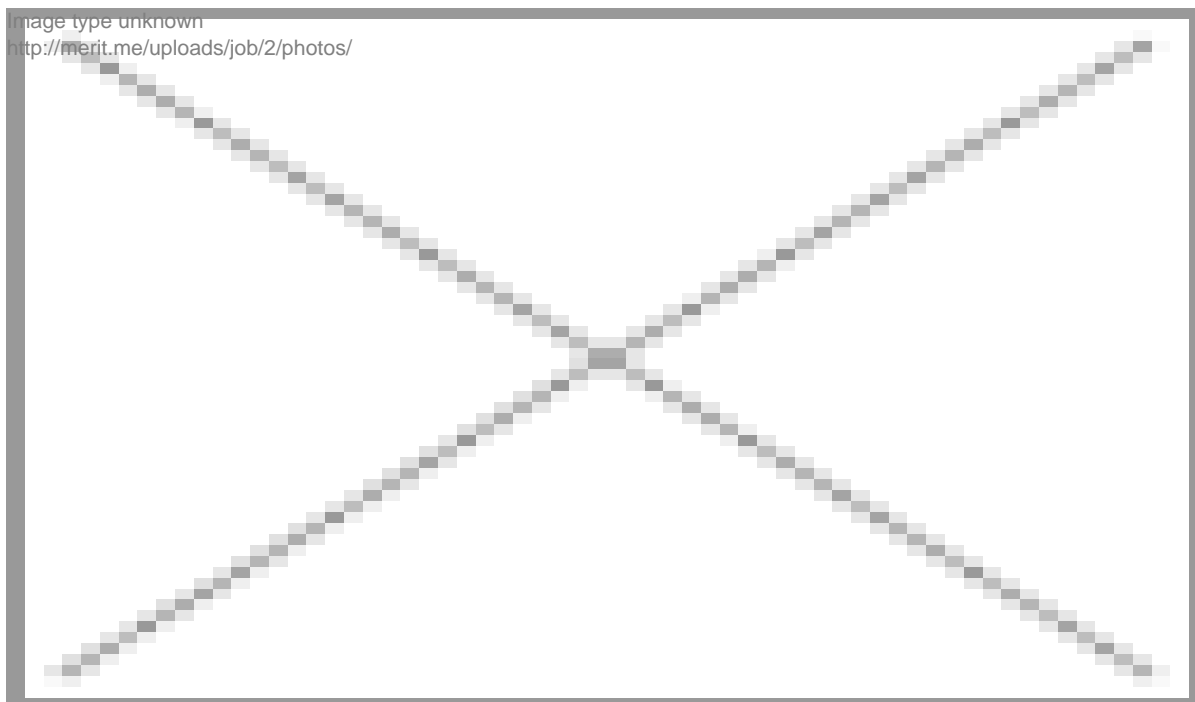
DETAILED PROPERTY INSPECTION

Scope of Report: Visual inspection of the property for the purpose of a pre purchase/sale inspection in accordance with NZS 4306 Residential Property Inspections.

CLIENT	N/A
CLIENT REFERENCE NUMBER	N/A
SITE ADDRESS	482 Greers Road
INSPECTION DATE	09 Apr 2016
BUILDING INSPECTOR	Justin Murphy
REPORT	

ORIENTATION

For the purpose of this report the main entrance to the house is on the elevation.



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INTRODUCTION

Dear N/A,

Thank you so much for the opportunity to inspect and report on your new property. We appreciate the confidence you placed in our team by allowing us to assist you in this way.

If you have any questions about this inspection please do not hesitate to give us a call.

Thank you again for the confidence you have placed in Synergy Project Property Inspections.

Sincerely,

Justin Murphy

Synergy Project Property Inspections



*** Please note what this report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection, not an all-encompassing report dealing with the property from every aspect. Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes that could be expected with age, and general wear and tear. While some minor defects may be noted, it is unrealistic for the Inspector to comment on all minor defects and imperfections in this standard property report, we also unable to carry out any probe or destructive testing, nor move any furnishings, appliances or vegetation in a visual inspection.

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SUMMARY

This section of the report is to provide the reader with the inspector's overall opinion of the property. The summary is designed to identify the main points about the property and Synergy Project Property Inspections recommends that the entire report be read in full. Please note that this report is completed in accordance with Terms of Agreement, Disclaimer and special reporting conditions that are detailed in this report.

The inspection and any subsequent investigations involved the following procedures:

1. Visual inspection of all buildings and elements/components of the property that are not concealed. This includes electrical fittings and appliances but does not include the actual testing of the operation or electrical circuits within fittings or appliances in anyway. The inspection also includes assessing the roof from ladder access at the perimeters or other vantage points but does not include climbing onto the roof due to health and safety restrictions. If specified non-accessible roof surfaces and other elements were viewed and assessed through aerial photography or videography where possible.
2. If access permits, visual inspection of the roof space as described within the report.
3. Drain testing of gully traps and the waste water system by running cold water from all sanitary fixtures.
4. Moisture scanning of wall linings and skirting that surround wet areas such as showers and baths, and to external wall cladding that are considered at risk to moisture issues with a non-invasive moisture meter that provides indicative readings within the lining material.
5. Considering normal significant maintenance that is likely to be required in the next three years or as stated.
6. A hose test on all storm water connections including the garage, house and drains within paved areas.
7. Using a digital thermometer to determine water temperature of all taps to hand basins and sinks.
8. Visual inspection of water pressure for general adequacy and taking the use of the fixture into consideration.
9. Obtaining spot level readings throughout the ground floor surface using a Zipline Pro-2000 (Elevation Measurement System) to locations considered necessary to obtain the required data to reflect the differences in levels within the floor and foundations that would indicate any substantial settlement within the floor and foundations that are outside the acceptable tolerances.
10. Carry out a visual inspection of the grounds within the apparent boundaries.

CONCLUSIONS

The house is located in the eastern side of Greers Road and is oriented on the section so that the living areas are facing generally east. The site is located on a flat suburban section that has high exposure to the prevailing winds.

The age of the house was taken into consideration when the inspection and reporting was carried out. The survey of the condition of the building elements and components were carried out on the basis of 'the expected condition of the materials' considering their use, location and age.

The house is constructed on a concrete slab. At the time of inspection the foundation to the dwelling appeared in good condition.

The majority of the building is clad with block & plaster finish, which appears structurally sound and generally in good condition.

The roof to the dwelling consists of metal corrugated roof, which appears in good condition for its age and will require a high level of maintenance over the coming years.

The floor levels in our opinion are at acceptable tolerances. No evidence of acceptable settlement has been identified.

No access was available to view the roof space, we sighted a blocked access to the hallway cupboard but this fixed shut.

Internally the house appears in good condition. Overall, the house appears structurally sound.

Normal maintenance and repairs will be required over the coming years. The more significant items are detailed throughout the report.

The grounds to the property are generally in a good condition and landscaped to a good condition for an existing own property. Due to the concrete patios and pathways only a low level of maintenance would be required over the years. We noted some debris and old building materials stored down the southern side of the property.

STATEMENT OF POLICY FOR STANDARD HOUSE INSPECTION

Please Read Carefully.

The inspection of the property identified above is subject to the following Terms and Conditions:

- a) The inspection by Synergy Project Property Inspections will be performed in accordance with generally accepted Standards of Practice.
- b) A report will be provided at the conclusion of the inspection. This Report will be based on a limited visual inspection of the readily accessible aspects of the building. The Report is representative of the Inspector's opinion of the observable conditions on the day and time of inspection.
- c) This inspection does not constitute an engineering evaluation and is not provided as either an engineering or architectural service.
- d) The Inspection Report reflects the present condition of the subject property at the time of inspection.
- e) This Report does not imply or constitute a guarantee, warranty, or an insurance policy with regards to this property.

This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law. Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, Client must do so at Client's expense

SCOPE

- 1. **VISUAL INSPECTION:** This inspection is a visual inspection only of readily accessible aspects of the property. A home inspection does not include identifying defects that are hidden behind walls, floors, or ceilings. This includes structure, wiring, plumbing, ducting, and insulation that are hidden or inaccessible. The inspector will not conduct any invasive or destructive testing of the property. Safety, accessibility, or other considerations may present the inspector with restrictions in examining specific home elements or components.
- 2. **LIMITED ASSESSMENT** The home inspection will provide you with a basic overview of the condition of the property. This inspection is not technically exhaustive or all encompassing, as your inspector has only a limited amount of time, as well as constraints in methodology, to complete the inspection. The inspector is a generalist, not a specialist in all disciplines, and may refer the home owner to specialists for further investigation of certain items.
- 3. **CONTEXT OF INSPECTION** This inspection should also be considered in the context of a "snapshot in time", reflecting the conditions of the home at the date of inspection. Future performance of components and elements of the home is outside the context of this inspection. For example, your inspector may not discover leaks that occur only under certain weather conditions. Some conditions noted, such as cracks in foundations, may be either cosmetic in nature or indicators of settlement; however predicting whether an individual condition will present future problems is beyond the scope of the inspection.
- 4. **NOT BUILDING CODE OR BY-LAW COMPLIANCE INSPECTION** Jurisdiction for Building Code, Electrical Code, Gas Code, Fire Code, Plumbing Code, or other statutory or by-law compliance inspections resides with the appropriate mandated authorities. The services provided by your home inspector are not conducted in the context of Code or by-law compliance inspections. The client acknowledges that it may be necessary to confer directly with the appropriate authorities to determine whether specific conditions comply with Code or by-law requirements.

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5. ENVIRONMENTAL AND AIR QUALITY CONCERNS This inspection will not assess for environmental or air quality concerns. The scope on inspection does not include examination for hazardous materials that may be on the property, in or behind surfaces, or are constituent to building materials. The inspection does not include determination for irritants, pollutants, toxic materials, or contaminants; presence of mold, spores, or fungus; asbestos, radon gas, or carcinogens; etc. As well, the inspection does not include the determination of presence of insect, bird, rodent, or other infestations.

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify defend and hold Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

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SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions. Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

Important Information:

You need to be aware that it is possible for problems in a house to be disguised to prevent detection. If you notice anything that were not visible at the time of your visit and our inspection on the day you move into the property then you should immediately contact us to discuss.

Vendor Inspections:

The vendor is required to notify the inspector of any existing conditions that you are aware of that have been an issue or may become a problem at the time of the inspection. Cancellation: If the inspection is cancelled up to 24 hours before the inspection is due to be undertaken, a fee of \$100 will be charged. If the inspection is cancelled within a 24-hour period of the due date of the inspection, the full cost of the inspection will be charged. We reserve the right to apply this policy at our discretion.

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Payment: Payment is due on delivery of the inspection report unless otherwise arranged. All costs associated with debt collection will be added to the value of the invoice. Interest will be added at 2% per month for overdue accounts.

Insurers Disclaimer:

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

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

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

DISCLAIMER

By ordering this Inspection, I/we acknowledge that we have reviewed, understood, and accepted the Terms and Conditions and the SCOPE OF INSPECTION described above. Inspector's liability for mistakes or omissions in this inspection report is limited to a refund of the fee paid for this inspection and report. The liability of the inspector's principals, agents, and employees is also limited to the fee paid. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection and report. This liability limitation is binding on client and client's spouses, heirs, principals, assigns and anyone else who may otherwise claim through client. Client assumes the risk of all losses greater than the fee paid for the inspection. Client agrees to immediately accept a refund of the fee paid as full settlement of any and all claims, which may ever arise from this inspection.

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CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Client: N/A

Site Address: 482 Greers Road

Inspector: Justin Murphy

Company: Synergy Project Building Consultants

Qualifications:

Date of inspection: 09 Apr 2016

The following areas of the property have been inspected:

	Yes	No	Limited Inspection
Site		X	
Subfloor	X		
Exterior		X	
Roof Exterior			X
Roof Space		X	
Interior	X		
Services		X	
Accessory units, ancillary spaces and buildings			X

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 Inspections and I am competent to undertake this inspection.

Name: Justin Murphy

Date: 13 April 2016

Signature:

(for and on behalf of Synergy Project Property Inspections)



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.

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SITE INSPECTION

SITE & FEATURES

	COMMENTS:	PHOTO:
Grounds		
Driveway		
Patios & Concrete		
External Lighting		
External Taps		
External Stairs		
Front Fence		
Boundary Fences		
Gates		

OUT BUILDINGS

	COMMENTS:	PHOTO:
Garage		

ROOF EXTERIOR

	COMMENTS:	PHOTO:
Roof Cladding		
Chimneys & Flues		
Flashings		
Internal Gutters		
Penetrations		

RAINWATER COLLECTIONS

	COMMENTS:	PHOTO:
Spouting		

Downpipes		
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FASCIA & SOFFITS

	COMMENTS:	PHOTO:
Fascia		
Soffit Lining		

EXTERIOR WALLS

	COMMENTS:	PHOTO:
Construction Type		
Cladding		
Alterations		

EXTERIOR WINDOWS & DOORS

	COMMENTS:	PHOTO:
Frames		
Glazing		

PERIMETER FOUNDATION

	COMMENTS:	PHOTO:
Construction Type		
Alterations		

FLOOR LEVELS

	COMMENTS:	PHOTO:
Levels taken in total		
Lowest point		
Highest Point		
Maximum Difference		
Slopes		

GARAGE

	COMMENTS:	PHOTO:
Walls		
Ceiling		
Windows & Hardware		
Doors & Hardware		
Floor Coverings		
Garage Door		
Auto Door Opener		
Electrical Faceplates & Fixtures		
Alterations		

CONSERVATORY

	COMMENTS:	PHOTO:
Walls		
Ceiling		
Windows & Hardware		
Doors & Hardware		
Floor Coverings		
Heating		
Electrical Faceplates & Fixtures		
Alterations		

HALLWAY

	COMMENTS:	PHOTO:
Walls		
Ceiling		
Windows & Hardware		
Doors & Hardware		

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Floor Coverings		
Stairs		
Handrails & Balustrades		
Electrical Faceplates & Fixtures		
Alterations		

LOUNGE

COMMENTS:

PHOTO:

Walls		
Ceiling		
Windows & Hardware		
Doors & Hardware		
Floor Coverings		
Heating		
Electrical Faceplates & Fixtures		
Alterations		

DINNING

COMMENTS:

PHOTO:

Walls		
Ceiling		
Windows & Hardware		
Doors & Hardware		
Floor Coverings		
Heating		
Electrical Faceplates & Fixtures		
Alterations		

KITCHEN

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COMMENTS:

PHOTO:

Walls		
Ceiling		
Windows & Hardware		
Doors & Hardware		
Floor Coverings		
Heating		
Electrical Faceplates & Fixtures		
Alterations		
Bench Top & Cupboards		
Sink & Taps		
Oven & Cooktop		
Range hood		
Waste Disposal		
Dishwasher		

LAUNDRY

COMMENTS:

PHOTO:

Walls		
Ceiling		
Windows & Hardware		
Doors & Hardware		
Floor Coverings		
Electrical Faceplates & Fixtures		
Laundry tub & taps		
Water Temperature (48deg)		
Water Pressure		
Dryer Ventilation		

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BEDROOM 1

	COMMENTS:	PHOTO:
Walls		
Ceiling		
Windows & Hardware		
Doors & Hardware		
Floor Coverings		
Heating		
Electrical Faceplates & Fixtures		

BEDROOM 2

	COMMENTS:	PHOTO:
Walls		
Ceiling		
Windows & Hardware		
Doors & Hardware		
Floor Coverings		
Heating		
Electrical Faceplates & Fixtures		
Alterations		

BEDROOM 3

	COMMENTS:	PHOTO:
Walls		
Ceiling		
Windows & Hardware		
Doors & Hardware		
Floor Coverings		
Heating		

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Electrical Faceplates & Fixtures		
Alterations		

BATHROOM

COMMENTS:

PHOTO:

Walls		
Ceiling		
Windows & Hardware		
Doors & Hardware		
Floor Coverings		
Heating		
Electrical Faceplates & Fixtures		
Bath & Taps		
Basin & Taps		
Shower:		
Water		
Basin & Taps		
Water Temperature (48deg)		
Water Pressure		
Toilet Pan & Cistern		
Ventilation		

ENSUITE

COMMENTS:

PHOTO:

Walls		
Ceiling		
Windows & Hardware		
Doors & Hardware		
Floor Coverings		

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Electrical Faceplates & Fixtures		
Basin & Taps		
Shower		
Water		
Basin & Taps		
Water Temperature (48deg)		
Water Pressure		
Toilet Pan & Cistern		
Ventilation		

ROOF SPACE

	COMMENTS:	PHOTO:
Access		
Underside of Cladding		
Roofing Underlay		
Framing		
Trusses		
Insulation		
Electrical		
Plumbing		
Ducting & Fixtures		
Alterations		

HOT WATER SUPPLY

	COMMENTS:	PHOTO:
Location		
Outer liner		
Size		
Stop Valve		

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Wet Back Connection		
Tempering Valve		
Water Supply		
Insulation		
Electrical		
Plumbing		
Ducting & Fixtures		

SUB FLOOR

COMMENTS:

PHOTO:

Access		
Foundation Type		
Floor Type		
Ground Condition		
Vapour Barrier		
Ventilation		
Piles		
Plumbing		
Ducting & Fixtures		
Electrical		
Drainage		
Timber Framing and Bracing		

SERVICES & FEATURES

COMMENTS:

PHOTO:

Fire Warning System		
Water Supply		
Drainage System		
Storm Water System		

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Sewer System		
Electrical Services		

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