



Cozy Building Compliance

Building Consultants and Property Inspectors
Pre-Purchase and Pre Sale-Inspections
Healthy Homes Assessments

This is a public sample report provided only to demonstrate the format, level of detail and general reporting style used by Cozy Building Compliance Ltd. It is not a current property report, is not property-specific advice and must not be relied upon when making any purchase, legal, financial, valuation or negotiation decision.

Young Tsai
022 193 5800
Info@cozybuildingcompliance.co.nz
Cozy Building Compliance Ltd

Pre-Purchase House Inspection



ADDRESS:	New Lynn, Auckland
CLIENT:	Young
AGENT:	Young
INSPECTION DATE & Weather	08/02/2026
Conditions:	Sunny
PEOPLE PRESENT:	Buyer
TENANTS DETAILS:	The property was occupied/furnished at the time of inspection.

This is a visual, non-invasive inspection prepared in general accordance with NZS 4306:2005. The report records observed defects, risk indicators and limitations noted at the time of inspection. Where no exceptions were observed, this will be stated. This report is not a certificate of compliance, and it does not confirm concealed conditions, performance under load, or future performance.

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Reporting Information and Limitations

Moisture meters and Weathertightness

This inspection is visual and non-invasive. This report does not provide any waterproofing or weathertightness guarantee, as it is not practicable or within scope to create simulated conditions to induce moisture ingress. Where accessible, the inspector may take spot moisture readings at selected locations (commonly around windows, doors, wet areas, and other observed risk points) to assist in identifying areas of potential concern. Spot testing is not exhaustive and does not confirm the condition of concealed flashings, underlay, cavities, or framing.

A Protimeter SurveyMaster and/or Trotec T650 (or equivalent) moisture meter may be used in non-invasive mode in accordance with the manufacturer's instructions. Non-invasive readings are indicative only and can be influenced by surface materials, density, temperature, salts, metal, and other factors. The type/condition of internal timbers (including treatment type) is not confirmed as part of this inspection.

Some instruments may display values that are not a true timber moisture content unless intrusive probe testing is undertaken. Where the device displays a numeric value (including any "%" style display in non-invasive mode), this should be treated as an indicative Wood Moisture Equivalent (WME) / comparative reading only, used to identify variation from typical background levels and to support further assessment.

Interpretation of readings (guideline only): Readings are considered in context and compared with adjacent "background" areas. "Normal / Slightly High / High / Very High" descriptors (if used) are guidelines only and do not confirm the presence or absence of leaks, decay, or concealed moisture-related defects. Any elevated or atypical readings of concern will be reported as exceptions and considered alongside visual findings.

Accurate moisture confirmation typically requires intrusive investigation, which is not carried out during this inspection. Where elevated or atypical readings are indicated, or where visual risk indicators are present, further targeted investigation may be recommended to determine the source and extent of moisture and to assess adjacent materials. Any further investigation may be invasive, is subject to property owner approval, and should be undertaken by a suitably qualified building professional.

Report Limitations:

Report limitations are as set out in the Terms and Conditions accepted for this inspection and as detailed throughout this report.

Certificate of property inspection

Client Name: Young
Inspection address: Sample Report
Date of inspection: February 8, 2026
Property Inspector: Young Tsai
Company: Cozy Building Compliance Ltd
Scope of inspection: The scope of the inspection is as set out in our Terms and Conditions and is limited to a visual Pre-Purchase, or Pre-Sale inspection, carried out in accordance with NZS 4306:2005
Report number: 022026

The following areas of the Property have been inspected:

a) Site ☒ b) Subfloor ☒ c) Exterior ☒ d) Roof Exterior ☒ f) Interior ☒ g) Services ☒
h) Accessory Units ☒ Ancillary Spaces ☒ Buildings N/A

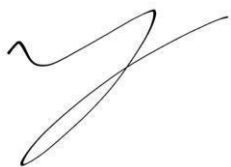
Inspected ☒ Not Inspected ☒ Not Applicable N/A

Any limitations to the coverage of the Inspection are detailed in the Written Report.

Certificate:

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

Signature:



Young Tsai
Licensed Building Practitioner (LBP BP176544)

Cozy Building Compliance Ltd

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 NZS 4306:2005 for full details.

SUMMARY LIST OF FEATURES INSPECTED

For any feature not present on the property, mark as N/A (not applicable)

	Inspected				Inspected		
	Y	N	N/A		Y	N	N/A
SITE	V			INTERIOR	V		
Orientation of living spaces	V			Ceilings	V		
Site exposure, contour & vegetation	V			Walls	V		
Retaining walls	V			Timber floors	V		
Paths, steps, handrails & driveways	V			Concrete floors			V
Fencing	V			Doors& frames	V		
Surface water control	V			Electrical – operation of switches, etc.	V		
				Heating systems	V		
SUBFLOOR				Kitchen – Bench top	V		
Location of access point			V	Cabinetry	V		
Accessibility			V	Sink	V		
Foundation type & condition			V	Tiles	V		
Foundation walls			V	Air extraction system	V		
Ground condition			V	Bathroom, WC, ensuite –	V		
Ground vapour barrier			V	Floor	V		
Drainage			V	Cistern, pan & bidet			V
Ventilation adequacy			V	Tiles			V
Pile type, instability & condition			V	Bath	V		
Pile to bearer connections			V	Shower	V		
Obvious structural alteration			V	Vanity/washbasin	V		
Ground clearance of timber framing			V	Ventilation	V		
Floor type (timber or suspended concrete)			V	Special features			V
Timber framing & bracing			V	Laundry – Location	V		
Insulation type, approximate thickness,			V	Floor	V		
coverage& condition			V	Tubs/cabinet	V		
Plumbing – material types, leakage & support			V	Tiles			V
Electrical – wiring type & support			V	Ventilation	V		
Insect and pest infestation			V	Storage	V		
Rotting timbers			V	Stairs			V
Debris			V	Exterior windows & doors	V		
EXTERIOR				SERVICE			
Construction type	V			Fire warning & control systems			V
Cladding	V			Heating systems	V		
Chimneys			V	Central vacuum systems			V
Exterior stairs			V	Ventilation systems			V
Balconies, verandahs, patios, etc.			V	Security system			V
				Electricity services	V		
ROOF				Gas services			V
Roof material	V			Water services	V		
Roof condition	V			Hot water services		V	
Roof water collection	V			Foul water disposal			V
Downpipes		V		Grey water recycling system			V
Eaves, fascia & soffits	V			Rainwater collection systems			V
				Solar heating			V
ROOF SPACE				Aerials & antennae	V		
Accessibility	V			Shading systems			V
Roof cladding	V			Telecommunications			V
Thermal insulation type, approximate thickness,	V			Lifts			V
coverage& condition							
Sarking	V			ANCILLARY SPACES			
Party walls, fire proofing			V	Exterior claddings			V
Roof underlay & support			V	Floors			V
Roof frame construction & connections	V			Roofs			V
Ceiling construction	V			Subfloor			V
Obvious structural alteration	V						

Insect and pest infestation	V	
Rotting timbers	V	
Discharges into roof space	V	
Plumbing - material types, leakage & support	V	
Electrical - wiring types & support	V	
Tile fixings		V

For full details of the inspection refer to the inspector's "Property Report" and to NZS 4306:2005.

Report Summary:

Client Name:	Young
Client Address:	Sample report
Date of inspection:	February 8, 2026
Inspector:	Young Tsai (LBP BP176544)
Others Present:	
Scope of inspection:	The scope of the inspection is as set out in our Terms and Conditions and is limited to a visual Pre-Purchase, or Pre-Sale inspection, carried out in accordance with NZS 4306:2005
Report number:	022026

This is a visual, non-invasive pre-purchase inspection completed in accordance with NZS 4306:2005. The inspection is limited to areas that were safely accessible and visible at the time. Services (plumbing/electrical) are assessed on a visual and basic functionality basis only; this report is not a compliance certification, warranty, or guarantee of future performance.

Access limitations and areas not inspected (summary)

- **Subfloor:** Not applicable. Due to the construction type of the property, no accessible subfloor/foundation space was present for inspection.
- **Roof space:** Inspection of the roof space was limited to the area above the bathroom only. The remaining areas have pitched/raked ceilings and no accessible roof space was available for inspection.
- **Hot water cylinder:** The hot water system is located within an enclosed/secured cupboard and was not accessible for inspection.
- **Concealed elements:** Non-invasive inspection only; concealed framing, flashings, wall underlay, cavities, moisture pathways, and underground components cannot be confirmed without invasive investigation.

Attention required – significant defects / urgent maintenance / further investigation

Roof exterior / weathertightness

- Significant rust damage and surface corrosion were observed to roof cladding, with lichen growth also noted. A hole/opening to the roof covering has also been recorded. These items are considered **evident weathertightness defects**, as they may reduce the integrity of the roof cladding and increase the risk of moisture ingress if left unaddressed.

Recommendation: Engage a suitably qualified roofing contractor to assess and repair the affected roof areas promptly. Depending on the extent of corrosion/deterioration, partial repair or replacement may be required.

- The flashing to a roof vent was observed to require repair. Defective flashing at penetrations may allow moisture ingress into the roof structure.

Recommendation: Arrange for a suitably qualified roofing contractor to repair or replace the

affected flashing as required to reinstate weathertightness.

Exterior cladding / joinery junctions / weathertightness

- Multiple exterior cladding defects were observed, including pipe penetrations through cladding, a hole in cladding, an untidy sealed repair to a hole/penetration, broken/damaged cladding, and a gap at a cladding junction. These are considered **evident weathertightness defects**, as they may allow wind-driven rain and moisture to enter behind the cladding and contribute to concealed dampness and deterioration of underlying materials over time.

Recommendation: Engage a suitably qualified cladding contractor or LBP builder experienced in cladding / weathertightness remedial work to assess and rectify the affected areas.

- Minimal clearance was observed between the cladding and some head flashings, with rusting also noted to flashings. Flashing detailing around joinery also appeared suboptimal. These defects may restrict drainage and drying at opening junctions and increase the risk of moisture ingress.

Recommendation: Engage a suitably qualified cladding contractor or LBP builder experienced in cladding / weathertightness remedial work to assess and rectify the affected areas.

Brick walling / drainage detailing

- No weep holes were observed to the brick walling. If the wall is of brick veneer construction, the absence of weep holes may restrict cavity drainage and ventilation and increase the risk of trapped moisture within the wall assembly.

Recommendation: Engage a suitably qualified builder or bricklayer to confirm wall construction type and install weep holes if required.

Drainage / guttering

- Water dripping was observed from a gutter joint, and debris build-up was present within the spouting/guttering. These defects may restrict stormwater discharge and increase the likelihood of overflow and moisture discharge to adjacent building elements.

Recommendation: Arrange for the leaking gutter joint to be repaired and for the spouting/guttering to be cleaned and cleared by a suitably qualified contractor.

Further inspections recommended (summary)

- **Registered electrician:** Identify and make safe the exposed cable at the driveway, then confirm appropriate protection/termination.
 - **Roofing contractor:** Assess roof corrosion, the observed roof hole/opening, lichen growth, and defective roof vent flashing; carry out repairs as required.
 - **Cladding contractor / LBP builder experienced in weathertightness remedial work:** Assess and rectify the damaged cladding, cladding penetrations, cladding junction gaps, joinery flashing details, and head flashing clearance issues
 - **Builder / bricklayer:** Confirm wall type to brick areas and determine whether weep holes are required.
-

Weathertightness risk

This inspection is visual and non-invasive. **This property presents evident weathertightness defects.** Observed defects include roof corrosion/rust and an observed roof opening, defective roof vent flashing, damaged and penetrated exterior cladding, gaps at cladding/joinery junctions, reduced clearances at head flashings, rusted flashings, leaking gutter joints, and the absence of observed weep holes to brick walling. Dry water staining was also observed to roof framing, which is a moisture-related indicator consistent with previous moisture ingress. These items create actual or potential moisture-entry pathways and increase the risk of concealed dampness and deterioration over time. The condition of concealed elements including flashings, wall underlay, cavities, framing, and any hidden internal moisture impact could not be confirmed.

Recommendation: Given the number and type of defects observed, we recommend engaging a suitably qualified building professional / weathertightness specialist to undertake a targeted weathertightness review before proceeding further. This may include invasive investigation of selected higher-risk junctions where appropriate.

Young Tsai
LBP: BP176544
Date: 08/02/2026
Cozy Building Compliance Ltd

Client information

Client and Site Information:

File number:

022026.

Record Number:

022026.

Date of Inspection:

February 8, 2026.

Time of Inspection:

10:00 am.

**Scope of the
Inspection:**

The scope of the inspection is as set out in our Terms and Conditions and is limited to a visual Pre-Purchase, or Pre-Sale inspection, carried out in accordance with NZS 4306:2005.

Client Name:**Address of Property
Inspected:**

New Lynn Auckland.

Weather Conditions:

Weather:

Sunny.

Soil Conditions:

Dry.

Building Characteristics:

**Orientation of Living
Space:**

West.

Orientation of House:

For this inspection, the front of the home faces the driveway.

Site Exposure:

Medium wind zone. (BRANZ Maps)

**Corrosion Zone
(BRANZ Maps)**

Zone C.

**Estimated Age of
Building:**

Decade built 1960.

**Building Type: Will be
referred to as house or
home through report.**

Unit / Flat.

Levels:

1.

Space Below Ground:

Foundations.

Services:**Water Source:**

Public.

Sewage Disposal:

Public.

Gas Meter:

None.

Meter Board:

Not located, we recommend you ask the Owners.

Fuse Board:

Inside the home.



Other Information:

House Occupied

This property was furnished at the time of inspection, which can obstruct the view of some areas. We strongly recommend that when the property is vacant, a final inspection be carried out prior to settlement, and areas hidden by furnishings, stored items and appliances be checked for any defects or moisture ingress.

Client Present

Yes.

Other People Present:

The Real Estate Agent.

Inspector Information:

Licensed Building Practitioner (LBP)

Kitchen

It is beyond the scope of this report to operate, and comment on the performance of the appliances, however we recommend you test the appliances yourself to ensure they are operational. We also recommend the appliances are regularly serviced to ensure they are in safe, operational order.

Room Location:

Back.



Ceilings:

Fibre Cement

Due to the age of the home, this material/product may contain asbestos. Confirmation cannot be made by visual inspection alone and requires sampling/testing by a suitably qualified asbestos assessor.

No exceptions noted for this element at time of inspection.

Walls:

Plaster board.

A section of skirting board was observed to be missing at the time of inspection. This is a visible finishing defect and repair is recommended to reinstate the wall lining trim.

Recommendation: Arrange for a qualified builder to repair or replace the missing skirting.



Floors:

Vinyl.

No exceptions noted for this element at time of inspection.

Windows:

Timber.

Reveals, material type. Timber.

No exceptions noted for this element at time of inspection.

Glass Type:

Single Glazed.

Passive Vents:

No passive vent.

Window Dressing:

Blinds.

Security for Windows:

There are security fixtures on the windows.

Doors (External):

Timber and glass with cat flap.
Reveals, material type. Timber.



A crack line was observed at the door sill/threshold area at the time of inspection. This is a visible defect and repair is recommended to prevent further deterioration.

Recommendation: Arrange for a qualified builder to assess and repair the affected area.



Glass Type:

Film applied.

Security for Doors:

There are security fixtures on the doors.

Heating:

No fixed heating source was observed in this area at the time of inspection.

Warning devices:

No fixed warning devices was observed in this area at the time of inspection.

Vents

No mechanical ventilation/extraction system was observed in this area at the time of inspection.

Cabinetry:

Particle board.

No exceptions noted at time of inspection.



Bench Top:

Stainless steel.

Benchtop-to-wall junction: No exceptions noted at time of inspection.



Sink:

Stainless steel.

Waste Disposal:

No waste disposal unit was present beneath the kitchen sink at the time of inspection.

Dishwasher:

No dishwasher was present at the time of inspection.

Stove:

An electric stove was present at the time of inspection; however, it was not tested.



Rangehood:

No accessible power point was present to operate the rangehood at the time of inspection. As a result, the rangehood could not be tested for operation.

Recommendation: A registered electrician should be engaged to assess and install an appropriate power point/power supply as required.



Ventilation:

The extractor vents to the exterior.



Interior Rooms

The condition of walls behind wall coverings, panelling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odours or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with Owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Lounge.

Room Location:

Front.



Ceilings:

Fibre Cement

Due to the age of the home, this material/product may contain asbestos. Confirmation cannot be made by visual inspection alone and requires sampling/testing by a suitably qualified asbestos assessor.

No exceptions noted for this element at time of inspection.

Walls:

Plaster board.

No exceptions noted for this element at time of inspection.

A detailed inspection of some lower sections of the walls and room areas was not possible at the time of inspection due to the placement of fittings, furnishings, and personal items.

Floors:

Carpet.

No exceptions noted for this element at time of inspection.

A detailed inspection of some floor areas was not possible at the time of inspection due to the placement of fittings, furnishings, and personal items.

Windows:

Timber.

Reveals, material type. Timber.

The paint finish around the window was observed to be aged and peeling at the time of inspection. This is a visible maintenance defect and repainting is recommended.

Recommendation: Arrange for a suitably qualified painter to prepare, repair, and repaint the affected area as required.

**Glass Type:**

Single Glazed.

Passive Vents:

No passive ventilation vents were observed in this area at the time of inspection. Ventilation appears to rely on an openable window only.

Window Dressing:

Curtains.

Security for Windows:

There are security fixtures on the windows.

Doors (External):

Timber and glass.

Reveals, material type. Timber.

Glass Type:

Single Glazed.

Door Dressing:

Blinds.

Security for Doors:

There is security fixture on the door.

Heating:

Heat pump, not tested.



Warning devices:

No fixed warning devices was observed in this area at the time of inspection.

Vents

No mechanical ventilation/extraction system was observed in this area at the time of inspection. Ventilation appears to rely on an openable window only.

Bedrooms

Room Location:

Right.



Ceilings:

Fibre Cement

Due to the age of the home, this material/product may contain asbestos. Confirmation cannot be made by visual inspection alone and requires sampling/testing by a suitably qualified asbestos assessor.

The ceiling paint finish was observed to be aged, with localised areas of peeling/flaking noted at the time of inspection. This is a visible maintenance defect and repainting is recommended.

Recommendation: Arrange for a qualified painter to prepare, repair, and repaint the affected areas as required.



Walls:

Plaster board.

No exceptions noted for this element at time of inspection.

A detailed inspection of some lower sections of the walls and room areas was not possible at the time of inspection due to the placement of fittings, furnishings, and personal items.

Floors:

Carpet.

A detailed inspection of some floor areas was not possible at the time of inspection due to the placement of fittings, furnishings, and personal items.

Windows:

Timber.

Reveals, material type. Timber.

No exceptions noted at time of inspection.

Glass Type:

Single Glazed.

Passive Vents:

No passive ventilation vents were observed in this area at the time of inspection. Ventilation appears to rely on an openable window only.

Window Dressing:

Curtains.

Security for Windows:

There are security fixtures on the windows.

Doors (Internal):

Hollow core.

Frames, material type. Timber.

The door was observed to rub/slightly stick on the carpet during operation at the time of inspection. Minor adjustment is recommended to prevent ongoing wear.

Recommendation: Arrange adjustment/repair by a qualified builder or handyman as required.

**Cupboards:**

Single.

The cupboard contained stored items and personal belongings at the time of inspection, which prevented a detailed inspection of the interior.

Heating:

No fixed heating source was observed in this area at the time of inspection.

Warning devices:

No fixed warning devices was observed in this area at the time of inspection.

Vents

No mechanical ventilation/extraction system was observed in this area at the time of inspection.

Bathroom

Room Location:

Back. Right.



Ceilings:

Plaster board.

The ceiling paint finish was observed to be aged at the time of inspection. This is a maintenance item and repainting may be required.

Recommendation: Arrange for a suitably qualified painter to prepare and repaint the affected area as required.



Walls:

Plaster board.

A gap was observed between the window architrave (trim) and the adjacent wall lining at the time of inspection. This is a visible finishing defect and repair is recommended.

Recommendation: Arrange for the affected gap to be filled/repared and made good by a suitably qualified builder or painter as required.



An area of wall lining was observed to be uneven and untidy at the time of inspection. This appears to be a finishing defect, and remedial work is recommended to achieve a neater finish.

Recommendation: Arrange for a suitably qualified builder or painter to repair and make good the affected area.



Floors:

Vinyl.

No exceptions noted for this element at time of inspection.

Windows:

Timber.

Reveals, material type. Timber.

Glass Type:

Film applied.

Passive Vents:

No passive ventilation vents were observed in this area at the time of inspection. Ventilation appears to rely on an openable window only.

Window Dressing:

None.

Security for Windows:

There are security fixtures on the windows.

Doors (Internal):

Hollow core.

Frames, material type. Timber.

Cupboards:

Storage.

The cupboard was full of stored items and personal belongings, which prevented an inspection of the interior.

**Vanity:**

Melamine.

The back of the vanity was observed to be sealed to the adjacent wall at the time of inspection.



Basin:

Porcelain.

The basin-to-wall junction was observed to be sealed at the time of inspection.

Basin Tap/Faucet:

Taps operated at time of inspection; no leaks observed to visible pipework/traps; water hammer not observed during basic operation (not a plumbing compliance test).

No exceptions noted at time of inspection.

No signs of any current leaking.

Toilet:

Toilet type. Floor mounted.

Capacity. Not determined.

Dual flush.

This toilet was flushed twice and was operating.

Shower Flow.

The shower operated at the time of inspection

**Shower Taps/Mixer
and Rose:**

Working.

Shower Linings:

Paint peeling was observed at the upper section of the shower lining/shower wall area at the time of inspection. Deterioration in this location is commonly associated with steam and condensation, repeated moisture exposure, inadequate ventilation, poor previous surface preparation, or failure of adjacent seals/junctions. In some cases, it may also indicate moisture ingress or a leaking condition.

Recommendation: Arrange for the affected area to be assessed and repaired as required. This should include checking adjacent seals/junctions and ensuring adequate ventilation. Repairs and repainting should be carried out by a suitably qualified contractor.



Shower Tray:

Fibre glass.

No exceptions noted at time of inspection.

Shower Screen/Doors:

Glass. Aluminium frame.

No exceptions noted at time of inspection.

Ventilation:

Type of vent. Mechanical.

Working.

Point of discharge. Exterior.

**Heated Towel Rail:**

A towel rail was present at the time of inspection; however, no heating function was observed.

Heater:

No heater was present in this area at the time of inspection.

RCD and Shaver**Points:**

RCD protection was not confirmed for the relevant bathroom circuit/outlets at the time of inspection.

Recommendation: Engage a registered electrician to assess the installation, confirm RCD protection, and upgrade/rectify as required.

Laundry

Room Location:

Back.



Ceilings:

Fibre Cement, Due to the age of the home, this product may contain Asbestos. However, the presence of Asbestos can only be determined by testing.

The ceiling sheet joint was observed to be uneven and untidy at the time of inspection, with visible finishing defects noted.

Recommendation: Arrange for a suitably qualified plasterer or painter to repair and make good the affected area to achieve a neat and even finish.



Walls:

Plaster board.

An area of wall lining/finish was observed to be uneven and untidy at the time of inspection. This appears to be a finishing defect, and remedial work is recommended to achieve a neater finish.

Recommendation: Arrange for a suitably qualified plasterer or painter to repair and make good the affected area.



Fixing holes were observed in the wall lining at the time of inspection. This is a visible finishing defect, and repair is recommended to achieve a neat finish.

Recommendation: Arrange for a suitably qualified plasterer or painter to fill, repair, and make good the affected area.



Peeling/flaking paint was observed at the junction of the wall and skirting at the time of inspection.

Recommendation: Arrange for a suitably qualified painter to prepare, repair, and repaint the affected area as required.



A gap was observed between the door jamb (frame) and the adjacent wall lining/architrave area at the time of inspection. Localised repair is recommended to close the gap and reinstate a neat finish.

Recommendation: Arrange for a suitably qualified builder or painter to make good the affected area.



Cracking was observed along a wall lining joint at the time of inspection. Localised repair is recommended to reinstate the wall finish.

Recommendation: Arrange for a suitably qualified plasterer or painter to repair and make good the affected area.



Floors:

Concrete.

Windows:

There was no window to this area at the time of inspection.

Doors (External):

Timber. Timber.

Reveals, material type. Timber.

Security for Doors:

There are security fixtures on the doors.

Tub:

Stainless steel.

The rear edge of the tub was not sealed to the adjacent wall at the time of inspection. This may allow water to enter behind the tub and affect adjacent linings or finishes.

Recommendation: Arrange for the rear junction of the tub to be sealed with suitable sanitary-grade sealant by a suitably qualified person.

Tub tap/faucet only

The tub tap operated at the time of inspection.

Washing machine stand pipe:

No washing machine standpipe was present at the time of inspection. The absence of a standpipe may increase the risk of discharge overflow or flooding.

Recommendation: Arrange for a suitably qualified plumber to install an appropriate washing machine standpipe.

Dryer vent:

None located. We recommend a dryer vent be installed if possible.

Ventilation:

No ventilation vent was present in the laundry area at the time of inspection. The absence of ventilation may contribute to moisture build-up and reduced air circulation in this area.

Recommendation: Install an appropriate ventilation vent/system in the laundry area by a suitably qualified contractor.

RCD and Shaver**Points:**

RCD protection was not confirmed for the relevant laundry circuit/outlets at the time of inspection.

Recommendation: Engage a registered electrician to assess the installation, confirm RCD protection, and upgrade/rectify as required.

Roof Cavity

There is generally limited space in roof cavities, particularly to the lower or outer portions of the home. This does restrict access and in most instances prevents an inspection of the outer or lower areas, including any roof to wall framing connections.

Location of Manhole

Access:

Bedroom.

Manhole Accessibility:

The manhole was accessible at the time of inspection.

Roof Framing:

Timber rafter-framed roof.

Due to the design of the house, inspection of the roof space was limited to the area above the bathroom only. The remaining areas have pitched/raked ceilings and no accessible roof space was available for inspection.



Dry water staining was observed on a roof purlin (timber member) at the time of inspection. This is a moisture-related indicator and may be associated with previous moisture ingress. No active moisture was confirmed at the time of inspection.

Recommendation: Continue to monitor the area, and arrange further assessment by a suitably qualified builder or roofing contractor if any evidence of active leakage or ongoing moisture ingress becomes apparent.



White staining was observed on the galvanised roof surface at the time of inspection. This may be associated with weathering, moisture exposure, or surface deterioration.

Recommendation: Monitor the affected area and arrange further assessment/maintenance by a suitably qualified roofing contractor if deterioration progresses.



Dry water staining was observed to roof framing at the time of inspection. This is a moisture-related indicator and may be associated with previous moisture ingress. No active moisture was confirmed at the time of inspection.

Recommendation: Monitor the area over time, particularly during and after rainfall. If any evidence of active leakage, dampness, or ongoing moisture ingress becomes apparent, arrange further assessment by a suitably qualified builder or roofing contractor.



Connections:

Roof framing connections are predominantly concealed. Only limited connection points were visible at the time of inspection; no exceptions were noted to visible components. The adequacy of concealed connections (including straps, fixings, and bracing elements) could not be confirmed without invasive inspection.

Fire Walls:

A fire separation wall was present within the roof space at the time of inspection.

Insulation:

Material Type: Fibreglass.

Type: Segment.

Thickness: The insulation is approximately 150 mm in thickness.

Coverage: 100%

Roof Underlay:

No visible roof underlay was observed at the time of inspection.

**Obvious Structural
Alterations:**

No obvious alterations were observed at the time of inspection.

**Visible Discharges into
this space:**

No obvious discharge points were observed into this cavity at the time of inspection. However, concealed discharges may be present beneath the insulation and could not be confirmed by visual inspection.

Plumbing:

No visible plumbing was observed at the time of inspection.

Header Tank:

No header tank was observed in the roof space areas at the time of inspection.

**Visible Electrical
Wiring Type:**

No visible electrical wiring was observed at the time of inspection.

Electrics:

No power outlet/lighting supply was observed in the roof space at the time of inspection.

House Exterior

The exterior cladding of the property can only be inspected where visible and in the Inspector's clear line of sight. Some limitations may occur due to the height of the property in some areas and any vegetation growing up or near the cladding.

Exterior Components

Construction type:

Timber framed.

Exterior cladding type:

The exterior claddings appear to comprise a mix of direct-fixed timber weatherboard, direct-fixed fibre-cement weatherboard, and brick walling.

Weatherboard:

Timber weatherboard. Direct fixed.

Crack lines / hairline splits were observed to sections of the timber weatherboard cladding at the time of inspection. These defects may permit moisture ingress over time.

Recommendation: Arrange for assessment and remedial work by a suitably qualified cladding contractor or LBP builder experienced in weathertightness remedial work.



A gap was observed between the exterior cladding and the window frame at the time of inspection. This is a visible defect and may allow moisture ingress at the window junction if left unaddressed.

Recommendation: Arrange for a suitably qualified cladding contractor or LBP builder experienced in cladding / weathertightness remedial work.



Cladding Type:

Brick.

No weep holes were observed to the brick walling at the time of inspection. Weep holes are typically provided to allow any trapped moisture within a brick veneer cavity to drain and to assist ventilation. Their absence may increase the risk of moisture being retained within the wall assembly.

The condition of any concealed internal timber framing or substrate behind the cladding could not be determined by visual inspection alone.

Recommendation: Arrange for a suitably qualified builder or bricklayer to assess the wall construction and install weep holes if required.



Evidence of efflorescence was observed to the brick wall at the time of inspection. Efflorescence can be associated with moisture movement through the masonry, although it may also relate to salts within the mortar/materials.

Recommendation: Arrange for the affected area to be cleaned and monitored for any ongoing or recurring moisture-related staining.



Minor cracking was observed to the brickwork at the time of inspection. This is a visible defect and should be monitored for any further movement or deterioration.

Recommendation: Monitor the affected area over time, and arrange repair/assessment by a suitably qualified builder or bricklayer if cracking worsens.



Fibre Cement:

Fibre cement weatherboard.

Direct fixed.

Due to the age of the home, this product may contain Asbestos. However, the presence of Asbestos can only be determined by testing.

Pipe penetrations through the exterior cladding were observed at the time of inspection. Any gaps or inadequate sealing around these penetrations may allow wind-driven rain and moisture to track behind the cladding. This is considered an evident weathertightness defect and may increase the risk of concealed dampness, staining, and deterioration of adjacent materials over time.

The condition of any concealed internal timber framing or substrate behind the cladding could not be determined by visual inspection alone.

Recommendation: Arrange for a suitably qualified cladding contractor or LBP builder experienced in cladding / weathertightness remedial work



A hole was observed in the exterior cladding at the time of inspection. Openings in exterior cladding are considered an evident weathertightness defect, as they may allow wind-driven rain and moisture to enter behind the cladding, increasing the risk of concealed dampness and deterioration of underlying materials over time. The condition of any concealed internal timber framing or substrate behind the cladding could not be determined by visual inspection alone.



Recommendation: Arrange for a suitably qualified cladding contractor or LBP builder experienced in cladding / weathertightness remedial work

A hole/penetration in the exterior cladding appeared to have been filled/sealed at the time of inspection; however, the repair was untidy and did not present a neat or uniform finish. The adequacy and long-term performance of the repair could not be confirmed by visual inspection alone.



Recommendation: Arrange for a suitably qualified cladding contractor or LBP builder experienced in cladding / weathertightness remedial work

A section of exterior cladding was observed to be broken/damaged at the time of inspection. This is a visible defect and may reduce the weathertight performance of the cladding if left unaddressed.

Recommendation: Arrange for a suitably qualified cladding contractor or LBP builder experienced in cladding / weathertightness remedial work



A gap was observed at a cladding junction at the time of inspection. This is a visible defect and may allow moisture ingress if left unaddressed.

Recommendation: Arrange for a suitably qualified cladding contractor or LBP builder experienced in cladding / weathertightness remedial work



Joinery (Windows and Doors):

Timber and glass.
Flashing Materials, Galvanised steel.

Minimal clearance was observed between the cladding and some head flashings at the time of inspection, and rusting was also noted to some flashings. Flashing detailing around the joinery could not be confirmed to provide robust drainage and weather protection. These defects are considered evident weathertightness defects, as they may restrict drainage and drying at the opening junction and increase the risk of moisture ingress and concealed deterioration over time.

Recommendation: Arrange for a suitably qualified cladding contractor or LBP builder experienced in weathertightness remedial work to assess and rectify the affected junctions, including flashing repair/replacement as required.



The paint finish to the window frame was observed to be aged and peeling at the time of inspection. This is a visible maintenance defect, and remedial work is recommended to prevent further deterioration and maintain the durability of the frame.

Recommendation: Arrange for a suitably qualified painter to prepare, repair, and repaint the affected window frame as required.



A scribe/trim was present at the joinery at the time of inspection. The paint finish and sealant to this area were observed to be aged/deteriorated. This is a visible maintenance defect and remedial work is recommended to maintain durability and weather resistance.

Recommendation: Arrange for the affected area to be prepared, re-sealed, and repainted as required by a suitably qualified painter or builder.



Fascias and Barge Boards:

Timber.

The paint finish to the fascia boards was observed to be aged/deteriorated, with peeling present at the time of inspection.

Recommendation: Arrange for a suitably qualified painter to prepare, repair, and repaint the affected fascia boards as required.



The paint finish to the fascia boards was observed to be aged/deteriorated, with peeling present at the time of inspection.



Soffit / Eaves:

Fibre cement.

The paint finish to the soffit was observed to be peeling at the time of inspection. This is a visible maintenance defect, and remedial work is recommended to prevent further deterioration and maintain durability.

Recommendation: Arrange for a suitably qualified painter to prepare, repair, and repaint the affected soffit area as required.



Cracking was observed at the soffit joint at the time of inspection. This is a visible defect and remedial work is recommended to prevent further deterioration and to maintain a neat finish.

Recommendation: Arrange for a suitably qualified builder or painter to repair.



A gap was observed at the junction between the soffit and the cladding at the time of inspection. This is a visible defect and may allow moisture or pest entry if left unaddressed.

Recommendation: Arrange for a suitably qualified builder to assess and repair/seal the affected junction as required.



Pipes and/or cables penetrating the soffit were observed at the time of inspection. Any gaps around these penetrations should be sealed to reduce the risk of moisture entry.

Recommendation: Arrange for a suitably qualified builder or relevant contractor to seal around the penetrations as required.



Downpipes and Spouting:

No downpipe was present solely to this unit at the time of inspection. The stormwater downpipes appear to be shared with adjoining units and are located at the end boundaries of the building.

Recommendation: Regular inspection and maintenance of the shared downpipe system should be coordinated through the Body Corporate and/or adjoining unit owners to help ensure ongoing serviceability and reduce the risk of overflow or blockage-related issues.

PVC.

Water dripping was observed from a gutter joint at the time of inspection. This indicates leakage at the joint and maintenance/repair is recommended to prevent ongoing moisture discharge to adjacent areas.

Recommendation: Arrange for a suitably qualified roofer or builder to repair the leaking gutter joint.



The spouting/guttering was observed to contain a build-up of debris at the time of inspection. This may restrict the free flow of stormwater and increase the risk of overflow during rainfall.

Recommendation: Arrange for the spouting/guttering to be cleaned and cleared to allow water to drain freely.



Roof Exterior

Exterior of Roof

Roof Mounted:

The roof was mounted to carry out the inspection.

Roofing Material:

Pressed Metal Tiles.

Pitch of roof. 22 degrees.

Lichen growth was observed to the front roof area at the time of inspection. This can retain moisture against the roof surface and may contribute to accelerated weathering/deterioration if not maintained.

Recommendation: Arrange for the affected roof area to be chemically treated/cleaned by a suitably qualified roofing contractor or professional roof cleaner.



A localised hole/opening associated with corrosion was observed to the pressed metal roof cladding at the time of inspection. This is considered an evident weathertightness defect, as openings in the roof covering may allow direct moisture ingress into the roof structure and contribute to concealed deterioration over time.

Recommendation: Arrange for a suitably qualified roofing contractor to assess and repair the affected roof area promptly. Depending on the extent of corrosion, localised repair or partial replacement may be required.





Rust damage and surface corrosion were observed to the back roof area at the time of inspection. This is considered an evident weathertightness defect, as corrosion may reduce the integrity of the roof cladding and increase the risk of moisture ingress if left unaddressed.

Recommendation: Arrange for a suitably qualified roofing contractor to assess, repair, and treat the affected roof areas as required. If corrosion is advanced or perforation is present, partial repair or replacement may be necessary.



Lichen growth was observed to the back roof area at the time of inspection. This can retain moisture against the roof surface and may contribute to accelerated weathering/deterioration if not maintained.

Recommendation: Arrange for the affected roof area to be chemically treated/cleaned by a suitably qualified roofing contractor or professional roof cleaner.



Vents:

PVC.

The flashing to the roof vent was observed to require repair at the time of inspection. This is considered a weathertightness defect, as defective flashing may allow moisture ingress at the roof penetration.

Recommendation: Arrange for a suitably qualified roofing contractor to repair or replace the affected flashing as required to reinstate weathertightness.



Foundations

Location of access:

Due to the construction type of the property, no accessible subfloor/foundation space was present for inspection at the time of inspection.

Foundation Type:

Concrete slab.

Garage

Location:

Attached.
The garage was shared with the adjoining neighbour/unit at the time of inspection.



Ceilings:

Fibre Cement
Due to the age of the home, this material/product may contain asbestos. Confirmation cannot be made by visual inspection alone and requires sampling/testing by a suitably qualified asbestos assessor.

A fibre-cement sheet was observed to be loose at the time of inspection. This is a visible defect and repair is recommended to prevent further movement or deterioration.

Recommendation: Arrange for a suitably qualified builder to secure and repair the affected sheet as required.



White marking/efflorescence was observed to a fibre-cement sheet at the time of inspection. Due to the height/location, close inspection was not possible, and the cause and extent of the marking could not be confirmed.

Recommendation: Arrange for closer inspection by a suitably qualified builder or relevant contractor, and carry out maintenance/repair as required based on findings.



Walls:

Fibre cement weatherboard.
Due to the age of the home, this product may contain Asbestos.
However, the presence of Asbestos can only be determined by testing.

A fibre-cement board was observed to be broken/damaged at the time of inspection. This is a visible defect and repair or replacement is recommended.

Recommendation: Arrange for a suitably qualified builder to repair or replace the affected fibre-cement board as required.



Floors:

Concrete.

Doors (External):

Timber.

Reveals, material type. Timber.

The door was locked at the time of inspection, and its operation could not be tested.

Vehicle doors:

Roller.



The vehicle roller door was secured/locked with a screw at the time of inspection; therefore, its operation could not be tested.



The track to the vehicle door was observed to be bent/damaged at the time of inspection. This may affect the safe and reliable operation of the door.

Recommendation: Arrange for a suitably qualified garage door contractor to assess and repair the affected track.



Garage door opener:

None.

Framing:

Timber.

Peeling paint and timber rot/deterioration were observed to the vehicle door jamb at the time of inspection. This may affect the durability of the affected area if left unaddressed.

Recommendation: Arrange for a suitably qualified builder to repair any decayed timber as required, and for a suitably qualified painter to prepare, repair, and repaint the affected area.



A timber post within the garage was observed to be out of plumb at the time of inspection. This may indicate movement, distortion, or previous impact, and further assessment is recommended.

Recommendation: Arrange for a suitably qualified builder to assess the post and carry out remedial work as required.



Peeling paint was observed at the time of inspection. This is a visible maintenance defect, and remedial work is recommended to prevent further deterioration and maintain the finish.

Recommendation: Arrange for a suitably qualified painter to prepare, repair, and repaint the affected area as required.



Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including Council water and sewer service piping or septic systems.

General Site Features:

Contour:

Flat site.

Site and Vegetation:

Established.

Retaining Walls:

Timber. Height: 500mm.

Paths and Patios:

Concrete.

Driveway:

Shared driveway. Concrete.
Crack lines were observed to the shared driveway at the time of inspection. This is a visible defect and should be monitored for any further movement or deterioration.

Recommendation: Monitor the affected area over time, and arrange repair as required by a suitably qualified contractor if cracking worsens.

**Exterior Steps and Hand Rails:**

A timber step was present at the time of inspection; however, no handrail was provided. This is a safety item and installation of a suitable handrail is recommended.

Recommendation: Arrange for a Licensed Building Practitioner (LBP) to assess and install an appropriate handrail as required.

Fencing:

Timber.

Approximately. 1.8m.



Surface Water Control:

No indication of site drainage issues.

Clothesline

Lift up.

Letterbox

Metal.



Systems

The testing and commenting on the product, installation, or performance of any System within this dwelling is outside the scope of this inspection. Any inspection or comments made about any systems relates only to the visible components and is the opinion of the Inspector, who is not a qualified Plumber, Electrician, or serviceman. To fully comment on the operation, installation, and performance of any of the systems would require a specialist report from a qualified service personnel. Any system should be serviced as per the manufacturers specification, and we recommend you obtain all service records and specification from the homes' owner, if they are available.

Electrical

Supply Entrance:

Over head.

**Lights, Switches and
Power Outlets:**

Accessible items were subject to a basic functional check at the time of inspection. Refer to the Electrical System section for recorded exceptions/defects.

Visible Wiring Type:

TPS cable.

Earthing Rod:

Not located.

Aerials/Antennae:

Roof.

Telecommunications

None.

Summary:

Accessible lights, switches, and power outlets were subject to a basic functional check only at the time of inspection. This is not a compliance test and does not confirm polarity, earthing adequacy, RCD coverage, or compliance with applicable standards. This report should not be seen as an Electrical inspection or Certification that the electrics of the home comply with any standards or regulations.

Plumbing

Water Toby:

At the street frontage.

Water Shut off Valve:

Backside of house.

Summary:

No defects were observed to the accessible components at the time of inspection; however, performance testing and compliance certification were not within scope.

Hot Water System

Location:

The hot water cylinder and associated valves/pipework were not accessible for inspection at the time of inspection. Accordingly, make, age, capacity, seismic restraint, visible plumbing condition, and any evidence of leakage could not be confirmed.



Thermal Wrap:

Unknown.

Make and Type:

Unknown.

Capacity:

Unknown.

Year of Manufacture:

Unknown.

Seismic Restraint:

Unknown.

Plumbing:

Unknown.

Evidence of Leaks:

Unknown.

Summary:

Hot water was delivered through the tap at the time of inspection.

Alarm System

Model:

No alarm system was present at the time of inspection.

Dehumidifying System

Make:

No dehumidifying system was present at the time of inspection.

Air-conditioning / Heating System

Make:

Toshiba.



Type:

Heat pump.

Location of Unit:

Exterior of home.

Summary:

Not tested/operated at the time of inspection. No defects were observed to the accessible components at the time of inspection; however, performance testing and compliance certification were not within scope.

Vacuum System

Make:

No vacuum system was present at the time of inspection.

Fire place

Type:

No fire place was present at the time of inspection.

Fire Warning System

Type:

No fire warning system/smoke alarm system was present at the time of inspection.

Summary:

No smoke alarms were observed at the time of inspection.

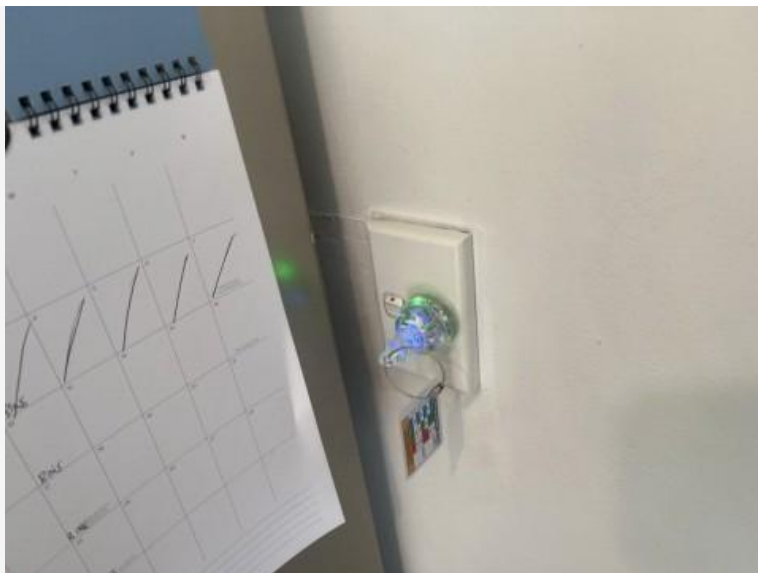
Recommendation: Install compliant smoke alarms in appropriate locations in accordance with current requirements.

Electrical System

Lights and Power Points:

Kitchen.

The lights operated at the time of inspection.
The accessible power points tested operational at the time of inspection.



Lounge.

The lights operated at the time of inspection.
The accessible power points tested operational at the time of inspection.

Bedroom.

The lights operated at the time of inspection.
The accessible power points tested operational at the time of inspection.



Bathroom.

The lights operated at the time of inspection.

The accessible power points tested operational at the time of inspection.

Laundry.

The lights operated at the time of inspection.

The accessible power points tested operational at the time of inspection.

A gap was observed between the light switch cover plate and the wall lining at the time of inspection.

Recommendation: Arrange for a suitably qualified electrician to repair.



Garage.

No lights were present at the time of inspection.

The accessible power points tested operational at the time of inspection.



Plumbing System

Sink Tap/Faucet:

The drinking water tap was tested at the time of inspection; however, no water flowed from the outlet. This may indicate the system is not operational, is isolated, or requires maintenance.

Recommendation: Arrange for the system to be checked and serviced as required by a qualified plumber or relevant service technician.



Plumbing and Wastes:

The plumbing pipework and waste lines were not visible at the time of inspection.



PVC wastes.
Braided wire.

Braided wire. Plastic.

No leaks were observed to the visible pipework/wastes at the time of inspection



Basin Plumbing and Wastes:

Plastic. Braided wire.

No leaks were observed to the visible pipework/wastes at the time of inspection



Pest and insect infestation

No visible signs of pest or insect infestation were observed in the accessible areas inspected at the time of inspection.