



Cozy Building Compliance

Building Consultants and Property Inspectors
Pre-Purchase and Pre Sale-Inspections

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.

Cozy Building Compliance Ltd
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Pre-Purchase House Inspection



ADDRESS:	Otahuhu, Auckland
CLIENT:	Sample
AGENT:	Sample
INSPECTION DATE & Weather Conditions:	13/12/2025 Sunny
INSPECTION INSTRUCTIONS:	Pre-Purchase Visual Non-Invasive Property Inspection
Vendors' INSURANCE:	N/A

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: Sample
Inspection address: Otahuhu, Auckland
Date of inspection: 13/12/2025
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 NZS4306:2005
Report number: 13122025-003

The following areas of the Property have been inspected:

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

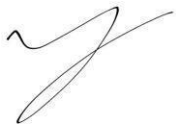
Inspected ☒ Not Inspected ☒ Not Applicable ☐ N/A

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
LBP: BP176544
Date: 13/12/2025
Cozy Building Compliance Ltd

An inspection carried out in accordance with NZS4306:2005 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 NZS4306:2005 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				INTERIOR			
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, coverage& condition			V	Floor	V		
Plumbing – material types, leakage & support			V	Tubs/cabinet	V		
Electrical – wiring type & support			V	Tiles	V		
Insect and pest infestation			V	Ventilation	V		
Rotting timbers			V	Storage	V		
Debris			V	Stairs	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, coverage& condition	V			Lifts			V
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:	Sample
Client Address:	Otahuhu, Auckland
Date of inspection:	13/12/2025
Inspector:	Young Tsai (LBP BP176544)
Others Present:	Agent: Ming Du
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 NZS4306:2005
Report number:	13122025-003

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)

- **Roof exterior** : Not inspected/visible due to **height and limited safe access**; roof covering and flashings could not be assessed.
- **Subfloor: Not applicable**. The dwelling appears to be constructed on a **concrete slab-on-ground**.
- **Deck foundations/footings**: Not visible due to concealment; adequacy and condition could not be confirmed.
- **Concealed elements**: Non-invasive inspection only; concealed framing, fixings, moisture pathways, and underground components cannot be confirmed without invasive investigation.

Attention required – significant defects / urgent maintenance / further investigation

Electrical (safety – urgent)

- **Unconnected electrical cable observed** with the termination not suitably covered/protected. This presents a **potential electrical hazard**.
Recommendation: Engage a **registered electrician** to identify the cable, confirm whether it is live/redundant, and make it safe (isolate/terminate and protect as required).
- **Power point with missing cover plate and untidy/exposed cabling** observed (storage room). This presents a **potential electric shock and fire hazard**.
Recommendation: Arrange a **registered electrician** to rectify promptly (reinstate cover plate and secure/protect cabling).

Exterior cladding / cavity closer

- **Gap observed at the cavity closer** to the exterior wall cladding (south elevation). This may reduce pest control effectiveness and compromise intended cavity performance.

Recommendation: Engage a **qualified cladding contractor / LBP builder (as appropriate)** to tidy the cavity closer and close/seal the gap in accordance with good practice and manufacturer requirements.

Decking (safety and durability)

- **Protruding nail (“popped out”)** from decking surface (injury hazard; may indicate board movement/loosening fixings).

Recommendation: LBP/builder to **refix/replace the fastening** and check adjacent boards/fixings; resecure as required.

- **Large gap at join between decking boards** (potential trip/snag hazard; may indicate shrinkage/movement/installation issues).

Recommendation: LBP/builder to **assess and rectify** (re-fix/replace boards and reinstate suitable spacing).

- **Squeaking noted** when walked on; **uneven clearance around a pipe penetration** with sections appearing too close to (or in contact with) the pipe; **localised loose/floating feel** underfoot.

Recommendation: Engage a **suitably qualified builder** to assess decking structure/fixings and pipe clearance, and carry out repairs/re-fixing as required (concealed fixings/joists/bearers not confirmed due to non-invasive scope).

Further inspections recommended (summary)

- **Registered electrician:** Make safe/rectify unprotected cable termination(s) and the defective power point/cabling.
- **Roofing contractor (safe access):** Inspect roof covering/flashings if roof condition is required as part of purchase decision-making.
- **LBP / qualified builder (decking):** Confirm deck structure/fixings and repair decking defects; consider exposing selected areas if foundation confirmation is required.

Weathertightness risk

This inspection is visual and non-invasive. Weathertightness performance is influenced by design and detailing, particularly at cladding junctions/control joints, service penetrations, sealant lines, and areas of reduced clearances (where present). The condition of concealed elements including flashings, wall underlay, cavity closures, and any internal moisture impact could not be confirmed.

At the time of inspection, no definitive evidence of active water ingress was observed in accessible areas. However, any defects noted within this report should be addressed, as these items can increase weathertightness risk over time.

Recommendation: If a higher level of assurance is required, we recommend engaging a suitably qualified building professional to undertake a targeted weathertightness review. This may include invasive investigation of selected higher-risk junctions where appropriate.

Young Tsai
Building Surveyor
Cozy Building Compliance Ltd

Client information

Client and Site Information:

File number:

13122025-003.

Record Number:

0003-13/12/2025.

Date of Inspection:

13/12/2025.

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 NZS4306:2005.

Client Name:

Manoj Kumara.

**Address of Property
Inspected:**

Otahuhu, Auckland.

Weather Conditions:

Weather:

Sunny.

Soil Conditions:

Dry.

Building Characteristics:

**Orientation of Living
Space:**

South.

Orientation of House:

For this inspection, *the front of the home faces the street*

Site Exposure:

Site exposure: High wind zone. (BRANZ Maps)

**Corrosion Zone
(BRANZ Maps)**

Corrosion Zone: Zone D

**Estimated Age of
Building:**

Age of Building: 2025

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

Townhouse.

Levels:

2.

Space Below Ground:

None – concrete slab-on-ground (no subfloor/crawl space)

Services:

Water Source:

Public.

Sewage Disposal:

Public.

Gas Meter:

No meter, Bottles only.



Meter Board:

Inside the home. on the storage room.



Fuse Board:

Inside the meter board.

Other Information:

House Occupied?

This property was vacant and some defects, particularly in the plumbing, may not become apparent until it has been in constant use.

Client Present?

No.

Other People Present:

The Real Estate Agent.

Inspector Information:

Young Tsai, 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:

Front.



Ceilings:

Plaster board.

No exceptions noted for this element at time of inspection.

Walls:

Plaster board. Tiles.

No exceptions noted for this element at time of inspection.

Floors:

Laminated timber.

No exceptions noted for this element at time of inspection.

Passive Vents:

No passive vent.

Window Dressing:

None.

Heating:

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

Warning devices:

Smoke Detector. The smoke detector was not tested.



Cabinetry:

Particle board.
No exceptions noted at time of inspection.

Bench Top:

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





Sink:

Stainless steel.

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).

Waste Disposal:

Present. Not tested/operated as part of this visual, non-invasive inspection.



Dishwasher:

Bosch, not tested.



Stove:

Gas, not tested.



Rangehood:

No visible defects were observed at the time of inspection. Operation was not verified beyond a basic functional observation.



Ventilation:

No visible defects were observed at the time of inspection. Operation was not verified beyond a basic functional observation. 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.

Entrance.

Room Location:

Front.

Ceilings:

Plaster board.

No exceptions noted at time of inspection.

Walls:

Hardboard.

No exceptions noted at time of inspection.

Floors:

Laminated timber.

No exceptions noted at time of inspection.

Windows:

Aluminium.

Reveals, material type. Timber.

Glass Type:

Double 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:

None.

Security for Windows:

There are security fixtures on the windows.

Doors (External):

Aluminium

Reveals, material type. Timber.

Door sill area: Cracking to filler was observed at the door sill area . This appears consistent with minor movement and is primarily cosmetic at the time of inspection.

Recommendation: Have a qualified painter prepare the are, re-fill as required, sand, prime, and repaint to a suitable finish; monitor for recurrence.



Door Dressing:

None.

Security for Doors:

There are security fixtures on the door.



Heating:

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

Warning devices:

The key pad is located in this area,
not tested.

**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.

Dining room.**Room Location:**

Centre.

Ceilings:

Plaster board.

No exceptions noted at time of inspection.

Walls:

Plaster board.

No exceptions noted at time of inspection.

Floors:

Laminated timber.

No exceptions noted at time of inspection.

Windows:

Aluminium.

Reveals, material type. Timber.

No exceptions noted at time of inspection.

Glass Type:

Double 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:

None.

Security for Windows:

There are security fixtures on the windows.

Heating:

Heat pump, not tested.



Warning devices:

Smoke Detector. The smoke detector was not tested.



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.

Storage room.

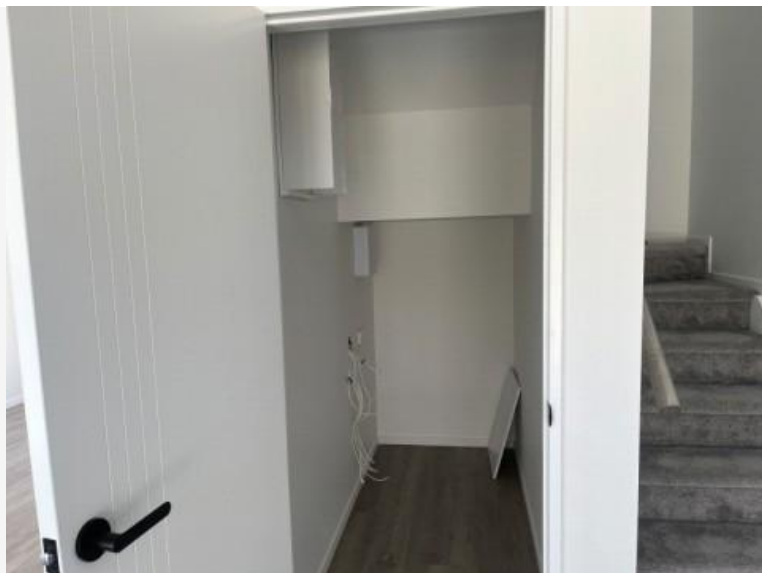
Room Location:

Next to stair.



Ceilings:

Plaster board.
No exceptions noted at time of
inspection.



Walls:

Plaster board.

No exceptions noted at time of inspection.

Floors:

Laminated timber.

No exceptions noted at time of inspection.

Doors (Internal):

Hollow core.

Frames, material type. Timber.

No exceptions noted at time of inspection.

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.

Stairs

Room Location:

Centre.



Ceilings:

Plaster board.

No exceptions noted at time of inspection.

Walls:

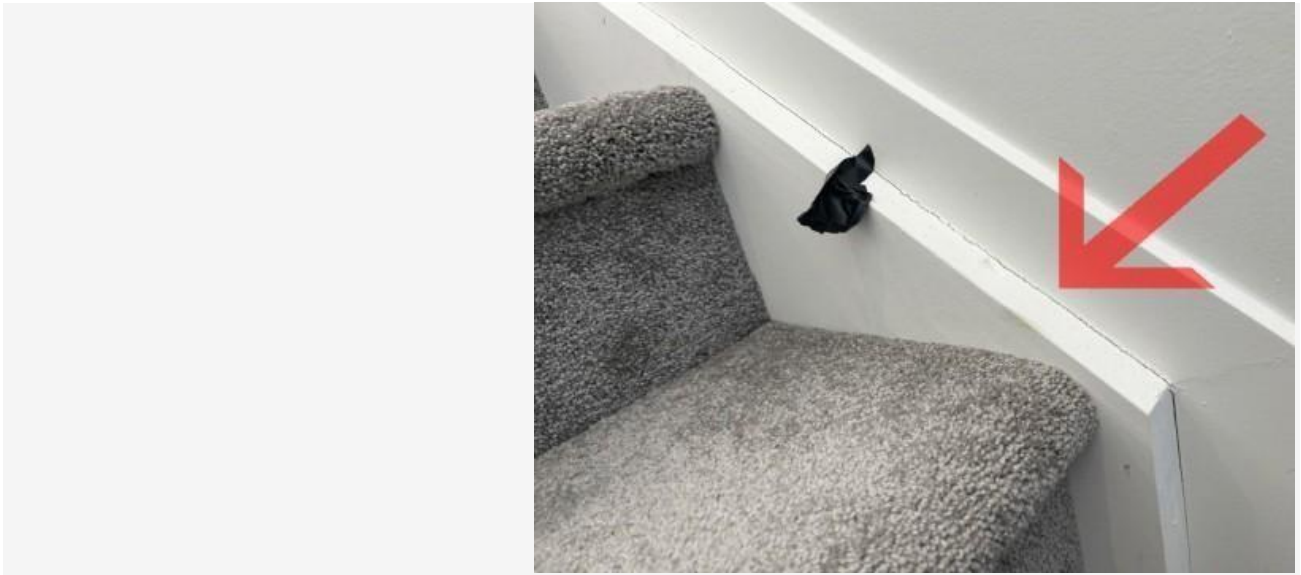
Plaster board.

No exceptions noted at time of inspection.

Paint cracking was observed at the junction between the bottom of the skirting and the stair stringer. This appears consistent with minor movement/shrinkage and is primarily cosmetic.

Recommendation: Monitor for progression; repair and repaint as required by a qualified painter.





Floors:

Carpet.
No exceptions noted at time of inspection.

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.

Stairs Type:

Closed riser.
Materials, timber.
No exceptions noted at time of inspection.

Hand Rail:

Yes.



Balustrade:

Yes.



Bedrooms

Bedroom 1.

Room Location:

Lower level. Right. North.

**Ceilings:**

Plaster board.

No exceptions noted at time of inspection.

Walls:

Plaster board.

No exceptions noted at time of inspection.

Floors:

Carpet.

No exceptions noted at time of inspection.

Windows:

Aluminium. Reveals,
material type. Timber.

Glass Type:

Double 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:

None.

Security for Windows:

There are security fixtures on the windows.

Doors (Internal):

Hollow core. Frames, material type. Timber.

No exceptions noted at time of inspection.

Cupboards:

Double.

No exceptions noted at time of inspection.

**Heating:**

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

Warning devices:

No fixed warning device 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.

Bedroom 2.**Room Location:**

Lower level. Right. South.



Ceilings:

Plaster board.
No exceptions noted at time of inspection.

Walls:

Plaster board.
No exceptions noted at time of inspection.

Floors:

Carpet.
No exceptions noted at time of inspection.

Windows:

Aluminium.
Reveals, material type. Timber.

Glass Type:

Double 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:

None.

Security for Windows:

There are security fixtures on the windows.

Doors (Internal):

Hollow core.

Frames, material type. Timber.

Cupboards:

Double.

No exceptions noted at time of inspection.

Heating:

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

Warning devices:

No fixed warning device 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.

Bedroom 3.

Room Location:

Lower level. Left. South.



Ceilings:

Plaster board.

No exceptions noted at time of inspection.

Walls:

Plaster board.

No exceptions noted at time of inspection.

Floors:

Carpet.
No exceptions noted at time of inspection.

Windows:

Aluminium.
Reveals, material type. Timber.

Glass Type:

Double 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:

None.

Security for Windows:

There are security fixtures on the windows.

Doors (Internal):

Hollow core.
Frames, material type. Timber.

Cupboards:

Double.
No exceptions noted at time of inspection.

Heating:

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

Warning devices:

No fixed warning device 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.

Bedroom 4.**Room Location:**

Upper level. Left. North.



Ceilings:

Plaster board.

No exceptions noted at time of inspection.

Walls:

Plaster board.

No exceptions noted at time of inspection.

Floors:

Carpet.

No exceptions noted at time of inspection.

Windows:

Aluminium.

Reveals, material type. Timber.

Glass Type:

Double 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:

None.

Security for Windows:

There are security fixtures on the windows.

Doors (Internal):

Hollow core.
Frames, material type. Timber.

Cupboards:

Double.
No exceptions noted at time of inspection.



Heating:

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

Warning devices:

No fixed warning device 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.

Bathroom

Bathroom 1.

Room Location:

Upper level. Right.



Ceilings:

Plaster board.

No exceptions noted at time of inspection.

Glazed skylight.

No exceptions noted at time of inspection.



Walls:

Tiles.
No exceptions noted at time of inspection.

Floors:

Ceramic tiles.
Floor waste: present.
Falls not measured; no obvious ponding observed at time of inspection.
No exceptions noted at time of inspection.

Windows:

No window was observed in this area at the time of inspection.

Doors (Internal):

Hollow core.
Frames, material type. Timber.

Heating:

Floor heating system, not tested.

Controls

Heating, not tested.

**Vents**

mechanical ventilation system, No exceptions noted at time of inspection.



Vanity:

Melamine.
No exceptions noted at time of inspection.



Basin:

Wall mounted.
Porcelain.
Wall junction seal present. Yes.

Basin Tap/Faucet:

No signs of any current leaking.
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.

Toilet:

Toilet type. Floor mounted.
Capacity. Not determined.
Dual flush.

**Shower Taps/Mixer
and Rose:**

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.

Shower Linings:

Tiles.
No exceptions noted at time of inspection.

Shower Tray:

Tiles.
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.
No visible defects were observed at the time of inspection. Operation was not verified beyond a basic functional observation.
Point of discharge. Exterior.

Heated Towel Rail:

There is a heated towel rail.
Not tested.



Heater:

No fixed heater was observed 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.

Bathroom 2.

Room Location:

in Bedroom 4.



Ceilings:

Plaster board.

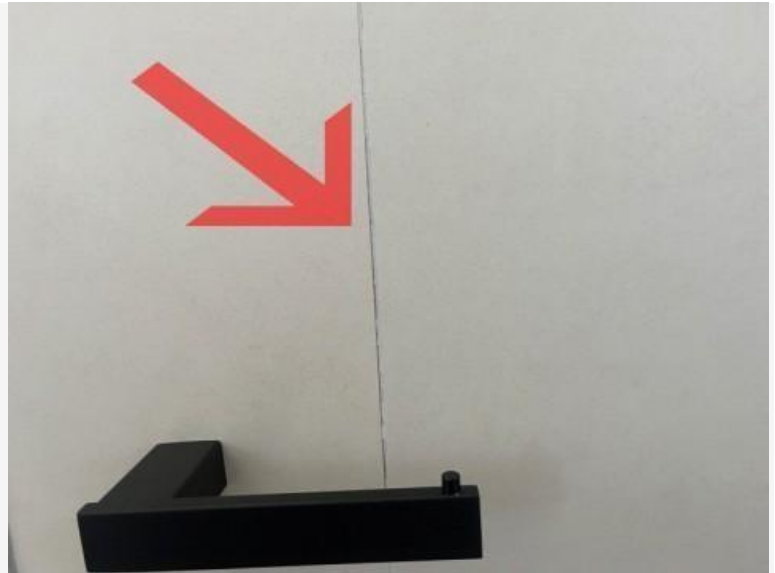
No exceptions noted at time of inspection.

Walls:

Tiles.

Cracking was observed to sections of tile grout. This may allow moisture ingress behind tiles and contribute to deterioration over time.

Recommendation: Have a qualified tiler re-grout and as required; monitor for further movement and signs of moisture.



Floors:

Ceramic tiles.

Floor waste: present.

Falls not measured; no obvious ponding observed at time of inspection.

No exceptions noted at time of inspection.

Windows:

Aluminium.

Reveals, material type. Timber.

Glass Type:

Double glazed. 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.

Heating:

Floor heating system, not tested.

Controls

Heating, not tested.



Vents

A mechanical ventilation/extraction system was observed in this area, and an openable window is present.

Vanity:

Melamine.

A drawer was unable to be opened at the time of inspection. The condition behind/within the drawer could not be assessed.

Recommendation: Arrange adjustment/repair by a cabinetmaker; re-check for any concealed damage once operable.



A drawer was observed to be off its runners and did not operate correctly at the time of inspection. Recommendation: Have the drawer runners assessed and repaired/adjusted by a cabinetmaker or competent tradesperson to restore safe and functional operation.



Basin:

Wall mounted.
Porcelain.
Wall junction seal present. Yes.

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.

Shower Taps/Mixer and Rose:

Uneven water discharge was observed from the shower rose, with some spray holes not discharging water at the time of inspection. This may indicate blockage or scaling within the shower rose.

Recommendation: Clean/descals or replace the shower rose and re-test. If the issue persists, engage a qualified plumber to further assess. Scope limitation: This assessment is limited to basic functional observation only and does not confirm the internal condition of plumbing components.



Shower Linings:

Tiles.

No exceptions noted at time of inspection.

Shower Tray:

Tiles.

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.

No exceptions noted at time of inspection.

Point of discharge. Exterior.

Heated Towel Rail:

There is a heated towel rail. Not tested.



Heater:

No fixed heater was observed 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.

Bathroom 3.

Room Location:

in Bedroom 3.



Ceilings:

Plaster board.

No exceptions noted at time of inspection.

Walls:

Tiles.

No exceptions noted at time of inspection.

Floors:

Ceramic tiles.

Floor waste: present.

Falls not measured; no obvious ponding observed at time of inspection.

No exceptions noted at time of inspection.

Windows:

Aluminium. Reveals, material type. Timber.

Glass Type:

Double glazed. 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.

The door leaf was observed to stick on the tiled floor surface during operation. This may indicate misalignment, hinge movement, or floor/door clearance issues and may cause ongoing wear to the door and floor finish.

Recommendation: Have a qualified tradesperson assess and adjust the door (e.g., hinges/strike/door trimming) to achieve appropriate clearance and smooth operation.



Heating:

Floor heating system, not tested.

Controls

Heating, not tested.



Vents

A mechanical ventilation/extraction system was observed in this area, and an openable window is present.

Vanity:

Melamine.



Basin:

Wall mounted.

Porcelain.

Wall junction seal present. Yes.

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).
Operation was not verified beyond a basic functional observation.

Toilet:

Toilet type. Floor mounted.
Capacity. Not determined.
Dual flush.



**Shower Taps/Mixer
and Rose:**

Uneven water discharge was observed from the shower rose, with some spray holes not discharging water at the time of inspection. This may indicate blockage or scaling within the shower rose.
Recommendation: Clean/descale or replace the shower rose and re-test.
If the issue persists, engage a qualified plumber to further assess.
Scope limitation: This assessment is limited to basic functional observation only and does not confirm the internal condition of plumbing components.



Shower Linings:

Tiles.
No exceptions noted at time of inspection.

Shower Tray:

Tiles.
No exceptions noted at time of inspection.

Shower Screen/Doors:

Glass. Aluminium frame.

Ventilation:

Type of vent. Mechanical.

No exceptions noted at time of inspection.

Point of discharge. Exterior.



Heated Towel Rail:

There is a heated towel rail. Not tested.



Heater:

No fixed heater was observed 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:

Front.



Ceilings:

Plaster board.

No exceptions noted at time of inspection.

Walls:

Plaster board.

No exceptions noted at time of inspection.

Floors:

Ceramic tiles.

No exceptions noted at time of inspection.

Windows:

Aluminium.
Reveals, material type. Timber.



Glass Type:

Double 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:

None.

Security for Windows:

There are security fixtures on the windows.

Doors (Internal):

Hollow core.

Heating:

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

Warning devices:

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

Vents

A mechanical ventilation/extraction system was observed in this area, and an openable window is present.

Tub:

Stainless steel.

Tub tap/faucet only

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). Operation was not verified beyond a basic functional observation.

Washing machine stand pipe:

None. We recommend one be installed to reduce the possibility of flooding.

Dryer vent:

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

Ventilation:

Type of vent. Mechanical.
No visible defects were observed at the time of inspection. Operation was not verified beyond a basic functional observation Point of discharge. Exterior.



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.

Toilet:

Toilet type. Floor mounted.
Capacity. Not determined.
Dual flush.
No visible defects/leaks were
observed at the time of inspection.
Operation was not verified beyond a
basic functional observation



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:

Up level, Right.



Manhole Accessibility:

The manhole was accessible at the time of inspection.

Roof Framing:

Skillion roof.



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:

Due to the roof configuration (one side higher and the other side lower), the lower roof area was not accessible from the available inspection points at the time of inspection. As a result, we were unable to assess the condition of this lower roof area and we were unable to confirm any fire-rating/fire-resistance specification from visual inspection.

Recommendation: Obtain relevant building documentation (plans/specifications/Code Compliance Certificate where applicable) or engage a suitably qualified contractor (e.g., roofer/building professional) to inspect this area further, including by invasive access if required.

Scope limitation: This inspection is limited to accessible and visible areas only.



Insulation:

Material Type: Glasswool
Type: Segment.
Thickness: The insulation is approximately 150 mm in thickness.
Coverage: Insulation appeared generally continuous where visible.
Full coverage cannot be confirmed due to access/visibility limitations.



Roof Underlay:

Roof underlay was observed where visible at the time of inspection. No exceptions were noted to the visible sections.



Obvious Structural Alterations:

There are no obvious alterations.

Visible Discharges into this space:

There are no obvious discharges into this cavity. However, there may be some hidden beneath the insulation.

Plumbing:

PVC.



Header Tank:

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

Visible Electrical

Wiring Type:

An unconnected electrical cable was observed. The purpose and status of this cable could not be confirmed at the time of inspection. The cut end was not suitably covered or protected. This presents a potential electrical hazard.

Scope limitation: This inspection does not include electrical testing and the safety/compliance of electrical work cannot be verified.

Recommendation: Engage a registered electrician to identify the cable, confirm whether it is live or redundant, and make it safe (e.g., isolate/terminate correctly and cover/protect as required).



Electrics:

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

Ceiling structure

Timber.

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.

Weatherboard:

Fibre cement weatherboard. Cavity system.

Due to height and limited safe access, some areas could not be closely inspected.





A gap was observed at the cavity closer to the exterior wall cladding (south elevation). This may reduce pest control effectiveness and compromise intended cavity performance.

Recommendation: Engage a qualified cladding contractor / LBP builder (as appropriate) to tidy the cavity closer and close/seal the gap in accordance with good practice and manufacturer requirements.



A gap was observed at the cavity closer to the exterior wall cladding (south elevation). This may reduce pest control effectiveness and compromise intended cavity performance.

Recommendation: Engage a qualified cladding contractor / LBP builder (as appropriate) to tidy the cavity closer and close/seal the gap in accordance with good practice and manufacturer requirements.



A gap was observed at the bottom edge of the exterior wall cladding on the south elevation. This may allow pest entry and may increase moisture-related risk if the base detail is not performing as intended. Recommendation: Have a competent tradesperson assess the base detail and close/repair the gap as appropriate (including reinstating any required flashings/closures/sealant where applicable).



Cladding Type:

Brick veneer (drained cavity)



No exceptions noted to weep holes where visible at the time of inspection.



Cladding Flashings;

Flashing Materials, Aluminium.

No exceptions noted at time of inspection.

Joinery (Windows and Doors):

Aluminium. Flashing Materials,
Aluminium.



**Fascias and Barge
Boards:**

Metal.

Soffit / Eaves:

Fiber cement. Approximate width
1M.



A nail hole was observed to the soffit lining. This may allow moisture entry and contribute to deterioration over time.

Recommendation: Seal and make good the penetration (fill, seal, and repaint) using a suitable exterior-grade system; monitor for any signs of moisture staining.



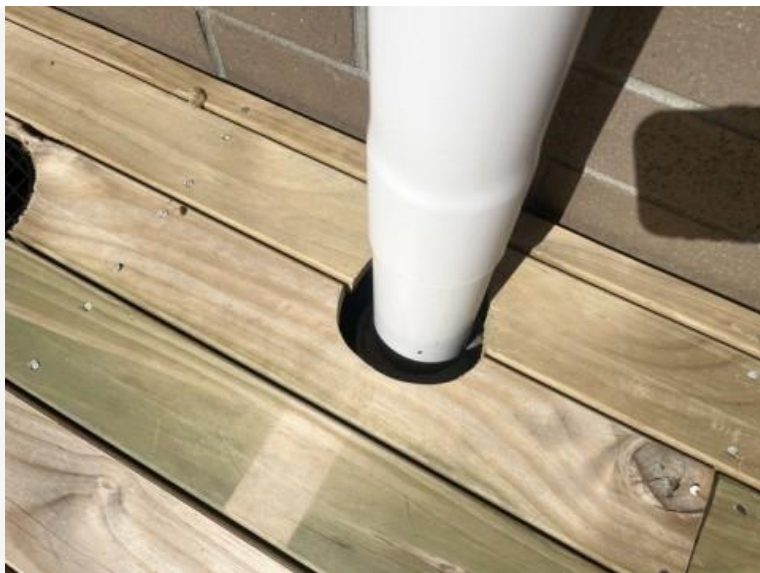
Downpipes and Spouting:

PVC.



Visible Point of Discharge:

The downpipes discharge into the ground, however we are unable to determine whether they connect into any other system.



Cladding Clearance:

Cladding-to-ground/paving clearances were visually checked at accessible areas. No obvious areas of reduced clearance were observed at the time of inspection.

Roof Exterior

Exterior of Roof

Roof:

Due to height and limited safe access, the roof covering was not visible and could not be viewed or inspected at the time of inspection. As a result, the condition of the roof and associated flashings could not be assessed.

Recommendation: Arrange inspection by a suitably qualified roofing contractor (or use safe access equipment where appropriate) to confirm the roof condition.

Scope limitation: This inspection is limited to areas that are safely accessible and visible at the time of inspection.

Decks/Balconies/Pergolas

Deck

Location:

Centre right.

**Foundations:**

The deck foundations were not visible at the time of inspection due to concealment. The condition of bearers, joists, fixings and supports could not be confirmed.

Recommendation: If confirmation is required, engage a suitably qualified builder to inspect further (including by exposing selected areas where appropriate).

Scope limitation: This inspection is limited to areas that are accessible and visible at the time of inspection.

Framing:

Timber.

Decking:

Timber.

A large gap was observed at the join between decking boards. This may be due to shrinkage, movement, workmanship, or board installation issues. The gap may increase the risk of debris accumulation and trip hazards, and may contribute to ongoing board movement.

Recommendation: We recommend you engage a Licensed Building Practitioner (LBP) assess the decking installation and rectify as appropriate (e.g., re-fix/replace boards and reinstate suitable spacing).



Squeaking was noted from the decking boards when walked on. A decking board also appeared to be in contact with a pipe adjacent to the deck. Uneven clearance was observed around the pipe penetration, with some sections too close to (or in contact with) the pipe. This may contribute to noise, ongoing movement, and potential wear to the decking and/or pipe over time.

Recommendation: We recommend you engage a Licensed Building Practitioner (LBP) assess and rectify, including re-fixing boards and trimming/adjusting the penetration to achieve suitable clearance around the pipe and confirm the pipe is not damaged.



A section of decking felt "floating" at the time of inspection, suggesting inadequate fixing. This may present a safety risk and may worsen over time.

Scope limitation: This inspection is visual and non-invasive; the condition of concealed fixings, joists, and bearers cannot be fully confirmed.

Recommendation: Engage a suitably qualified builder to assess the decking structure and fixings and carry out repairs/re-fixing as required.



Steps:

No steps were observed to the deck edge at the time of inspection.

**Hand Rail /
Balustrade:**

No handrail/balustrade was observed to the deck edge at the time of inspection.

Fixings:

The fixings for this Deck are nails, which corrode.

A nail was observed protruding ("popped out") from the decking surface. This presents a potential injury hazard and may indicate loosening fixings or board movement.

Recommendation: Have a Licensed Building Practitioner (LBP) refix/replace the fastening and check adjacent fixings/boards for movement; resecure as required.



Threshold Step:

No exceptions noted at time of inspection.

Cladding Clearance:

There is sufficient cladding clearance.

Flashing at deck-to-wall junctions:

Not confirmed (concealed/limited visibility).

Council Permit Needed:

Appears to have been built with the original dwelling, however we recommend checking Council records.

Bracing/support:

Not confirmed where concealed.

Foundations

Location of access:

Due to the construction of this property, there is no foundation space to inspect.



Foundation Type:

Concrete slab.

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:

None.

Paths and Patios:

Brick.



**Exterior Steps and
Hand Rails:**

None.

Driveway:

Concrete.



Fencing:

Timber.
Front fence high approximately.
1.5m.
Side fence high approximately.
1.8m.



Surface Water Control:

At the time of inspection, no ponding was observed at accessible areas. Site falls and below-ground stormwater discharge were not confirmed; monitor performance during rainfall.



Clothesline

None.

Letterbox

Metal letterbox located on the front fence.



Gully Traps

Not located.

Taps

Two.

Systems

Assessment is limited to visual observations of accessible components and, where noted, basic functional checks only. This report is not an electrical, plumbing, gas, or alarm compliance certification and does not replace testing by a registered tradesperson. Where hazards/defects/limitations are identified, further assessment and remedial work by a suitably qualified and registered tradesperson is recommended.

Electrical

Supply Entrance:

Underground.

**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:

None.

Telecommunications

None.

Summary:

T A basic functional check is not a compliance test and does not confirm wiring polarity, earthing adequacy, RCD coverage, or compliance with any standards.

Plumbing

Water Toby:

At the street frontage.

Water Shut off Valve:

Left side 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:

Exterior.



Thermal Wrap:

None.

Make and Type:

Rinnai.

Capacity:

Infinite.

Year of Manufacture:

Due to height and limited safe access, the area was not visible.

Seismic Restraint:

The unit appears fixed within the enclosure; however, the adequacy of fixings and compliance with manufacturer installation requirements were not verified. Recommend verification by a registered plumber/gas fitter.

Plumbing:

Braided wire. Copper.

Evidence of Leaks:

Due to height and limited safe access, the relevant high-level areas were not visible and could not be inspected at the time of inspection. As a result, evidence of leaks could not be confirmed or excluded for these areas.

Recommendation: Arrange further inspection by a suitably qualified roofing contractor (or using safe access equipment) if leak concerns exist.

Scope limitation: This inspection is limited to areas that are safely accessible and visible at the time of inspection.

Summary:

Not turned on during the inspection. We recommend that the hot water unit is turned on prior to settlement, to ensure it is in working order. No defects were observed to the accessible components at the time of inspection; however, performance testing and compliance certification were not within scope.

Gas Services

Location:

Exterior.



Gas cooktop:

observed; not tested/commissioned as part of this inspection.

Gas hot water:

observed; not operated during the inspection.

**Gas installation
compliance:**

not assessed. Recommend a registered gasfitter/plumber service and verify safe operation and compliance documentation prior to settlement.

Summary:

Not tested/operated at the time of inspection. Recommend the system/appliance is operated prior to settlement to confirm normal operation. No defects were observed to the accessible components at the time of inspection; however, performance testing and compliance certification were not within scope.

Alarm System

Model:

Unknown.

Location of Keypad:

Entry.



**Location of Alarm
Panel:**

Not located.

**Location of Internal
Siren:**

Living area.



**Location of External
Siren:**

Left side 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.

Dehumidifying System

Make:

None.

Air-conditioning / Heating System

Make:

Gree.

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:

None.

Fire place

Type:

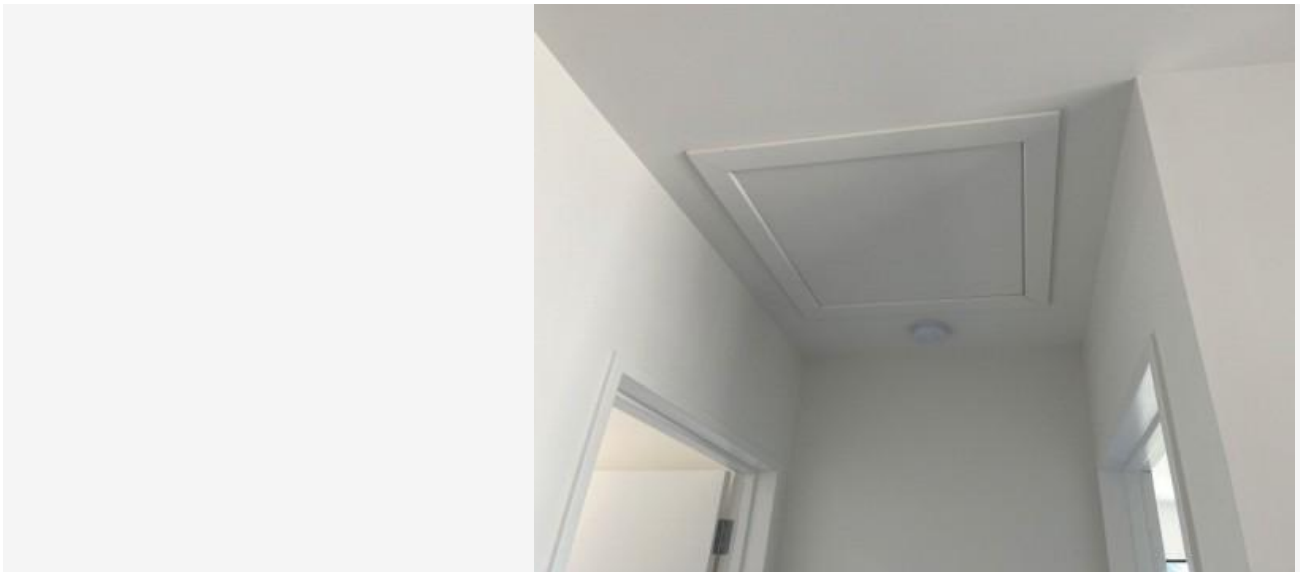
None.

Fire Warning System

Type:

Battery operated smoke detectors.

Units were not tested as part of this inspection. Recommendation: Test alarms using the test button and replace batteries/units if inoperative or expired. Confirm the alarm type/location and any compliance requirements with a qualified electrician or the relevant guidance prior to rental or building work.



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.

Pest and Insect Infestation:

Pest and Insect Infestation:

There were no signs of any pest or insect infestation found.

Entrance.

There were no signs of any pest or insect infestation found.

Dining room.

There were no signs of any pest or insect infestation found.

Storage room.

There were no signs of any pest or insect infestation found.

Bedroom 1.

There were no signs of any pest or insect infestation found.

Bedroom 2.

There were no signs of any pest or insect infestation found.

Bedroom 3.

There were no signs of any pest or insect infestation found.

Bedroom 4.

There were no signs of any pest or insect infestation found.

Bathroom 1.

There were no signs of any pest or insect infestation found.

Bathroom 2.

There were no signs of any pest or insect infestation found.

Bathroom 3.

There were no signs of any pest or insect infestation found.

Electrical System

Lights and Power Points:

Lights and accessible power points tested; no exceptions noted at time of inspection.



Entrance.

Lights tested; no exceptions noted at time of inspection.



Dining room.

Lights and accessible power points tested; no exceptions noted at time of inspection.

Storage room.

Lights and accessible power points tested; no exceptions noted at time of inspection.



A power point was observed with a missing cover plate, with untidy/exposed cabling noted adjacent. This presents a potential electric shock and fire hazard. Recommendation: Arrange for a registered electrician to assess and rectify promptly, including reinstating an appropriate cover plate and securing/protecting cabling.



Lights tested; no exceptions noted at time of inspection.



Bedroom 1.

Lights and accessible power points tested; no exceptions noted at time of inspection.



Bedroom 2.

Lights and accessible power points tested; no exceptions noted at time of inspection.



Bedroom 3.

Lights and accessible power points tested; no exceptions noted at time of inspection.



Bedroom 4.

Lights and accessible power points tested; no exceptions noted at time of inspection.



Bathroom 1.

Lights and accessible power points tested; no exceptions noted at time of inspection.



Bathroom 2.

Lights and accessible power points tested; no exceptions noted at time of inspection.



Bathroom 3.

Lights and accessible power points tested; no exceptions noted at time of inspection.



Lights and accessible power points tested; no exceptions noted at time of inspection.



Exterior Components

Lights tested; no exceptions noted at time of inspection.

Plumbing System

Sink Tap/Faucet:

No signs of any current leaks at the time of the inspection.

Plumbing and Wastes:

Braided wire. Plastic.

Bathroom 1.

Braided wire.



Bathroom 2.

Braided wire.

Bathroom 3.

Braided wire.

Braided wire. Plastic.



Braided wire.



Basin Plumbing and Wastes:

Bathroom 1.

Braided wire. Plastic.



Bathroom 2.

Braided wire. Copper.



Bathroom 3.

Braided wire. Plastic.