

Onsite Inspections Ltd
Po Box 300725
Albany,
Auckland 0752
info@onsiteinspections.nz
www.onsiteinspections.nz



Property

Property Address	Sample Report
Photo Of Dwelling	

Inspection Details

Report Commissioned By	-
Email Address	-
Date of Inspection	27/09/2024
Time of Inspection	09:30 AM (13 GMT)
Inspection Conducted By	Justin Mackay
Present at time of inspection	Agent
Agent Name	-
Purpose of Report	Pre-Purchase Inspection



Onsite Inspections Ltd
Po Box 300725
Albany,
Auckland 0752
info@onsiteinspections.nz
www.onsiteinspections.nz

Weather at time of Inspection	Overcast/Cloudy, Moderate Rain
Main Cladding Type	Hardie Plank
Decade of Construction	1980's
Description of Site	Flat
Any Known Issues as Advised by Client	No
Inspector Had Limited/No Access to	Roof Space (Inside), Foundations
Comments	3 bedroom 1 bathroom single level home.

Entrance, Driveways, Paths and Retaining Walls

Driveway	Concrete
Overall Condition (for age of property)	Reflective of Age
Adequate Drainage to Driveway and Grounds	Yes
Any Signs of Ponding?	No
Drains Clean and Free of Debris?	No
Retaining Wall Type	Timber
Overall Condition for Age	Good
Evidence of Drainage to Back of Wall	No
Is the Property Fully Fenced	Yes
Are Paths, Drives, etc safe for use?	Yes

Photos	 Drive overall average.	
---------------	--	---



Pavers average.



No retaining wall to this area.



Incorrect timber treatment to retaining wall.



No drainage to rear of wall.



Incorrect treatment. Wall on slight lean.



Small diameter posts and posts spacings far apart.

		
		
Comments		<p>The drive is in overall average condition for the age of the home. No visible ponding at time of inspection. Recommend ensuring drains are clean and free of debris.</p> <p>Retaining wall constructed with incorrect treatment of timber (H3.2). This timber is not designed to be in contact with ground. Timber should be H4. Large post spacings. This is an indication of a lack of knowledge in basic building practices, which is a cause for concern.</p> <p>No visible drainage to base of retaining wall.</p>

Foundations

Foundation Type	Timber Subfloor
Subfloor of Correct timber Treatment and Span	Yes
Ground Clearances	Good
Ground Conditions at Time of Inspection	Dry, Damp in Areas
Does Subfloor Have Adequate Mechanical Fixings	Yes
Condition of Piles and Bearers (for age of home)	Good

Adequate Ventilation to Subfloor	Yes
Adequate Insulation to Floor	Yes
Floor Type	Particle Board
Evidence of Moisture Damage to Flooring	No
Ground Moisture Barrier	No
Any Obvious Structural Alterations	No
Any Signs of Rodent Infestation	No
Condition of Foundations	Requires Attention
Plumbing Issues (Visual Assessment Only)	No
Electrical Issues (Visual Assessment Only)	No
Photos	 No ground moisture barrier.  Insulation has a good, snug fit.  Pile to bearer connections good. 



Piles and bearers appear in good condition.



Insulation of the correct 'R' rating.



Ground damp to this area.



Ground dry.



Pile to bearer connection.



Inadequate ground moisture barrier.



Ground overall dry.



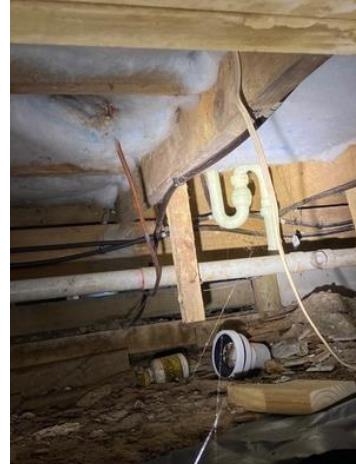
Ground damp.



Appears older style buteline plumbing.



No visible leaks. Some moisture staining to particle board.



Appears older piping in wall.



No visible leaks.



Comments

The piles, bearers and joists appear in overall good condition.

The insulation has a good, snug fit and is of the correct 'R' rating. There is no ground moisture barrier.

The ground is overall dry with some damp areas as noted.

Due to insulation, not all areas of the joists and flooring are visible.

Significant unevenness to floor in kitchen and hall. This is an indication of movement in the foundation. Recommend contacting LBP/foundation repair specialist for advice and remedial action. (Refer Kitchen section).

Cladding

Main Cladding	Hardie Plank
Overall Condition	Good
Is there adequate ground clearance	Yes
Signs of Cracking	Yes

Is the Cladding on a 20mm Drained and Vented Cavity?	No
Are the Penetrations Adequately Sealed	No
Paint Finish	Average
Evidence Of	Cracking, Deterioration to Paint
Photos	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Cladding overall good.</p> </div> <div style="text-align: center;">  <p>Paint finish average.</p> </div> <div style="text-align: center;">  <p>Holes to lower board require sealing.</p> </div> </div>



Cladding is fibre cement.



Boards overall good.



Crack to cladding.



Gaps to jointer. Recommend sealing.



Recommend sealing hole.



Damage to base of cladding.



Holes to cladding. Require sealing.



Paint finish to this face average.



Small holes to cladding.



Gap to jointer.



Crack to cladding.



Crack to cladding.



Penetration requires sealing.



No head flashing. Appears well sealed.



Recommend sealing hole.



Cladding to rear of building overall good.



Possible alteration to this area.



Onsite Inspections Ltd
Po Box 300725
Albany,
Auckland 0752
info@onsiteinspections.nz
www.onsiteinspections.nz

Comments	<p>Recommend ensuring good seal to internal corners.</p> <p>Overall, the cladding is in a condition reflective of the age of the home.</p> <p>There are some remedial items which need attention as well as ongoing, regular maintenance.</p> <p>Holes are cracks in the cladding can cause moisture ingress. Seal and replace where required.</p> <p>Paint finish average. It is recommended to ensure a good paint finish is maintained to help reduce the risk of moisture ingress and help prolong the life of the cladding.</p> <p>Ongoing maintenance required.</p>	<p>Holes require sealing.</p>

Joinery

Joinery Type	Aluminum
Condition of Joinery	Good
Head Flashings Present	Yes
Condition of Head Flashings	Average
Adequate Cover to Head Flashings	No
Sides of Windows Adequately Sealed	No
Double Glazing	Yes

Photos



Retrofitted double glazing.



Side of window well sealed.



Joinery overall good.



Unit replaced.



Height of windows in relation to soffit overhang good.



Minimal cover to head flashing.



Recommend ensuring good seal to side of windows.



Some deterioration to sill and scribes.



Door original. Overall average.



	 <p>Unit replaced. (Older style Joinery)</p>	
Comments	<p>Overall, the joinery is in good condition for the age of the home.</p> <p>There are some remedial items which need attention as well as ongoing, regular maintenance.</p> <p>Older style of aluminium joinery is known to fail in the mitred corners, which can allow moisture ingress. Recommend ensuring these areas are well sealed.</p> <p>Cracked or missing sealant around windows is a known cause of water ingress. It is recommended that these areas are re-sealed where required monitored in future for cracking.</p> <p>Ongoing maintenance required.</p>	

Roof, Gutters and Down Pipes

Main Roof Material	Concrete Tile
Overall Condition	Requires Attention
Roof Penetrations	Terminal Vent
Flashing Condition	Average
Roof to wall Junctions	Yes
Roof (exterior) Safely Accessible?	Yes
Gutter and Downpipe Material	Plastic
Gutter Type	External
Overall Condition	Average
Evidence Of	Lichen, Coating Deterioration, Corrosion, Missing, Loose and Cracked Mortar

Photos



Drip to gutter to this area.



Moisture damage to soffit.



Corrosion to shed roof.



Recommend installing spreader.



Roof in poor condition.



Gutter requires attention.



Cracked and missing pointing.



Large amount of debris to roof.



Chipped tile.



Missing pointing.



Silicone repairs to tiles.



Cracked and missing pointing.



Flashing average.



No overflow restraints.



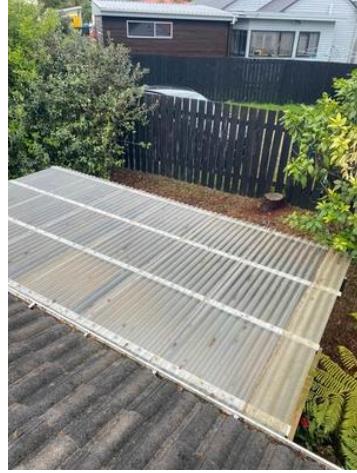
Recommend ensuring good seal to penetrations.



Missing pointing.



Lichen to roof.



Polycarbonate overall good.



Gutter requires cleaning.



Silicone repairs.



No cover to vent.



Chipped tile.



Roof dirty to this area.



Cracking and missing pointing.

		
		<p>Chipped tile.</p>
Comments		<p>Overall, the roof is in a condition reflective of the age of the home and a lack of maintenance for a prolonged period of time and requires attention.</p> <p>Cracked tiles and silicone repairs as noted.</p> <p>Recommend contacting a licensed roofer/roof coating expert for advice/remedial action.</p> <p>Gutters require cleaning. Regular maintenance is required to ensure gutters are free of debris and ensure that water falls the correct way.</p> <p>Roof leak to area in lounge. This appears to be around the Sky dish.</p>

Decks, Stairs and General Outdoors

Decks and Patios	Deck
Structure Accessible	Yes
Overall Condition	Average

Adequate Fixings and or Correct Materials	No
Are Decks and Stairs Safe	Yes
Adequate Clearance from Cladding (12mm min)	No
Is the Deck Attached to the House	Yes
Photos	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Deck and stairs average.</p> </div> <div style="text-align: center;">  <p>No joist hangers. Recommend installing.</p> </div> </div>



Pergola generally reasonable.



Structure appears reasonable.



Bearer in contact with ground. Incorrect treatment.



Deck in contact with cladding.



Pergola directly fixed to building.



Build up of debris to this area.



Onsite Inspections Ltd
Po Box 300725
Albany,
Auckland 0752
info@onsiteinspections.nz
www.onsiteinspections.nz

	 Uplift connections visible.	 No gutter to roof.
Comments	<p>Overall, the deck is in good condition for the age of the home.</p> <p>Recommend installing additional hardware to front deck. Hardware under the deck should be stainless steel. Structures directly fixed to claddings are known causes of moisture ingress.</p> <p>Recommend installing gutter to pergola to help reduce dampness to ground under the house.</p>	

Interior Overview

Ceiling Material Type	Gib Plaster Board (or similar)
Wall Material Type	Gib Plaster Board (or similar)
Evidence Of	Recent Repaint
Floor Coverings	Carpet, Tiles, Laminate
Evidence Of	Significant Unevenness
Number of Bedrooms	3
Number of Bathrooms	1
Working Smoke Alarms	Not Tested
Adequate Insulation to Ceiling Space	Yes
Overall Condition of Inside	Good

Photos



Insulation meets current standards.



Structure appears good.



No paper under roof.



Insulation has a good, snug fit.

Comments	The inside is in good condition. The insulation appears to be of the correct 'R' rating. There were no signs of rodents at time of inspection. The roof structure appears in good condition.
-----------------	--

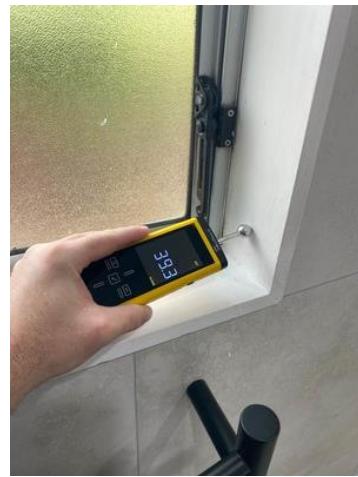
Main Bathroom/Toilet

Shower type	Bath with Tiled Walls
Toilet in working condition	Yes
Fan In Working Condition	Yes
Visible Leaks to Shower	Yes
Grout Condition	Reflective of Age
Overall Condition	Good
Checked for Moisture	Yes

Photos



In wall cistern.





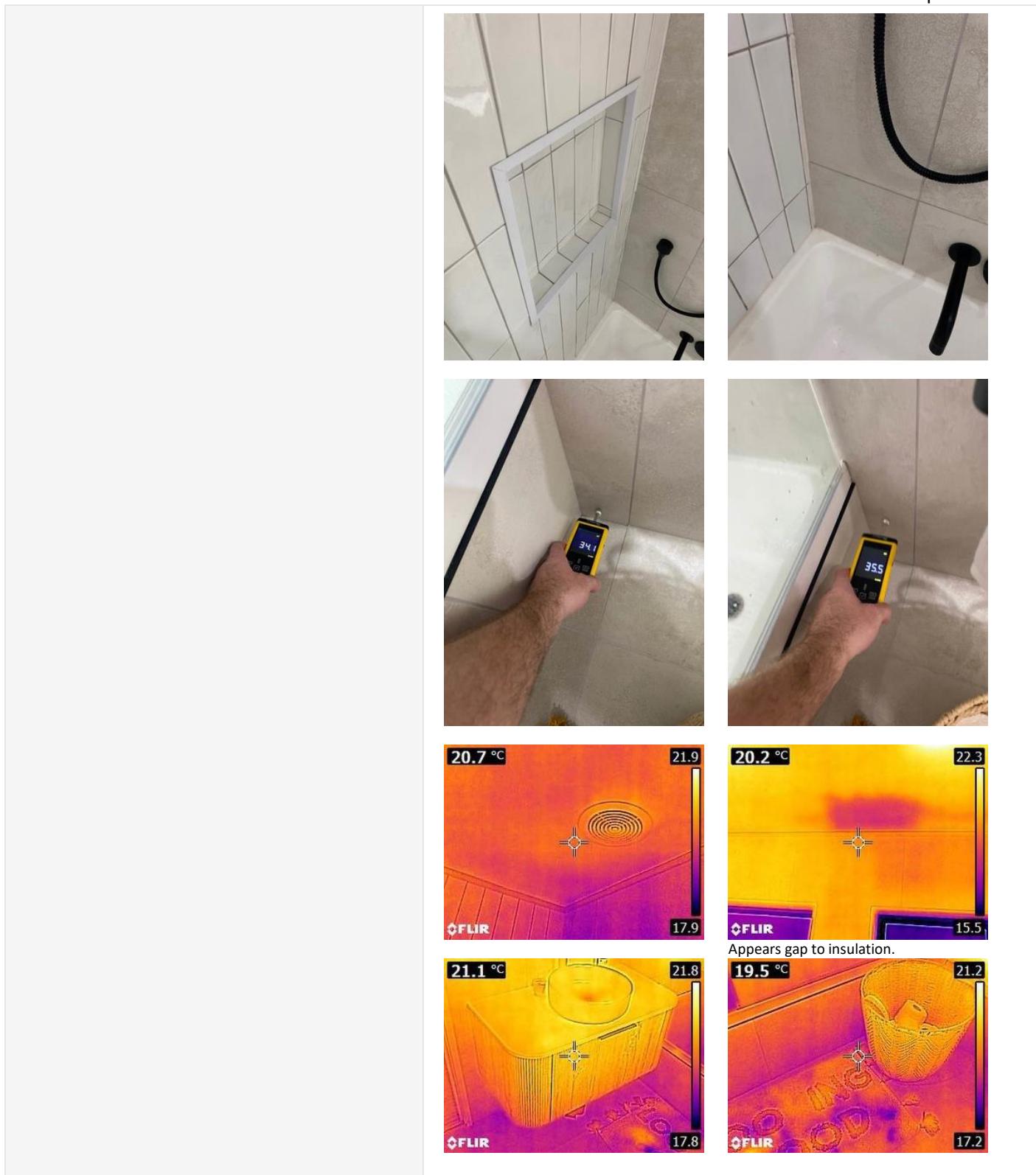
Well sealed.



No visible leaks.



Recesses requires sealing.





Onsite Inspections Ltd
Po Box 300725
Albany,
Auckland 0752
info@onsiteinspections.nz
www.onsiteinspections.nz

Comments	<p>No abnormal thermal images or elevated moisture readings were recorded at time of inspection.</p> <p>Recessed require sealing. Recesses in showers are known to be high risk areas for moisture ingress/damage. Recommend sealing and monitoring.</p> <p>In wall cisterns are known to have cause issued their design. Recommend monitoring.</p>
-----------------	---

Kitchen/Dining/Lounge

Overall Condition	Good
Checked for Moisture?	Yes
Visible Leaks	No
Photos	 Floor significantly out of level to this area.  Door frame out of level.  Large gap under door. Floor out of level.  Door gap uneven.



Significant unevenness to the floor to this area.



Well sealed.







Repairs to ceiling.

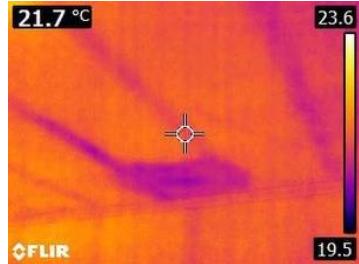
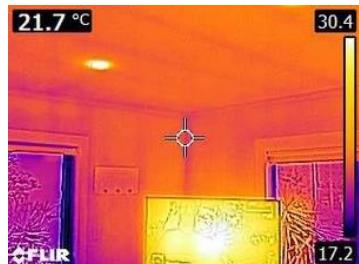


Thermal anomaly to this area.



High moisture readings.



	 <p>21.7 °C 23.6 19.5</p> <p>FLIR</p>	 <p>21.4 °C 23.2 19.2</p> <p>FLIR</p>
	 <p>20.9 °C 25.1 17.8</p> <p>FLIR</p>	 <p>21.2 °C 22.6 18.5</p> <p>FLIR</p>
	 <p>21.7 °C 30.4 17.2</p> <p>FLIR</p>	

Comments

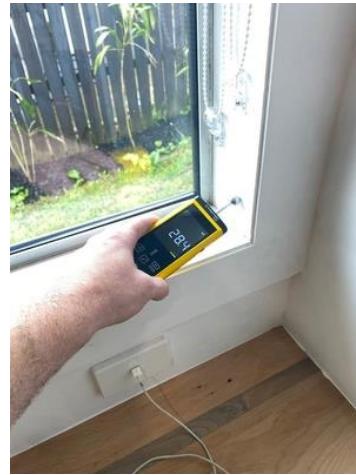
Elevated moisture reading to area as noted. Recommend further investigation.

Floor significantly out of level indicating movement in the foundation. Recommend contacting LBP/foundations repair specialist for advice and remedial action.

Laundry

Overall Condition	Good
Checked for Moisture	Yes
Tub Adequately Sealed	Yes
Adequate Ventilation	Yes
Visible Leaks	No

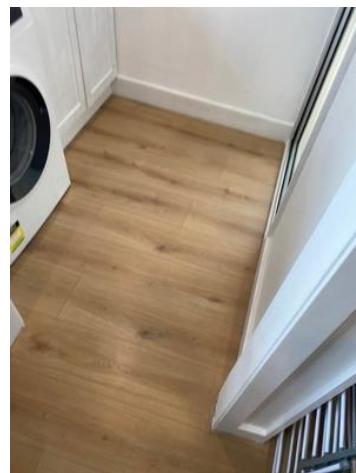
Photos



Well sealed.



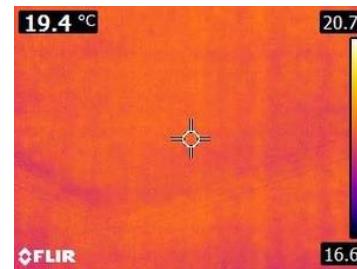
No visible leaks.



Floor springy.



Elevated moisture reading.



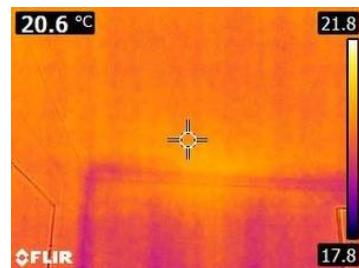
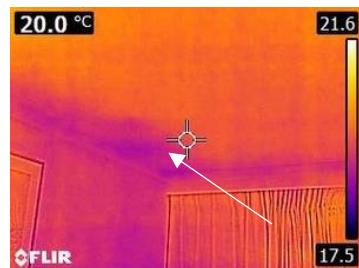


Onsite Inspections Ltd
Po Box 300725
Albany,
Auckland 0752
info@onsiteinspections.nz
www.onsiteinspections.nz

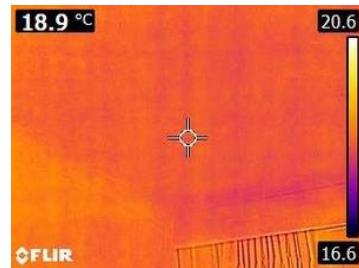
Comments	Elevated moisture reading to side of laundry door. Recommend further investigation.		
Bedrooms/Office			
Overall Condition	Good		
Checked for Moisture	Yes		
Photos	   		

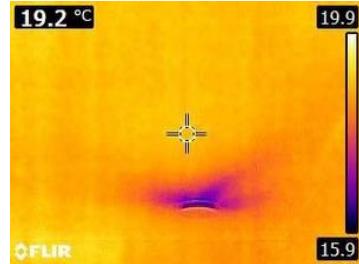






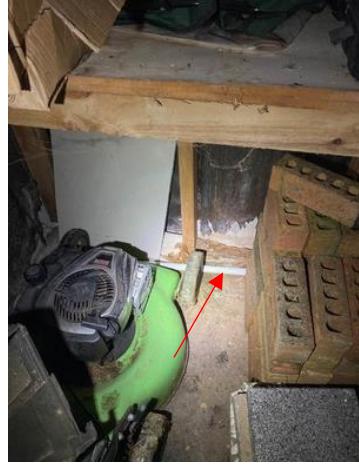
Appears some gabs to insulation. No elevated readings.



		
Comments	No abnormal thermal images or elevated moisture readings were recorded at time of inspection.	

Storage

Overall Condition	Average/Poor		
Checked for Moisture	No		
Photos			
			
	Cladding overall poor. Cladding in contact with ground. Spouting requires adjusting.		
			
	Structure appears reasonable.		

		
	Rot to bottom plate.	
		
		Leak to gutter.

Comments	Storage shed overall average/poor. Some rot to bottom plate where visible. Gutter requires attention.
-----------------	--

Plumbing/Electrical

Overall Condition	Good
Water Heating	Hot Water Cylinder
Hot Water Cylinder Secured	Yes
Tray Under Cylinder	No
Any Visible Leaks	No
Has the Switch Board Been Updated	No - Ceramic Fuses, No RCD Protection

Photos



Older style switch board, no RCD protection.



No visible leaks.



Manufactured 2012.



Comments	No visible plumbing leaks at time of inspection. No appliances, power points or lights were tested
-----------------	--

Overall Summary

Overall Condition (for age of dwelling)	Average
Comments	<p>The house overall is in average condition and has issues commonly associated with its age and a lack of maintenance.</p> <p>There are some remedial items, which need attention as well as ongoing, regular maintenance noted above.</p> <p>Incorrect timber treatment for retaining walls. This is a lack of knowledge and understanding of basic building practises, which is a cause of concern.</p> <p>Recommend consulting LBP/Foundation repair specialist for advice and remedial action.</p> <p>Recommend consulting roofer/roof coating expert for advice/remedial action.</p> <p>Elevated moisture readings to areas as noted. Recommend further investigation.</p>



Onsite Inspections Ltd
Po Box 300725
Albany,
Auckland 0752
info@onsiteinspections.nz
www.onsiteinspections.nz

Ongoing maintenance required.

Not all areas were able to be inspected/tested due to personal items.

It is not possible to determine the maintenance history of the house or any previous current or previous issues that may have been repaired or deliberately concealed. This is a visual, non-invasive inspection. No personal items or furniture are moved or relocated.

Using a Trotec T660 moisture meter the general building material moisture is;

Less than 40 Digits = Dry, 40 - 80 Digits = Damp, Over 80 Digits = Wet

Manufactures estimate (there is no conversion) that for a gib covered, timber framed wall at 40 digits = 15% WME (wood moisture equivalent) in the frame.

Typical reading for a gib covered, radiata pine internal framed wall - 30-40 digits

Typical common values for skirted, gib covered radiata pine bottom plates – 35 – 45 digits (dependant on floor construction, i.e concrete).

Typical common values for carpet, underlaid covered concrete floors – 50 – 60 digits

Typical common values for bare or exposed concrete – over 100 digits.

This device requires the presence of moisture in the framing to provide a reading. It must be understood that there are situations where framing will dry out depending on the amount of moisture the framing has been exposed to, for example seasonal changes or the vacancy of a property or deliberate concealment. At the time of inspection the framing could well be in a dry state and therefore not present.

It must be understood that reading obtained by this meter and listed in the report are not actual moisture readings of the framing. The readings are useful as all of the readings are relevant to each other and any extra high or low readings compared to the rest will indicated a potential moisture related problem requiring further investigation. Any elevated moisture readings will be identified and commented on within the report.

A Flir E6XT thermal imaging camera was used and a fat max digital level.

It must be noted that these tools do not detect rot in timber.

No appliances, electrical fittings or plumbing were tested.

This report is confidential and has been prepared solely for the Client named above only. Onsite Inspections accepts no responsibility for anything done by any person or third party in reliance, whether wholly or in part, due to the contents of the report.