Commercial Building Inspection

For the Property Located At:

Auckland

Report Prepared For:

Client

Ph: 0800 722 9872
Website: www.probuildinspections.co.nz Email: info@probuildinspections.co.nz

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Dear Client,
It is a pleasure and a privilege to carry out a Professional Building Inspection at your property.
Purchasing a new property is a great investment and it is our intention to take some of the stress and pressure out of the equation.

Please note that this report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection, not an all-encompassing report dealing with the property from every aspect. While we use infra red cameras and moisture detectors our inspection is not invasive, it is visual, depends on what the weather has been and whether or not the property has been vacant or inhabited for leaks and moisture to be evident.
Minor defects are common to most properties and may include blemishes, corrosion, cracking, weathering, general Deterioration and wear, unevenness, and physical damage to various areas of the building may be acceptable depending on the age of the building.
While most minor defects will be noted, the Inspector in most cases will not comment or note areas of no consequence or concern.
We do not carry out probe or destructive testing, move furniture, appliances or inspect the roof or under floor space if access is impossible or denied.

Thank you for your patronage and we wish you all possible happiness in your future

With kindest regards,

Professional Building Inspections

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Project Information

INSPECTIONS	
Booked :	29/2/12
Date :	1/3/12
Time :	10am
Weather :	fine
Last Rain :	3hrs
Inspector	Chris
CLIENT DETAILS	
Full Name :	Client
Address :	
Suburb :	
Phone :	
Mobile :	
Fax :	
E-mail :	
How to receive report :	e-mail
Payment Option :	on line bank
SITE INFORMATION	
Address :	
Suburb :	
Status (empty/occupied) :	empty
Size of the building :	
Special issues:	
Access Information	
Realtor/Vendor :	
Company :	
Phone :	
Mobile :	
E-mail :	
Present on inspection :	yes

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STATEMENT OF POLICY FOR STANDARD BUILDING INSPECTION

Please Read Carefully.
The inspection of the property identified above is subject to the following Terms and Conditions:
a) The inspection by Professional Building Inspections will be performed in accordance with generally accepted Standards of Practice.
b) A report will be provided at the conclusion of the inspection. This Report will be based on a limited visual inspection of the readily accessible aspects of the building. The Report is representative of the Inspector's opinion of the observable conditions on the day and time of inspection.
c) This inspection does not constitute an engineering evaluation and is not provided as either an engineering or architectural service.
d) The Inspection Report reflects the present condition of the subject property at the time of inspection.
e) This Report does not imply or constitute a guarantee, warranty, or an insurance policy with regards to this property.
This is not a building warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law. Your inspector is a building inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, Client must do so at Client's expense.

SCOPE
1. VISUAL INSPECTION:
This inspection is a visual inspection only of readily accessible aspects of the property. A building inspection does not include identifying
defects that are hidden behind walls, floors, or ceilings. This includes structure, wiring, plumbing, ducting, and insulation that are hidden or inaccessible. The inspector will not conduct any invasive or destructive testing of the property. Safety, accessibility, or other considerations may present the inspector with restrictions in examining specific building elements or components.

2. LIMITED ASSESSMENT
The building inspection will provide you with a basic overview of the condition of the property. This inspection is not technically exhaustive or all encompassing, as your inspector has only a limited amount of time, as well as constraints in methodology, to complete the inspection. The inspector is a generalist, not a specialist in all disciplines, and may refer the building owner to specialists for further investigation of certain items.

3. CONTEXT OF INSPECTION
This inspection should also be considered in the context of a "snapshot in time", reflecting the conditions of the building at the date of inspection. Future performance of components and elements of the building is outside the context of this inspection. For example, your inspector may not discover leaks that occur only under certain weather conditions. Some conditions noted, such as cracks in foundations, may be either cosmetic in nature or indicators of settlement; however predicting whether an individual condition will present future problems is beyond the scope of the inspection.

4. NOT BUILDING CODE OR BY-LAW COMPLIANCE INSPECTION
Jurisdiction for Building Code, Electrical Code, Gas Code, Fire Code, Plumbing Code, or other statutory or by-law compliance inspections resides with the appropriate mandated authorities. The services provided by your building inspector are not conducted in the context of Code or by-law compliance inspections. The client acknowledges that it may be necessary to confer directly with the appropriate authorities to determine whether specific conditions comply with Code or by-law requirements.

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

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

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STATEMENT OF POLICY FOR STANDARD BUILDING INSPECTION

SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.
DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions. Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

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

Privacy Act 1993: It is understood by initiating the services of Professional Building Inspections Ltd that the client authorizes Professional Building Inspections Ltd to:
(a) collect, retain and use any information about the client for the purpose of assessing the client credit worthiness
(b) to disclose information about the client whether collected by Professional Building Inspections Ltd, from the client directly or obtained by Professional Building Inspections Ltd from any other source for the purposes of obtaining & providing a credit reference, debt collection or notifying a default by the client.

Important Information:
You need to be aware that it is possible for problems in a building to be disguised to prevent detection. If you notice anythings that were not visible at the time of your visit and our inspection on the day you move into the property then you should immediately contact us to discuss.
Vendor Inspections:
The vendor is required to notify the inspector of any existing conditions that you are aware of that have been an issue or may become a problem at the time of the inspection.
Cancellation: If the inspection is cancelled up to 24 hours before the inspection is due to be undertaken, a fee of $100 will be charged. If the inspection is cancelled within a 24 hour period of the due date of the inspection, the full cost of the inspection will be charged. We reserve the right to apply this policy at our discretion.
Payment: Payment is due on delivery of the inspection report unless otherwise arranged.
All costs associated with debt collection will be added to the value of the invoice. Interest will be added at 3% per month for overdue accounts.

Insurers Disclaimer
(a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. The inspection does not include any areas or components which are concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which require the moving of anything which impede access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).
(b) The inspection did not assess compliance with the NZ Building Code including the Code's weathertightness requirements, or structural aspects. On request, specialist inspections can be arranged of weathertightness or structure or of any systems including electrical, plumbing, gas or heating.
(c) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a), this report may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection."

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

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CERTIFICATE OF INSPECTION

AREA INSPECTED	YES	NO	PARTIAL	COMMENT
Site :	x			
Sub Floor :		x		
Exterior :	x			
Roof Exterior :	x			
Roof Space :	x			
Interior :	x			
Services :		x		
Accessory, ancillary spaces and buildings :		x		

Definitions
ACCEPTABLE/ SERVICEABLE
The item is performing its intended function as of the date of inspection in response to normal use.
NOT PRESENT
The item does not exist in the structure being inspected.
NOT INSPECTED or INACCESSIBLE
The item could not be inspected due to physical limitations.
DEFECTIVE / NEEDS ATTENTION
The item is either: significantly impeding habitability; unsafe or hazardous; does not operate properly or perform its intended function in response to normal use.
SAFETY HAZARD
Any item that is identified as a safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. In our opinion these items should be evaluated by professionals in appropriate trades prior to closing.
MAJOR CONCERN
Any item identified as a major concern is either significantly affecting habitability and/ or can be considered a possible expensive repair or replacement and should be evaluated by professionals in appropriate trades prior to closing.
MINOR CONCERN
Any item identified as a minor concern either does not significantly affect habitability and/ or can be considered an inexpensive repair or replacement by professionals in appropriate trades prior to closing.
MAINTENANCE
Any item identified as maintenance is to be considered normal or routine in maintaining a building.

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GROUNDS, DRAINAGE, FOUNDATION AND SUBFLOOR

INSPECTION FOCUS
Inspection of the exterior grounds and drainage is visual and intended to determine if the grading is properly carrying surface water away from the foundation. It is based on normal weather conditions at the time of the inspection. Inspectors do not perform a soil analysis or evaluate buildings based on geological conditions. Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. The most common problem concerning foundations is water.

DRYNESS / DRAINAGE
Ideally, water should flow away from a property in all directions. Grading should not slope toward the property and surface water should be channeled to the lowest part of the property away from the structure to prevent ponding of water next to the structure. Provisions should be made for discharging run-off from the guttering system.
Proper grading at the outside foundation, the use of sump pumps, and/or gravity drainage helps keep basements and crawl spaces dry. Removing water reduces the amount of moisture and likelihood of insects in the building.

TREES & SHRUBS
Inspectors observe trees and shrubs to see if they affect the property. The physical condition of the trees and shrubs themselves is not evaluated. Trees and shrubs should not be touching the roof, siding or the electrical service entrance cables.

WALKS & STEPS
Walks and steps are inspected for tripping hazards. Walks and steps may be uneven or may settle and should be reported.

DECK/ PATIO / PORCH
Patios and porches are inspected for movement and how they are attached to the property. Signs of settling, warping, or rot may occur, especially where they connect to the property.

DRIVEWAY
Driveways may settle, crack, or deteriorate and should be reported.

RETAINING WALLS
Retaining walls support and hold earth in place for landscaping purposes. Evidence of movement is to be reported. Proper drainage and lateral support measures should be incorporated into the construction of retaining walls.

ACCESS
Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer very little.

FOUNDATION WALLS
Inspectors will attempt to identify the type of materials used in the foundation and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended.

FLOOR FRAMING
Basements and crawl spaces normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, dry rot or other system damage in areas where accessibility permits.

INSULATION
Insulation in basements and crawl spaces may obstruct the inspector’s view. Improperly installed insulation may trap moisture and lead to rot.

VENTILATION
Basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation.

FLOOR / SLAB
The concrete floor (slab) inspection is very limited due to lack of accessibility. Inspectors will report the presence of floor coverings (i.e. tile, carpeting), and will note signs of movement or cracks.

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GROUNDS, DRAINAGE, FOUNDATION AND SUBFLOOR

AREA	MATERIAL/ PRESENCE	CONDITION	ACTION	COMMENTS/ LOCATION
Grounds				
Fences	x	Needs Attention		diamond chain needs minor repairs
Gates	x	Acceptable		
Mailbox	x	Acceptable		
Driveway	x	Acceptable		
Path	x	Acceptable		front of building
Stairs/ Steps				
Handrails				
Retaining Walls				
Porches/ Patios				
Deck				
Grading	x	Acceptable		
Trees/ Shrubs	x	Acceptable		front garden / curb stones missing
Possibility of ponding	20%	Acceptable		
Structure	factory / steel girder			
Type	x	Acceptable		
Verticality & Alignment	x	Acceptable		
Cavity				
Foundation type base	concrete. N/ A			
Ground condition				
Vapour barrier				
Drainage				
Ventilation				
Piles				
Obvious alternations				
Floor type				
Insulation				
Plumbing				
Electrical Insectand pest				
Debris				

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STRUCTURE, EXTERIOR AND ROOF

INSPECTION FOCUS STRUCTURE
The exterior is inspected visually at grade level. The inspector's evaluation is based on generally accepted building practices and the age of the components.

SIDING
Exterior trim, eaves, fascias and soffits should be dry and painted to protect it from the elements. Siding should be free of contact with grade and/or trees and shrubs. Moisture conditions that continually affect exterior siding should be corrected. Caulking and/or flashing should be applied where building materials intersect.

VENEER
Movement caused by improper ties or footings are detected by the presence of cracks in mortar or waves in walls.

DOORS
If a building experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

WINDOWS
Styles can be fixed, double hung, casement or sliding. They should operate easily and close securely.

HOSE FAUCETS/OUTSIDE TAPS
Exterior hose faucets should be checked for leakage and loose fittings.

ELECTRICAL CABLE
Either underground or overhead electric cable is provided by a public utility. Service entrance conductors should be encased in protective material to avoid hazards.

ELECTRICAL
All exterior electrical wires and outlets should be weatherproof. Outside circuits (i.e. outlets, switches, fixtures) should be GFCI protected. Underground branch wiring should be appropriately installed.

INSPECTION FOCUS ROOF
Roofs are inspected visually and from an area that does not put either the inspector or the roof at risk. Steep or wet roofs are not walked on. Slate, tile or asbestos roofs are not walked on. Specifics will be in the report.

ROOF COVERINGS
The type of roof and the condition of the top layer will be reported and commented upon. Valleys and roof penetrations are prone to leaking. Worn, missing, patched or otherwise defective surfaces will be inspected and reported based upon normal wear and aging.

FLASHINGS
Flashings provide a water tight seal at roof penetrations (i.e. plumbing, chimneys, flues), which are prone to leaking and should be re-inspected annually.

SKYLIGHTS
Skylights, like flashings, are prone to leaking and should be re-inspected annually.

CHIMNEYS
Chimneys are very susceptible to the elements and usually are not completely visible due to location and height. Spalling of masonry units is a common problem. Interior flue linings often are not visible especially if equipped with a cap covering to prevent downdrafts or screening to prevent sparks. Only visible conditions of Chimney be inspected and reported, seek professional contractor to inspect chimney.

GUTTER SYSTEMS
Gutters carry rain water off the roof and away from the foundation. Often they become clogged with leaves and other debris, or will develop sags and/or leaks at the joints. Gutters need periodic maintenance and cleaning.

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STRUCTURE, EXTERIOR AND ROOF

AREA	MATERIAL/ PRESENCE	CONDITION	ACTION	COMMENTS/ LOCATION
Exterior				
Surface finish 1	x	Needs Attention		see report .facade needs replacing
Surface finish 2				
Surface finish 3				
Windows	x	Needs Attention		louvre windows through out do not work. front window joinery rotten
Stairs/ Steps				
Main Door	x	Needs Attention		
Other Doors	x	Minor Concern		back roller motor needs attention
Top flashing	x	Needs Attention		
Penetrations	x	Acceptable		
Clearances to ground level	x	Acceptable		
Enclosed balconies				
Roof	Trough section long run			
Material type 1	x	Acceptable		some rust noted. maintenance only
Material type 2				
Material type 3				
Flashing	x	Minor Concern		re seal around
Soffits				
B/ boards, Fascia				
Gutters		Acceptable		
Downpipes	x	Acceptable		
Valleys				
Chimney				
Clearances to cladding				
x				

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EXTERIOR

Photo 1
no seal or concrete

Photo 2
areas of fencing need attention

Photo 3
right front roller door.
soffit missing

Photo 4
damage to edge of cladding.
Minor concern

Photo 5
condition ok. rust to main night light
Electrical not inspected

Photo 6
curbing damaged

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EXTERIOR

power and phone to building ok

sump ok
damage to tar seal noted

ok
gates ok.
Super 6 or super 7 fibrolite cladding may contain asbestos .Long lasting weather proof product

flashing missing. Not weather tight
left east side door
front

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EXTERIOR

concrete cracked at door - entry
right West side door - front

most louvers not in operating condition

No cracks found in concrete blockwork

This product not procurable new

generally ok

ok

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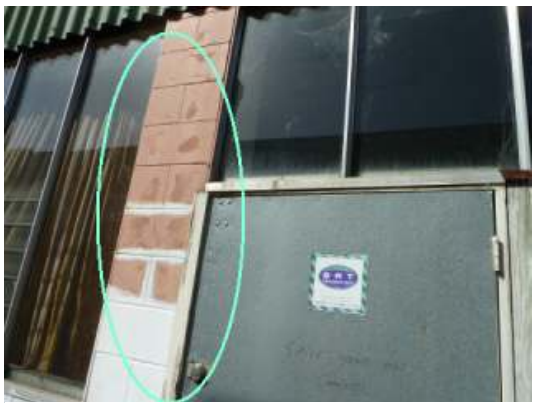
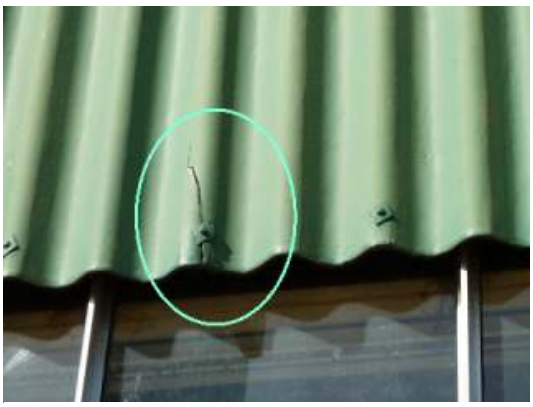
EXTERIOR


ok


crack noted

no tar seal or concrete

sump ok

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WINDOWS AND DOORS

Photo 1
ok

Photo 2
ok
Lifted 2 meters

Photo 3
front door needs re sealing and flashing over

Photo 4
not weather proof

Photo 5

Photo 6
all front windows are rotten and need replacement

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WINDOWS AND DOORS

rotten

door jamb and windows rotten.
Joinery could be replaced

damage and rot

timber over door rotten

damage also showing inside

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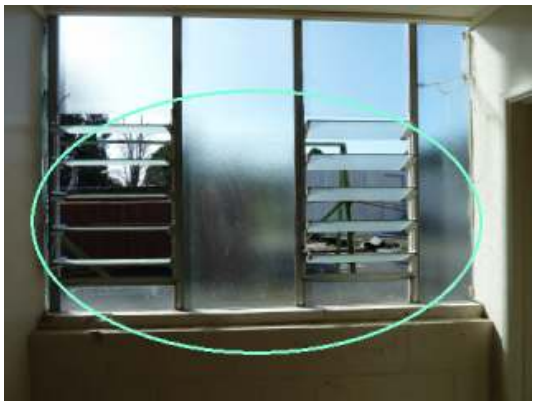
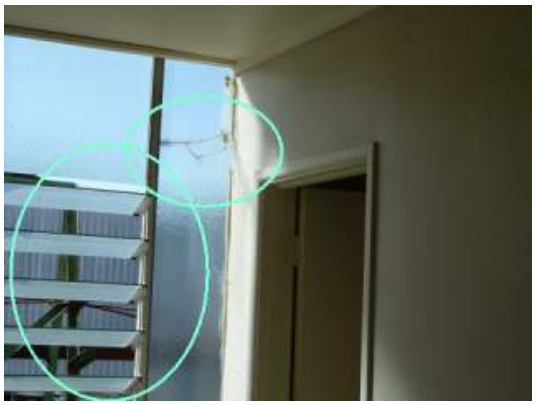
WINDOWS AND DOORS

leaking windows will destroy timbers under although structure of building not affected

toilet windows not secure.



opportunity for illegal entry to building


also broken window

ok. hand wind

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WINDOWS AND DOORS

needs attention to wind mechanism

ok

door jamb rotten and damaged

ok
visual only .Not unlocked

repairs noted

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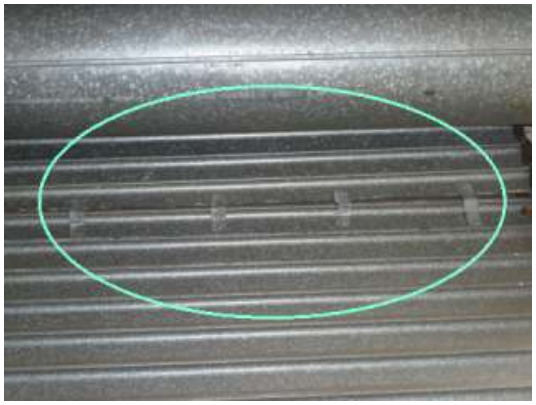
WINDOWS AND DOORS



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ROOF

Photo 1
general maintenance needed. reseal flashings

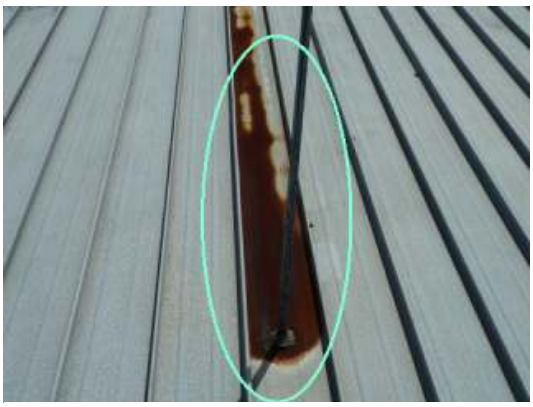

Photo 2
water damage / rust noted from over flowing hot water

Photo 3
seal has failed
this portion needs replacing before weather ingress takes place

Photo 4
patch paint rust

Photo 5
could support flashing from under to prevent pooling and rusting

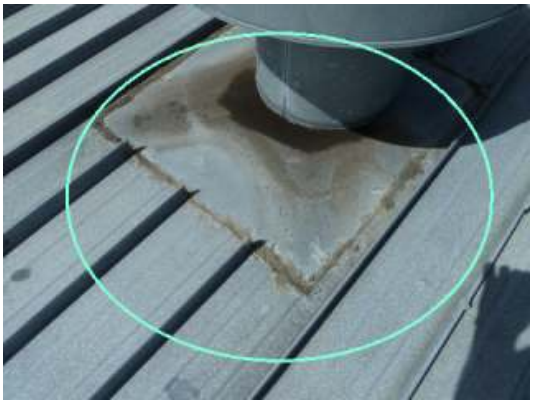

Photo 6
maintain seal around

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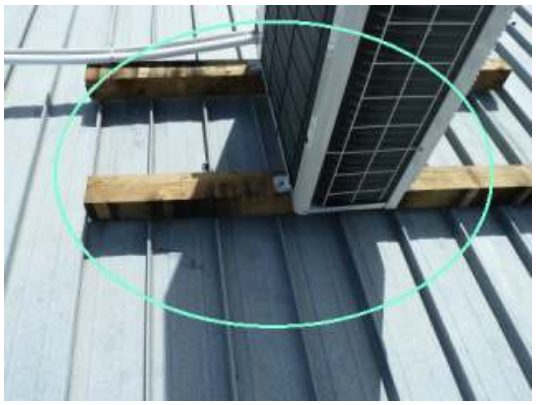
ROOF

maintain seal around flashing

maintain seal around vent boot


this is not secured down.Sitting on timbers only

attention needed

maintain seal

rust along flashing

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ROOF

re seal flashing patch

rust could be treated

rust

guttering ok

ok

rust developing

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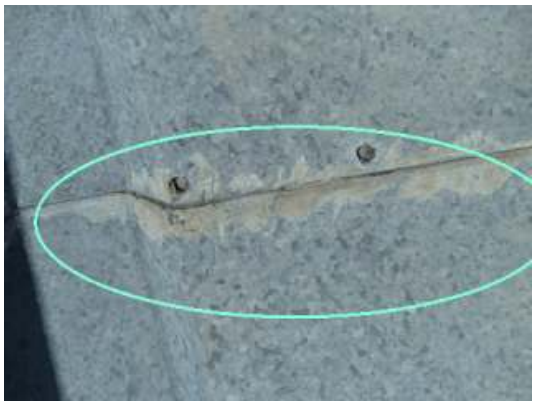
ROOF



re seal flashings and maintain

has been sealed to prevent weather blowing under

maintain seal

rust

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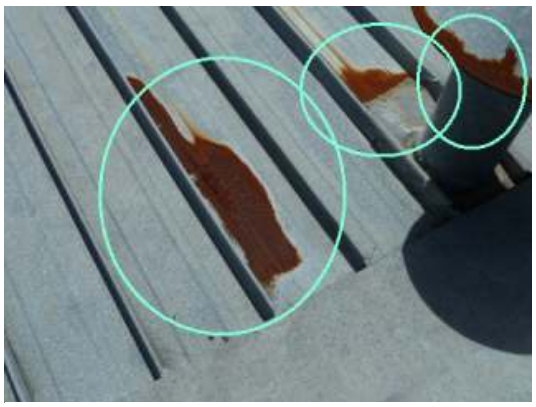
ROOF



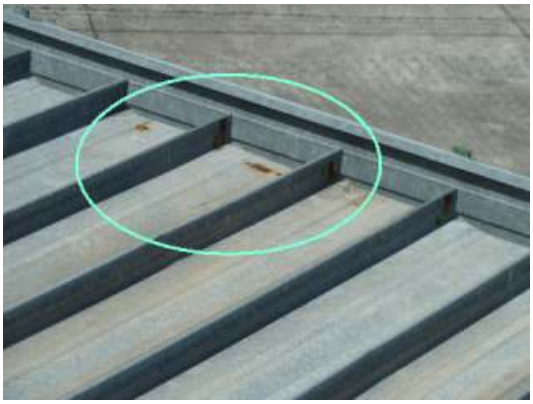
rust

re seal.
water pooling -not good-creates rust

water pipe no 2 .treat rust

patch noted

ok
maintain seal



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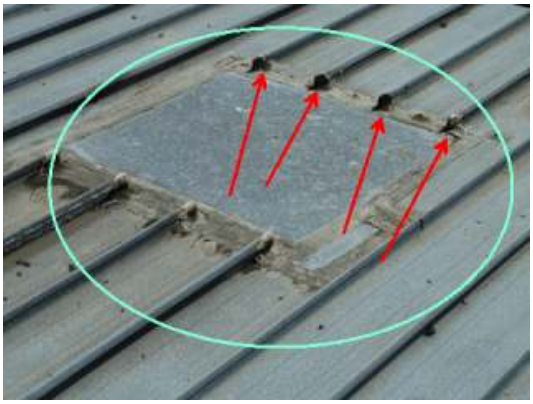
ROOF

re seal

taped off .re seal and maintain or replace



open to weather
re seal or replace

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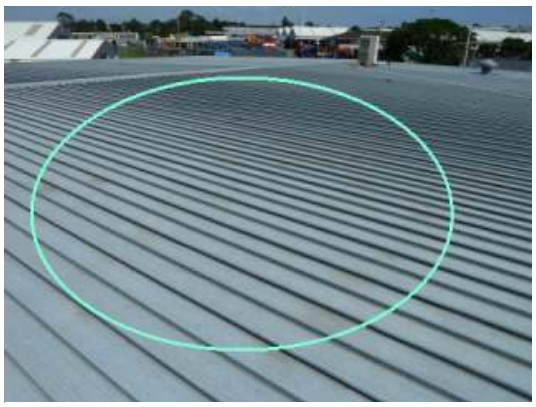
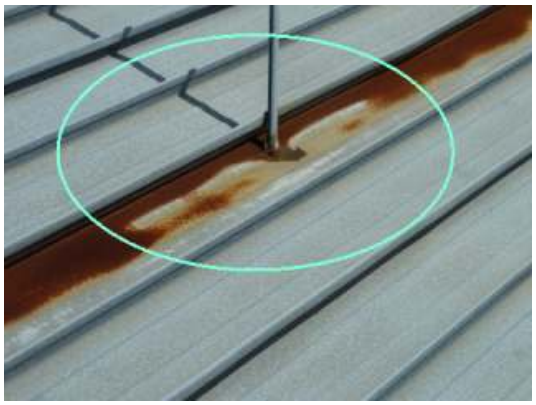
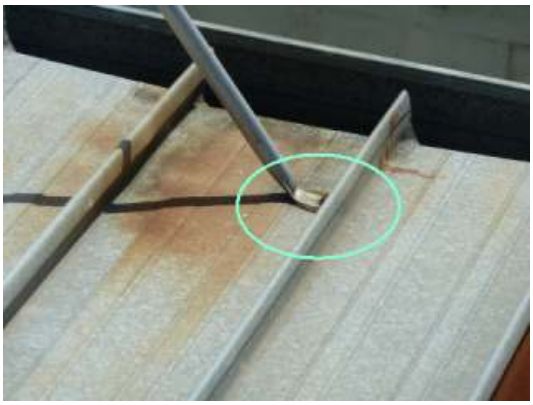
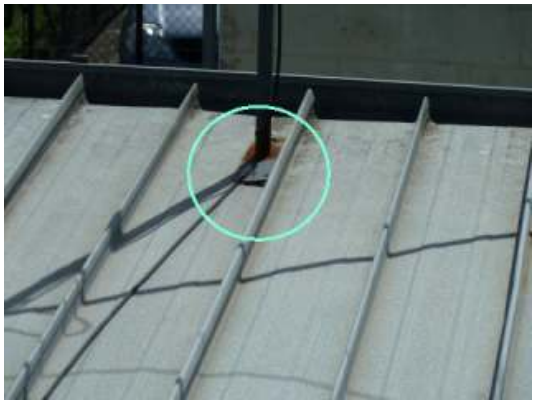
ROOF


generally ok

rust


rust


maintain seal


maintain seal and rust

down pipes all ok

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ATTIC(ROOF SPACE), GARAGE AND CARPORT

INSPECTION FOCUS ATTIC
Attic inspections are visual. Inspectors will access the attic if possible.

ACCESS
Inspectors will locate and access if the attic has adequate clearance and is unobstructed. Some attics are too narrow to enter or are not present due to cathedral ceilings.

FRAMING
Attic framing creates space between the ceiling and the roof. It should be sturdy enough to carry the weight of the framing and roof.

INSULATION
Attics are subject to extreme temperature changes due to direct exposure of the sun on the roof in summer and the lack of a heat source on winter days. Therefore, adequate attic insulation is necessary for energy efficiency.

EXPOSEDWIRING
Attic wiring, a part of the branch circuit wiring for the living space, should not be covered with insulation or have any splices or open junction boxes.

PLUMBING VENTS / CHIMNEYS / FLUES
Plumbing vents, chimneys and flues should terminate above the roof line and be free of leaks around flashed areas.

INSPECTION FOCUS GARAGE AND CARPORT
Garages and carports are inspected based on accessibility and are reported as being attached or detached from the building structure. The exterior components (i.e. roof, walls, eaves, fascias, gutters, etc.) should be reported when defects exist. Interior components (i.e. walls, etc.) should be reported when defects exist.

DOOR OPENER
Electric garage door openers have been known to trap people, especially children, under the door as it closes. For this reason, all garage door openers should be equipped with a safety device to reverse the direction of the door, if necessary. Non-reversing door openers should be replaced for safety. Safety reversing devices should be checked monthly.

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ATTIC(ROOF SPACE), GARAGE AND CARPORT

AREA	MATERIAL/ PRESENCE	CONDITION	ACTION	COMMENTS/ LOCATION
Attic (Roof Space)				
Frame	x	Acceptable		
Insulation				
Roof underlay	x	Acceptable		
Insects and pest	x	Acceptable		
Vents discharging into attic				
Garage	N/ A			
Structure				
Roof				
Floor				
Garage Door				
Carport	N/ A			
Structure				
Roof				
Floor				
x				

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ATTIC (ROOF SPACE /FRAME TIMBERS AND STEEL)

Photo 1
ok
cehecking for moisture . Under 40 is acceptable

Photo 2
water stains -front of building

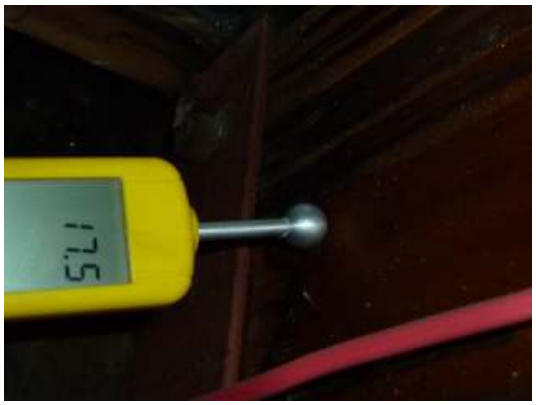

Photo 3
ok

Photo 4
area wet stain and beginning of rot

Photo 5
timbers ok

Photo 6
timbers ok

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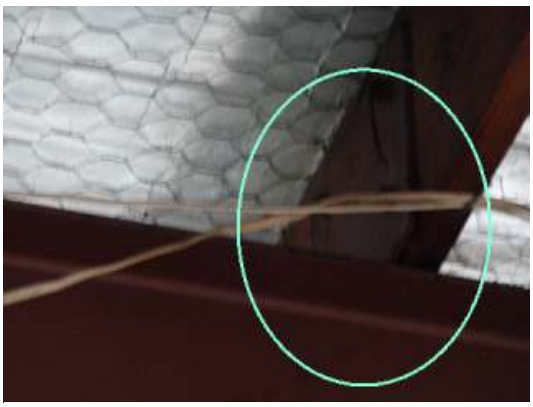
ATTIC (ROOF SPACE /FRAME TIMBERS AND STEEL)

checked a number of welds and condition of steel girders .
ok



ok

ok

ok

ok

ok

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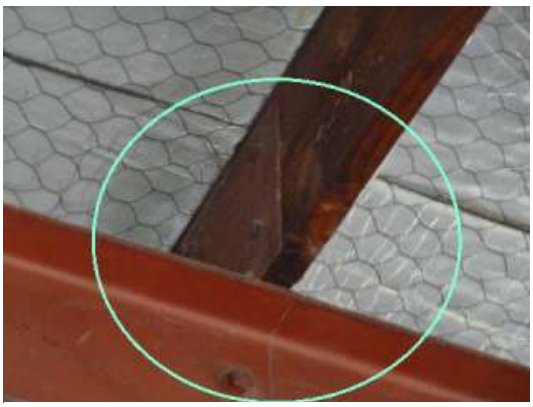
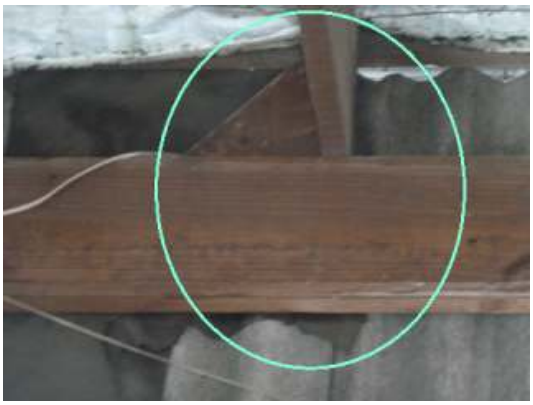
ATTIC (ROOF SPACE /FRAME TIMBERS AND STEEL)

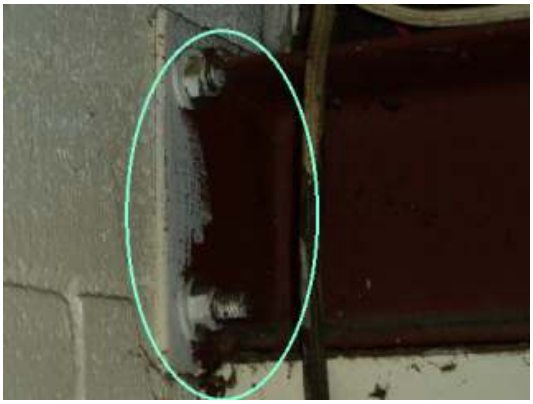
ok


ok

has been wet / front of building


ok

ok


ok

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ATTIC (ROOF SPACE /FRAME TIMBERS AND STEEL)

ok

has been wet.
seal work on roof important

ok
ceilings should not be used as storage unless purposely designed as a floor

ok

ok

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ATTIC (ROOF SPACE /FRAME TIMBERS AND STEEL)

various panels missing.
Suspended ceiling needs attwntion

ok

ok

leak marks on ceiling.
mainly around vents as per "roof"

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PLUMBING AND ELECTRICAL

INSPECTION FOCUS PLUMBING
Plumbing inspections are visual and operational. Inspectors operate normal controls and put the system through a normal cycle.

SUPPLY PIPES
Supply pipes, especially galvanized, can become clogged with mineral deposits, which restrict functional water flow. If air gets trapped in the lines, the pipes can make a knocking sound, known as water hammer. Electrolysis, which occurs from the mixing of ferrous and non-ferrous metals, can cause leaks.

WASTE / VENT PIPES
Waste pipe inspections are limited to the visible portions of the drain system. Inspectors run water through the system and look for any indication of leaks, defective drainage or venting, functionality of water flow and waste drain.

SEPTIC SYSTEM
Inspections of septic systems are very limited. Only presence of the system and abnormal smell will be reported. Refer to specialist tradesman for proper inspection /recommended/.

WATER HEATER
Water heaters are inspected visually for proper installation and ability to provide adequate hot water.
Electrical

INSPECTION FOCUS
Electrical inspections are visual and operational. Inspectors operate all normal switches, test a representative number of outlets and observe visible lines.

Note.
Pools, Irrigation systems, and their associated equipment are not inspected. We recommend evaluation by an appropriate service company.

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SERVICES

COMPONENT	TYPE/ LOCATION	CONDITION	ACTION	COMMENTS/ LOCATION
Plumbing				
Water Supply	x	Acceptable		
Water Toby Location	x	Acceptable		
Outside taps	x	Acceptable		
Sumps	x	Acceptable		
Septic				
Gully Traps	x	Acceptable		need cleaning up and protecting
Supply Pipes	x	Acceptable		under ground. Functioning ok
Waste Pipes	x	Acceptable		see above
Attic Area	x	Acceptable		
Hot Water System	x	Acceptable		visual on tank only
Electrical				
Connection	x	Acceptable		
Main Panel	x	Acceptable		
Security/ outdoor lights	x	Acceptable		not checked for function
Outdoor p/ points				
Distribution panel	x	Acceptable		visual only
Indoor p/ points	x	Acceptable		visual only
Lights	x	Acceptable		
Subfloor area				
Attic area	x	Acceptable		
Other				
x				

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PLUMBING AND ELECTRICAL

Photo 1
visual ok.
rust noted

Photo 2
power and phone

Photo 3
ok

Photo 4

Photo 5
ok

Photo 6
ok

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PLUMBING AND ELECTRICAL

visual only.
No obvious damage. Suggest checking for function

sighted only.
ok

ok
secure tap to wall

ok

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PLUMBING AND ELECTRICAL

functioning.
Could clean up and maintain

functioning

ok
rear sump

ok

sewer pipe possibly from cleaning room?/
should be covered and protected

visual only
ok

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PLUMBING AND ELECTRICAL

ok.
visual only

protect air conditioner from being stood on.
Should not use ceiling areas as storage without purpose design and build

ok

ok
seal around unit to prevent shorting and weather leaks

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INTERIORS

INSPECTION FOCUS INTERIOR
Interior room inspections are conducted visually. Inspectors examine and base findings on buildings of similar construction and age.

WALLS / CEILINGS / FLOORS
Interior walls, ceilings & floors are inspected based on normal building practices for buildings of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most buildings. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the building gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted.

DOORS &WINDOWS
Interior portions of the doors and windows are inspected for ease of operation. If a building experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

FIREPLACE / WOODSTOVE
Fireplaces are visually inspected only. We do not operate these units. Flue interiors are not inspected. Please consult a professional chimney sweep.

SMOKE DETECTORS
The presence of smoke detectors are reported and should be located on each floor, and at/or near the bedroom sections of the building.

STAIRS / BALCONIES / RAILS
Railing and stair systems are inspected for safety. Proper railing installation and consistent stair riser and tread dimensions are necessary for safety.

INSPECTION FOCUS Kitchen and Bathroom
Kitchen, bathroom and laundry inspections are visual and operational. Inspectors operate plumbing fixtures to determine the presence of leaks and look for water damage.

CABINETS / SHELVES
Kitchen, bathroom and laundry shelves, counters and cabinets are inspected for acceptable operation.

SINKS / TOILETS / BATH / SHOWERS
Kitchen, bathroom and laundry fixtures should be inspected for proper installation and operation.
Plumbing systems should be free of leaks and drain and vent properly.
Kitchen and laundry shelves and cabinets are inspected for acceptable operation.
Bathroom plumbing systems are inspected for leaks which may affect shower, tub and sink surroundings.
Inspectors examine and look for evidence of leaks at the junction of walls and floors that intersect with these units.

APPLIANCES (BUILT-IN)
Built-in appliances will be not operated. Presence only reported.

LAUNDRY
The location of the laundry room will be reported. This section of the report will be completed in the same manner as the kitchen/bathroom portion.

DRYER VENTS / DRYER SERVICE
Dryer vents should be vented to the exterior. They should not terminate in the crawl space, garage or attic.
Presence of power forced /mechanical/ ventilation will be reported.

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INTERIOR AND KITCHEN

AREA	MATERIAL/ PRESENCE	CONDITION	ACTION	COMMENTS/ LOCATION
not kitchen or toilets				
Ceiling	x	Needs Attention		damage and water marks .
Walls cover 1	x	Needs Attention		various holes and damage throughout
Walls cover 2				
Floor	concrete floor	Acceptable		cracks noted
Floor cover 2	carpet	Needs Attention		carpet in offices worn and tired
Doors	x	Acceptable		
storage doors				
Windows	x	Needs Attention		
Stairs	x	Acceptable		
Handrails	x	Acceptable		
Kitchen 1				
Benchtop	x	Acceptable		
Sink	x	Acceptable		
Cabinetry	x	Acceptable		
Floor cover type	x	Acceptable		
Oven	x	Acceptable		chattels visual only
Cook top	x	Acceptable		
Dishwasher				
In sink aerator	x	Acceptable		
Air Extractor				
Kitchen 2	no			
Benchtop				
Sink				
Cabinetry				
Floor cover type				
Oven				
Cook top				
Dishwasher				
In sink aerator				
Air Extractor				
x				

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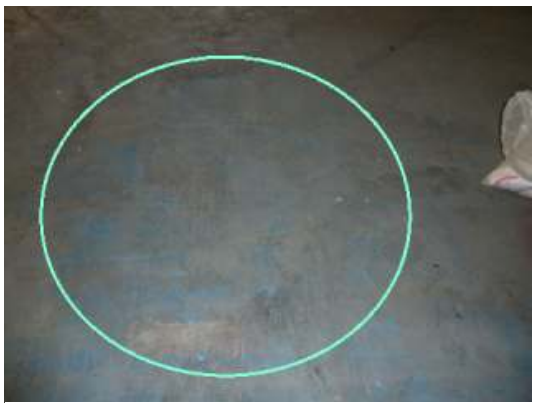
INTERIORS



concrete floor to main factory area

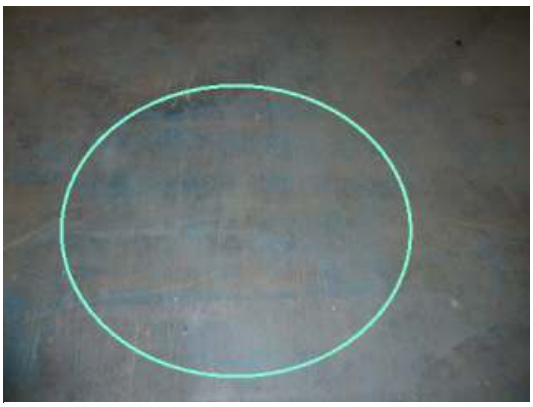


Photo 2
ok

Photo 3
various cracks

Photo 4
various cracks noted

Photo 5

Photo 6

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INTERIORS

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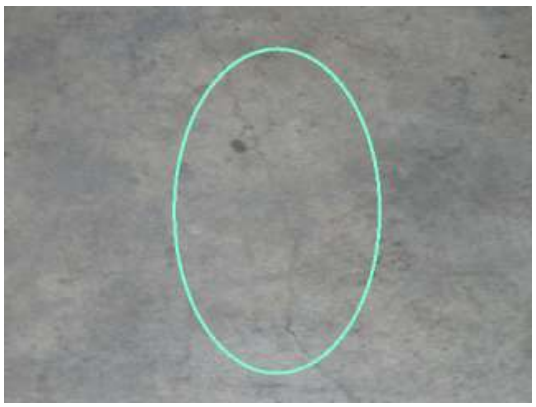
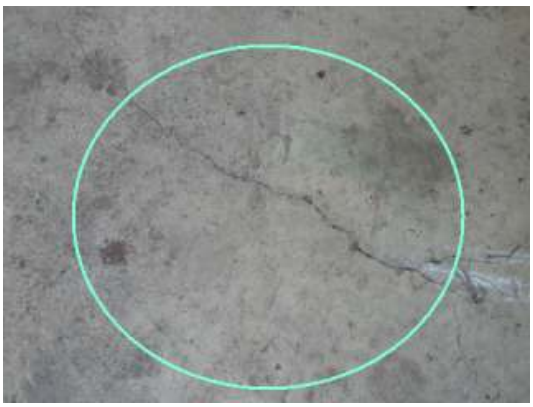
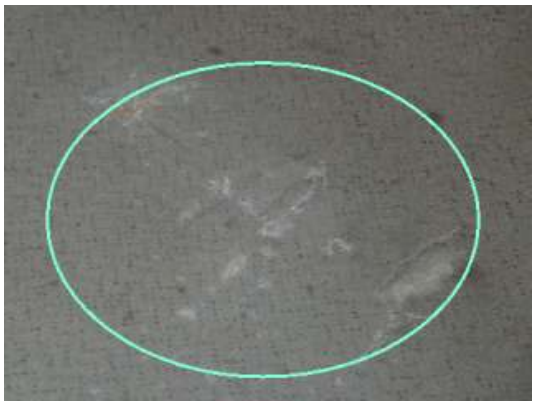
INTERIORS

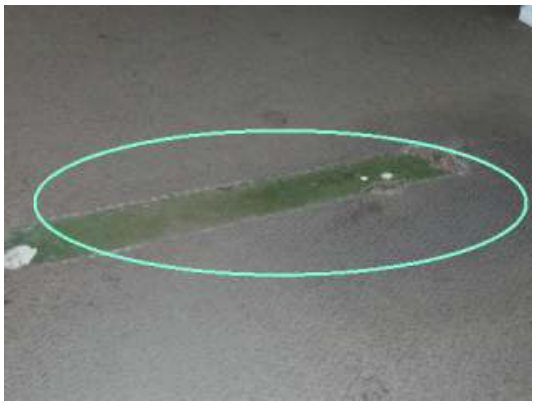






office carpet

office carpet



gap in carpet

office ceiling needs attention

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INTERIORS

rot and damage to door

general wear to walls. Holes also noted

wall covered in tacks and hanging marks

office carpet

office window sill

general

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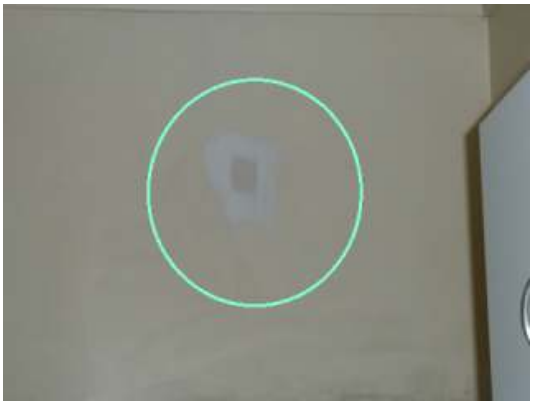
INTERIORS

patching to kitchen wall



holes in wall at main factory truck entrance

switches working

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KITCHEN

general kitchen

Photo 2
ok
works

Photo 3
ok

Photo 4
ok

Photo 5
ok

Photo 6
ok

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KITCHEN

patching noted

ok

patches and repairs

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BATHROOMS, TOILETS AND LAUNDRY

AREA	MATERIAL/ PRESENCE	CONDITION	ACTION	COMMENTS/ LOCATION
ladies				
Bath				
Shower				
basin x 3	x	Acceptable		one cracked
Toilet	x	Acceptable		
Floor cover	x	Acceptable		needs soiling removed
Ventilation	x	Minor Concern		no power forced ventilation
Special features				
Room				
Men				
Bath				
Shower				
basin x 2	x	Acceptable		
Toilet	x	Acceptable		
Floor cover	x	Acceptable		needs soiling removed
Ventilation	x	Minor Concern		no power forced ventilation
Special features				
Room				
Wheel chair				
Bath				
Shower				
Basin	x			
Toilet	x			
Floor cover	x			
Ventilation	x	Minor Concern		no power forced ventilation
Special features				
Room				
x				

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BATHROOM AND TOILET PHOTO

ladies toilet
ok

Photo 2
crack to basin

Photo 3
ok

Photo 4
ok

Photo 5
ok

Photo 6
ok
tap washer leaks

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BATHROOM AND TOILET PHOTO

ok

ok

ok

ok

ok

damage to wall

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BATHROOM AND TOILET PHOTO

ok

ok

ok

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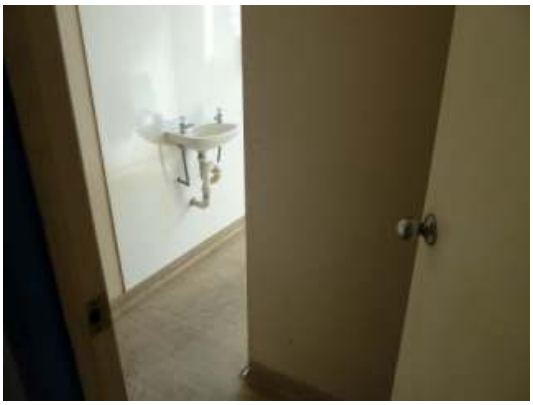
BATHROOM AND TOILET PHOTO

ok

ok

ok


men

one unit missing

ok

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BATHROOM AND TOILET PHOTO

ok

ok

ok

ok

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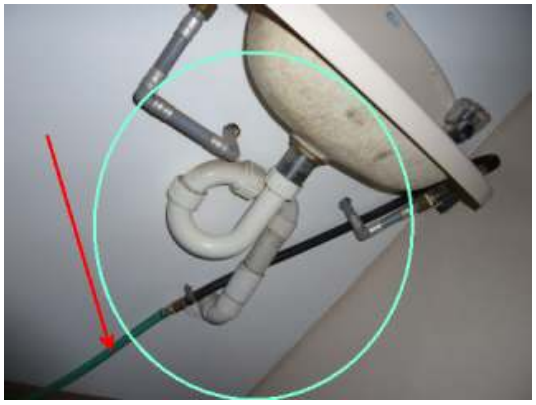
BATHROOM AND TOILET PHOTO

damaged ceiling

ok

damaged ceiling

ok


ok

ok

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BATHROOM AND TOILET PHOTO

ok

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LAUNDRY

ok

Photo 2
ok

Photo 3
ok

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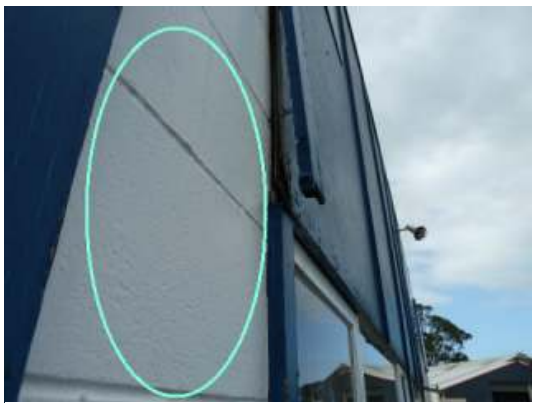
General


no cracks in main structure noted

fire alarm box
ok

does not have a chain. relies on spring action and pull rod to pull down

may be from flashings on roof or leaking pipes.
Dry on day of inspection

no cracking to foundations noted

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General

suggest extra support under stairs.

minimal
No actual fixing to stairs

kitchen to factory area

general work to repair walls

obvious water damage
dry today

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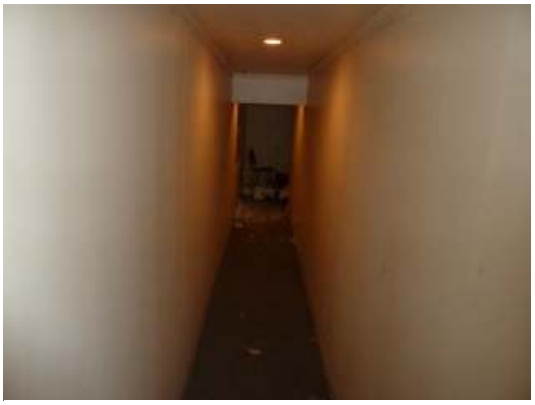
General


hall way top floor

hole cut in wall to access kitchen /tea room ceiling

ok

no hand rail

obvious water damage

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General

ok
dry today

ok

ok

ok

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SUMMARY

In summary.

The building is an industrial type structure with steel and concrete filled concrete block columns and a trough profile long run roof. It has aluminium windows around three exterior walls with timber window and door joinery facing the front , North.

On inspection the building was found to be in very good structural condition.
No cracks were noted in any block work walls or columns.
While water marks were noted on some timber perlins (roof frame) ,no wet was found except for the front North wall around the timber door and timber window joinery which needs replacing.
The front aluminium door has no head flashing and needs sealing down the sides , in fact the whole facade needs attention being rotten.
The super 6 or super 7 fibrolite cladding may contain asbestos. This is not a problem in it's present form but should not be cut or drilled as the dust could be detrimental to health .
In general the aluminium windows around the building either work poorly or not at all.
The carpet area is worn and the walls to the offices need attention in the form of repair and decorating.
No electrical was checked beyond some lights , hand dryers etc.
No fire alarm was checked except visually.
Cracks to the concrete floor were noted but it is not considered of any consequence .
The rear middle roller door makes a distressing noise so it was wound down manually .

While the main building condition is very good ,there are issues with ;
esthetics in the office and toilet areas ,
the front facade needing attention due to rotten joinery,
general maintenance needed on the roof ,
possible tar seal or concrete to rear of the property needed,
and aluminium windows around three sides of the building needing maintenance .

The real estate agent requested a report on anything glaring.
Some detail has been included in this report.

I trust this report has been of help to you.

Kind regards,
Chris

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