



FARRELL BUILD LIMITED
email: Luke@farrellbuild.co.nz
phone: 0272814027
website: www.farrellbuild.co.nz

FARRELL BUILD

Pre-purchase Property Report

Insert Site Photo Here

Insert Address Here

Provided for **Customer Name**

Dear Insert **Customer Name**

RE: Pre-Purchase Inspection: Insert Address Here

Thank you for the opportunity to inspect your proposed purchase which was undertaken in fine conditions on **00/00/0000**

Please find following my completed report which I encourage you to read in its entirety.

The property report is **not a guarantee** that all defects (and/or future defects) have been identified. The inspection is carried out solely on a visual basis. All efforts have been made to identify possible defects (and/or future defects). The property report is **not a guarantee** that the house meets all the requirements under the **Building Act** at the time of construction and/or under the **Building Act** at the time of inspection.

The purpose of the report is to identify areas of interest/concern, NOT to provide independent expert advice on specific elements and NOT to recommend solutions to faults identified. The purpose of the inspection is to provide an impartial, technically knowledgeable, and visually thorough account of the properties general state. The outcome of the report is to assist the purchaser in determining the pros and cons e.g., the level on maintenance/work a property may require if they decide to purchase the specific property.

Farrell Build recommend that quotes and advice are sought from Independent Qualified Persons on receipt of the property report for a more specific qualification of comments made by Farrell Build in the report. This is regarding any faults/defects identified and if a more intrusive investigation is desired or simply in relation to any comment made. This also applies to any verbal communication made by Farrell Build regarding any faults or defects identified or comments made. The purpose of seeking further Independent Qualified Persons involvement (e.g., plumber, electrician, roofing contractor, cladding specialist, building surveyor etc.) would assist you in making an even greater informed choice should you choose to purchase the property rather than relying on misinterpreting a comment from Farrell Build or not being sure of the extensiveness of any faults/defects mentioned.

If you require any clarification or wish to discuss any details of the report with me, please do not hesitate to contact me on 0272814027. If you require a more detailed discussion, re the inspection, this can be arranged with a half an hour, face to face meeting for \$100 plus GST. Then we can sit down together, and I can go through the report in detail with you.

By accepting this report, it will be taken you have read the report in its entirety including this cover letter, the Limitations and the About the Report sections and that you understand and accept these conditions.

Yours sincerely

Luke Farrell

Farrell Build

Contents

JOB BOOKING	4
EXPERIENCE & QUALIFICATIONS	5
CERTIFICATE OF PROPERTY INSPECTION	6
THE REPORT	7
GENERAL	12
ABOUT THIS REPORT	13

JOB BOOKING

00th Month 0000

Our Reference: 00001
Ordered by: Mr Customer
Mobile Number: 021 123456
Email Address: mrcustomer@gmail.com
Real Estate Agent: Mr Real Estate Agent
Address of Property: 1 Sample Street, Auckland
Residential: Yes
Approximate Age of Property: 30
Number of Bedrooms: 4
Other relevant information:

INVOICING DETAILS

Name: Mr Customer
Mobile Number: 021 123456
Email Address: mrcustomer@gmail.com
Invoice Address: 1 Brown Street, Auckland
Date of Property Inspection: 01/07/2015
Time: 9:30 a.m.
Present at time of Inspection: Agent, Vendor & Purchaser
Weather Conditions: Fine

EXPERIENCE & QUALIFICATIONS

Luke completed an Apprenticeship and obtained Trade Certification in Carpentry and for the last 10 years has been working alongside his father Brent on a wide range of construction projects throughout Canterbury.

Throughout the years Luke has had the opportunity to work on large variety of homes. Completing extensive renovations, EQC Repairs, and property upgrades. This has meant throughout the years he has been able to gather a wealth of knowledge on building types, high risk areas, and what to look for in a home.

Luke is also halfway through studying for his diploma in Construction Management, which is constantly offering him new skills in knowledge on building materials, trades, and the wider construction industry.

Qualifications

- Certificate in Carpentry
- Licensed Building Practitioner

CERTIFICATE OF PROPERTY INSPECTION

in accordance with **NZ Standard 4306:2005**

Date: 1st July 2015
Client: Mr Customer
Site Address: 1 Sample Street, Auckland
Property Inspector: Luke Farrell
Company: Farrell Build Limited
Position: Director
Date of Inspection: 1st July 2015

The following areas of the Property have been inspected:

- a) Site b) Subfloor c) Exterior d) Roof Exterior e) Roof Space f) Interior g) Services
- h) Accessory Units, Ancillary Spaces and Buildings

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:

Luke Farrell

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.

THE REPORT

LIMITATIONS OF THIS REPORT

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 did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation, or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal (property, vehicles, vegetation, debris, or soil).

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

(c) The purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in this report and 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.

(d) This report has been prepared on the basis of a visual inspection of the building works using normal readily available access, and without testing of components for the assessment of the overall structural condition of it and associated items, and without recourse to construction drawings.

(e) This report is based on experience and reasonable opinion however is not a guarantee against moisture ingress at the time of inspection or in the future. This inspection has been done to the writer's best ability with all reasonable care taken using visual and non-invasive testing with meters as noted. This report is a guide only (as per NZ Standard) and not a guarantee against moisture ingress or structural failure and is to be accepted as such by the owner.

(f) It is confirmed that no detailed geotechnical investigation has been included in this brief. An investigation of the condition and location of underground drainage and services and of electrical, gas and plumbing (except as otherwise may be described in this report) is not included in this brief.

(g) No warranty can be given as to other defects, not apparent to visual inspection at the time, inclusive of underground services, waterproofing, soil stability or the moisture content in partitions or exterior claddings.

(h) Weather conditions can affect moisture found e.g., long dry spells, driving rain in certain directions which can cause localised leaks and may only occur three to four times per year. Guidelines as below, flashings, ground levels, etc. This stresses the importance of flashings, ground levels, etc., which may be highlighted in this report.

(i) This property report does not include the structural, electrical, plumbing or gas piping and fitting, home heating state of the premises, as our consultants are not qualified for this but can arrange for these areas to be inspected by those people whose qualifications enable them to do so.

(j) This report does not include any positioning of building or improvements in relation to site boundaries or provide any guarantee whatsoever those items surveyed will not fail at some later date, and information herein pertains strictly to observations the day of inspection and accessibility only.

(k) If the property is controlled by a Body Corporate or similar it would be recommended prior to purchase a copy of the minutes be obtained from the Corporate Secretary to establish the history of the inspected property or other properties under such Body Corporate. This inspection has been undertaken on this sole dwelling and does not extend to remainder of complex, or common areas. The inspection is confined to the above property only and does not cover structural integrity of the entire complex.

(l) This document and information contained within is intended only for the use of the addressee named above.

EXTERIOR

FROM THE ROOFLINE

Roof

Spouting

Downpipes

Penetrations

Soffits

EXTERIOR CONSTRUCTION

Construction

Fascia, Barges

Flashings

Risk Junctions: Flashings

Exterior Walls (inc Cladding, Roof Gables, Door & Window Heads etc)

Risk Junctions: Cladding

High Risk Junctions

FOUNDATION

Base Cladding

Block Work/Concrete

Footings/Slabs

Joists

Sub Floor Construction

OTHER EXTERIOR FEATURES

Doors/Hardware

Garage Within Roof Line:

Windows

Decks Barriers/Handrails/Steps/Balcony

High Risk Junctions: Balcony/Handrail/Thresholds

Paintwork

PLUMBING & DRAINAGE

(NB: Our Inspectors are not Plumbers or Drain Layers & can only advise on a visual basis)

Hot Water Cylinder

Pipes, Waste

Internal Taps, Mixers, Toilets

Exterior Plumbing & Drainage

OUTDOOR EXTRAS

Driveway/Paths

Decks/Patio/Pergolas etc

Fencing/Retaining Walls

OUT BUILDINGS

Sleep-out/Shed/Carport

INTERIOR

INTERIOR LININGS & HARDWARE

Flooring

Ceiling

Walls

Stairwells

Doors/Door Hardware

Windows/Window Hardware

Security Hardware

INTERIOR ROOMS & DECORATION

Rooms

Interior Decorating

Floor Coverings

HEATING & INSUALTION

Heating

Gas

Ceiling Insulation

Wall Insulation

ELECTRCIAL

(NB: Our Inspectors are not Electricians & can only advise on a visual basis)

Internal Distribution Board

Fittings

Lights

Wiring

KITCHEN

Flooring

Bench Tops/Cabinets

Appliance/Accessories

BATHROOM

First level

Ensuite

Ground Floor

LAUNDRY

Recommended if a dryer is installed it be vented to the exterior of the building

Laundry In General

OTHER FINDINGS

GENERAL

Evidence of Moisture & Mould

Alterations

Pest Evidence

Contamination to Site or Building

GENERAL

SUMMARY

The Inspector was not present at the time of construction and cannot be responsible for failures if work was not done to Manufacturer's Specifications and is relying on the Territorial Authority's On-Site Inspections at the time of construction.

Building Codes, Practices, Materials and Standards change over time. What may have been acceptable at the time of construction may not be acceptable today.

Due to being a visual and Non-invasive Inspection the Inspector is unable to comment on the condition of the Framing Timbers behind the Cladding or Wall Linings or to areas not readily accessible, where Water Ingress was found, and where risk junctions were identified.

The use of Moisture Meters used in this Inspection is not a guarantee that the Property is Weather Tight now or in the future.

The Inspector cannot guarantee if Rooms, Garages or Rooms which may be below, equal to or near Ground Levels will remain totally dry in all Weather conditions.

Recommend checks be made with the Local Territorial Authority (Council) to confirm all relevant Consents have been obtained and complied with for the property. This would include any Alterations or Additions made to Original Property and any areas which are not exempt from having a Building Consent. The Department of Building & Housing (DBH) lists areas that may be exempt from having to require a Building Consent.

The purpose of the report is to identify areas of interest/concern, NOT to provide independent expert advice on specific elements and NOT to recommend solutions to faults identified. The purpose of the Inspection is to provide an impartial visual account of the property's general state being the next best step toward assisting a Purchaser in determining the appropriateness of the purchase to their individual threshold for maintenance and repair.

Farrell Build recommend that quotes and advice are sought from Independent Qualified Persons on receipt of the Inspection Report for a more specific qualification of comments made by Farrell Build in the report, regarding any faults/defects identified, if more intrusive investigation is desired or simply in relation to any comment made. This also applies to any verbal communication made by Farrell Build regarding any faults or defects identified or comments made. The purpose of seeking further Independent Qualified Persons involvement (eg. Plumber, Electrician, Drain Layer, Roofing Contractor, Cladding or Waterproofing Specialist, Structural Engineer etc) would assist you in making an even greater informed choice should you choose to purchase the property rather than relying on misinterpreting a comment from Farrell Build or not being sure of the extensiveness of any faults/defects mentioned.

ABOUT THIS REPORT

This report is based on experience and reasonable opinion and is not a guarantee against moisture ingress at the time of inspection or in the future. This inspection has been done to the Inspectors best ability with all reasonable care taken using visual and non-invasive testing with meters as noted. This report is a guide only (as per NZ Standard) and not a guarantee against moisture ingress or structural failure and is to be accepted as such by the owner.

All reasonable attempts have been made to identify any significant defects visible at the time of the inspection. The inspector has not moved furniture, fixtures, stored items, soils, plants, checked window/door locks, etc at the time of inspection. He cannot see inside walls or other concealed areas and cannot detect damage or defects that are not visible in most cases. The aid of testing equipment was used at the time of inspection, but these tools have limitations and cannot detect defects in all circumstances.

Whether or not services have been used for some time prior to an inspection being carried out may affect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily mean that the enclosure will not leak.

A non-invasive moisture meter was used as an aid in this inspection. This cannot be used to confirm or eliminate the possibility of moisture or deterioration in the framing timber or underlying materials. It is of limited use with some plaster systems and other factors.

This property report is not a Code of Compliance Certificate or a Certificate of Acceptance under the Building Act. It is also not a statement that the property complies with the requirements of any other Act, regulation, or by-law. Nor is this property report a warranty against problems developing with the building after the date of this report. This inspection should not be confused with an appraisal, building code inspection or any guarantee of any kind, but as a tool to aid you to be better prepared and knowledgeable.

All reasonable measures have been employed to detect possible defects but give no warranty against, and is not limited to:

- (a) the assessment of an apparent defect which may be subject to extreme weather conditions
- (b) misinformation supplied by vendor, agent, person for whom report being prepared
- (c) concealment, intentional or otherwise, of a possible defect
- (d) assessment of any apparent defect which may occur intermittently or usually occurs after regular use
- (e) presence of chattels, furnishings, and personal effects
- (f) adequacy of footings
- (g) adequacy of concealed damp-proof membranes
- (h) adequacy of concealed drainage
- (i) swimming pools, spa pools, saunas, and associated equipment
- (j) the operation of fireplaces and chimneys
- (k) intercom systems
- (l) floor coverings
- (m) appliances, including but not limited to; dishwashers, waste disposal units, ovens, ducted vacuum systems
- (n) structural stability (other than pipe instability)
- (o) hazards
- (p) hot water cylinders
- (q) window/door locks, bolts, etc.
- (r) any other factors limiting the preparation of this report.

In terms of any local Government Act, it is an offence for any person to lead or divert surface water from roofs and/ or yards into the sanitary sewers.

Inspections – over three metres. OSH regulations state that working at heights over three metres is done safely. If climbing over three metres then OSH state – guarding, safety nets or fall arrest systems should be in place. This is impracticable in the situation of house inspections; therefore our policy is, that Inspectors only climb as far as their ladders take them, keeping their own personal safety paramount.

This report is provided without prejudice or malice.

Reasonable access – areas where safe, unobstructed access is provided and the minimum clearances specified below are available; or where these clearances are not available, areas within the inspector's unobstructed line of sight.

- a) Roof space – access manhole 450 x 400mm; crawl space 600x 600mm; height accessible from a 3.6m ladder or such other means of access that meet OSH requirements.
- b) Subfloor – access manhole 500 x 400mm; crawl space vertical clearance timber floor 400mm (from underside of bearer) Concrete floor 500mm.
- c) Roof exterior – accessible from a 3.6m ladder or such other means of access that meet OSH requirements.

The writer was not present at the time of construction and cannot be responsible for failures if work was not done to manufacturer's specifications.

This inspection has been undertaken in accordance with the guidelines as set down by Standards New Zealand NZS4306:2005.

