

Property Inspection Report



- Habit Nelson Ltd -

***20 Brooks View Heights, Tasman
Nelson City***

***This report is for the sole benefit of:
Lynn and Fred Robertson***

Property Inspection Report

Mission Statement

It is our mission to provide a service that is solution-based. We will ensure that our service to you:

- Is professional and totally focused to the task of providing a non-invasive visual inspection of a property with a view to providing an informed, detailed and accurate report.
- Benefits all parties with an interest in the purchasing or selling of a property by providing a solution-based property inspection service.
- Identifies any deferred maintenance issues (or other defects) that may be highlighted as areas for improvement or concern during the course of any property inspection.
- To provide a list of potential trade suppliers who can assist the purchaser/vendor to effect a remedy in any identified problem area.
- Through a process of active listening, willingness and communication we continue to provide an excellent, friendly, flexible service that meets your inspection needs and whenever possible continually develop to improve our service when your feedback shows an opportunity for improvement.

Payment Terms and Conditions

Upon booking an inspection report, the Customer acknowledges that they are liable for the full cost of the inspection and agree to make payment to Habit Nelson Ltd in full, prior to the release of the report.

Booking an inspection via the HABiT web site booking form, the Customer is to read and agree to terms and conditions by selecting the agreement tick box. This is then considered an acceptance of these terms and conditions.

Booking with no web site access, requires a manual copy of our terms and conditions to be signed and dated by the Customer, and is then considered an acceptance of these terms and conditions.

Where property detail has been submitted incorrectly by the customer via the HABiT web site booking form, the inspector will advise of any additional charges, and will charge accordingly.

All transactions will be billed in New Zealand Dollars (NZD). Payment terms are strictly to be paid in full prior to the release of the inspection report.

A cancellation fee will be incurred of \$200 including GST, if cancelled within a 24 hour time frame to the scheduled inspection.

The Customer acknowledges that they are liable for all cost incurred by Habit Nelson Ltd in the event of the need to recover the debt. This includes but is not limited to any legal expenses and collection expenses that may be incurred in the recovery of the debt. Interest for the full amount of the inspection will be incurred at the rate 2% per month seven days from the date the report was prepared.

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Disclaimer

The Habit Nelson Ltd provides a residential property inspection and reporting service. This service is a non-invasive visual inspection of residential buildings.

The purpose of the inspection is to identify significant defects visible at the time of the inspection.

Please note that without visible signs of water damage, **it is not possible to identify potential roof leaks if the inspection is carried out during fine weather.**

(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.

REASONABLE ACCESS: Areas where safe, unobstructed access is provided and the minimum clearances specified in Table 1 are available; or where these clearances are not available, areas within the inspector's unobstructed line of sight.

NOTE: It shall be clearly stated if no access was available, or access to limited areas only was available at the time the inspection was carried out.

Table 1 - Reasonable access

Area	Access Manhole (mm)	Crawl Space (mm)	Height
Roof space	450 x 400	600 x 600	Accessible from a 3.6 m ladder*
Subfloor	500 x 400	Vertical clearance Timber floor: 400** Concrete floor: 500	
Roof exterior			Accessible from a 3.6 m ladder*
* Or such other means of access that meet OSH requirements.			
** From underside of bearer.			

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 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.

Please note that without visible signs of water damage, it is not possible to identify potential roof leaks if the inspection is carried out during fine weather.

This report is not to be copied, on-sold or relied upon by a third party, nor is it a recommendation as to the advisability of purchase PROVIDED THAT where a purchaser of real estate is required by the terms of the Agreement of Sale and Purchase of Real Estate to provide a copy of this report to the owner of the property then it is done so upon the basis that we have no responsibility whatsoever to the owner of the property in respect of any item whatsoever contained in this report.

This report is valid for 90 days. Any defects must be reported to us within this time frame.

This report is not a technically exhaustive investigation nor is it practicable to imply every defect has been itemised or identified. The report is based on items that are readily visible at the time of the inspection.

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Some comments in this report are assumptions based on building experience, date of the construction or the visual appearance and style of the materials. As this is a visual non-invasive survey, the condition of the internal framing is not known. This is also not a leaky home report. It is a visual report only.

Appliances, heating systems, spa pools, alarms, ducted vacuum systems etc may be noted however testing these items is outside the scope of the inspection. Assessing the operation and compliance of open fires and wood burners is outside the scope of this report as they are a specialist field. Both the electrical and plumbing systems are inspected however this is not a detailed assessment with circuit or pressure testing carried out, but rather a visual inspection only.

Commenting on the structural integrity of any retaining walls or ground stability is also outside the scope of this report as they are a specialist field.

Heating

Heating systems are not tested. These may be noted however testing these items is outside the scope of the inspection. Assessing the operation and compliance of open fires and wood burners is outside the scope of this report as they are a specialist field. We recommend that all fires and heating systems are checked, cleaned and serviced by a specialist in the specific field.

Electrical

We will thoroughly test the power point sockets which can be easily accessed and are in plain view, not obstructed by furniture or belongings. The lighting will also be tested. We will comment on the type of the wiring that is visible in the internal ceiling space and in the subfloor area. We will also photograph the wiring in these areas and we will also photograph the main switch board to show the condition of this area. **Please note, we are not here to conduct an electrical check on the overall wiring of the dwelling.** Should there be any areas that are not functioning, or that appear in need of further attention by a qualified electrician, we will state that in our report main summary area.

Plumbing

We will test all of the wet areas where possible. We will test and comment on the overall plumbing function quality and we will comment on the general condition of the plumbing that will be visible in the subfloor or in the internal ceiling space. We will provide photographs of the plumbing in those areas. Should we feel that there is further attention required on the plumbing by a registered plumber, we will state that in the main summary area of our report.

Level of Reporting

The inspection includes an assessment of the condition of the following areas of a property:

- The Building Site
- The Subfloor Space
- The Exterior of the Building
- The Roof Exterior
- The Roof Space
- The Interior of the Building
- Exterior Windows and Doors
- Services
- Auxiliary Spaces and Buildings

Property Inspection Report

Definitions

Excellent Condition

Item or area is new or near new condition. Well presented visibly, structurally sound and well secured. Functions as designed. Should the area be a moving part such as a window or door, these function with ease and any attachment they have is secure and in working condition.

Good Condition

May have minor signs of aging and/or slight marking with general wear and tear, but still works in a functional manner and is structurally sound.

Reasonable Condition

Shows signs of deterioration, decay or cosmetic damage due to lack of maintenance, age or misuse. These areas may continue to deteriorate unless maintained.

Remedial Work/Attention Required

Damage is evident or is not functioning as designed. For each area mentioned as requiring remedial attention, the inspector will provide a detailed explanation for the nature of the problem and in his or her opinion the degree of work to remedy the situation.

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Inspection Details - Property Inspection Report

Inspection Details:

Date:

This dwelling was inspected on 13/01/2026. This report refers to findings on that day only.

Time of Appointment:

9:00 am.

Inspection For:

This report is for the sole benefit of Lynn and Fred Robertson

Inspector on this property:

Tony Walker
Habit Nelson Ltd

Licensed Building Practitioner
LBP Number: BP111554
Expiry: 30/11/2026

027-883-0500
nelson@thehabit.co.nz

People on Site:

The vendor was onsite for, the full inspection.

Weather:

Raining and wet.

Compass Bearings:

For the purpose of this inspection, the front door of the house is facing, Northwest.

General Description:

This single storey dwelling was constructed around the years of 2000-09 as per QV NZ. The exterior roof cladding is, Color steel Tile, The exterior cladding is, Plaster finish over polystyrene, The exterior window joinery is, aluminium, single glazed. The dwelling is built on a concrete slab The Garage is a triple garage attached to the house with internal access. The site is a sloping site Open spaces, **Due to recent severe weather events in the local Nelson/Tasman area, we recommend to check all council records for any old slips or flooding to the property. Also check with the agent or vendor on any recent slips or flooding or insurance claims on the property, as we cannot visually access any previous damage from slips or flooding.** located in the suburb of Tasman in Nelson City .

Make sure to read through this whole inspection for all aspects of this dwelling which were inspected. Not all significant defects are noted in the main summary. The whole report is required to be read in full in order for you to have a comprehensive understanding of our findings.

Moisture tests were conducted throughout the entire house,

No high moisture readings were found on the inside of the exterior walls.

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With houses that have this type of cladding, it is important to keep on top of the maintenance to ensure the weathertightness of the dwelling. Check all council records on the dwelling to confirm type of cladding system used. If there are a few hair line cracks above windows, doors and wall elevations throughout the dwelling, If these cracks are not sealed and made water tight then moisture can penetrate the cladding and lead to Fungus growth and timber rot. These will be shown under the exterior section in this report. These need to be sealed to prevent moisture ingress getting in. A specialist Plasterer applicator recommend. Rockcote plaster systems is a agent in your area. Rockcote is part of Resene paints.

Please note, this is not a leaky home report or a specialist inspection, a visual inspection only has been carried out.

This dwelling is a direct fixed Monolithic cladding system. No cavity system is installed to this dwelling, this type of construction would have complied with council regulations in the day of which it was built. You need to keep this product well maintained, sealed and painted at all times in order to prevent any moisture ingress. Hairline fractures will appear in time with age and movement, there are products which can be applied to these areas which are a sealant and paint all in one which comes with a warranty on the product if applied by a recognised applicator.

If there is cracking to the main joins or any areas of the cladding there is the possibility that moisture has entered the building envelope. Through our visual inspection it is impossible to detect any damage caused within the wall cavity. If these cracks are not sealed and made water tight then moisture can penetrate the cladding and lead to Fungus growth and timber rot.

If there are any issues they will be noted in the exterior cladding section of this report. Then we would recommend a cladding specialist or weather tightness expert to further investigate.

Ground heights around the property are required to have a minimum clearance of 150mm from the finished ground height outside to the finished floor level inside to help prevent any capillary action. This will be noted on in the exterior section if any areas of concern are found.

This dwelling was built through the leaky home era, I suggest you search council records for any information they may have on its construction and which treatment type was used for the wall framing, if non treated timber was used and high moisture readings were found on inspection there is no telling what damage has occurred inside the wall cavity without invasive inspection. If non treated timber was used on construction this can lead to issues in the future if the cladding system breaks down and deteriorates as moisture will enter the building and rot the wall framing in a very short period of time.

All power points that were easily accessed and were in plain view were tested and were found to be functioning without faults on the day of inspection.

There are some lights which were not working, this is most likely the case of blown bulbs. Therefore, it is suggested that the current owner to have these changed in order to determine it is only a bulb and nothing to do with the wiring.

Unable to check insulation in walls, as this requires an invasive inspection, insulation in ceiling and subfloor spaces if accessible are visual checked and reported in those areas . An electrician can check insulation in exterior walls by removing a wall switch at an additional cost.

Make sure to check council records for all information on this property as permits would have been needed for this type of work. Be sure to check that the Code of Compliance certificate has been issued and all work has been signed off.

Good ground clearance from the finished ground level outside to the finished floor level inside.

Asbestos Advisory Note:

Buildings constructed before 2000 may contain asbestos .

It is not possible to identify these materials by visual inspection.

Areas of concern are, Exterior plaster claddings such as monolithic and stucco. These can be applied over a number of backings that are not visible at the time of inspection. Other examples are Cement board soffits and base boards, Vinyl floor coverings, Fire place surrounds, Chimney

Property Inspection Report

flues ,interior of switch boards, Interior plaster textured ceiling, popcorn ceilings and walls, ceiling tiles, behind wet area linings & substrate ,loose fill insulation, fence panels ,water tanks, linings of hot water cylinders and cupboards.

Provided these materials are in good condition and well maintained sealed and painter they may not require removal and can be managed.

However if you are planning alterations, requiring demolition removal, drilling ,cutting, we would strongly recommend you obtain an asbestos survey prior to any work being undertaken.

Risk Analysis Guide:

Wind zone:

Very high risk, very high wind zone as described by NZS 3604.

Number of storeys:

Medium risk, two storeys in part.

Roof/wall intersection design:

Medium risk, roof-to -wall intersection partly exposed (e.g hip and gable roof with no eaves.)

Eaves width:

Low risk, greater than 600mm at first floor level.

Envelope complexity:

Low risk, simple rectangular, L T or boomerang shape, with single cladding type.

Deck design:

Low risk, none, timber slat deck or porch at ground level.

Note:

Eaves width measured from the external face of wall cladding to outer edge of overhang, including gutters and fascias.

Balustrades and parapets count as 0mm eaves.

Summary: The summary is an overall view of the areas listed in the property inspection report.

Structural Defects that require immediate attention: No structural defects that are of concern to the purchaser, or that would compromise the structural integrity and safety of the dwelling were visible on the day of inspection.

Moisture ingress, or moisture damage found, these areas are: No current or previous signs of moisture ingress or moisture damage was found on the day of inspection.

Methodology used for moisture testing: Survey master moisture meter:

Considering the long periods of hot weather we have had, the moisture meter is unlikely to pick up any high moisture readings, because of this our inspectors at this time of the year take extra special care to look out for any signs of moisture damage or water staining. If there are any areas which need to be monitored through the winter period or require further invasive investigation this will be noted.

External area of the dwelling comments: Well constructed, well maintained. The dwelling is in a good sound condition, both structurally and cosmetically. There should be no requirement for any replacement of the base materials, or a cosmetic upgrade for some time.

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All areas inspected in the internal ceiling space, and in the sub floor area have been well constructed, comply with the building standards of that time, and are in a sound condition.

No sewer, storm water or waste water pipes are checked as this cannot be viewed without specialist camera equipment. We suggest all drains are checked with a camera and cleared if need be. On our visual inspection we cannot determine the condition of this pipe work. Blocked drains can occur at any time so it does pay to check.

Foundation Area comments: The Concrete floor pad appears to be in a good sound condition. Externally there are no visible fractures evident. Internally there does not appear to be any major unevenness or damage felt under the internal linings.

Internal inspection comments: The internal linings are in good sound condition, with a good cosmetic level apparent. (Includes floor linings)
All wet areas were tested, good pressure found, no leaks or blockages found, internally or externally, or in the sub-floor area (if it exists)

All power points that were easily accessed and in plain view were tested and found to be in good working condition.
The dwelling is insulated in the internal ceiling space as shown in the internal ceiling space area.

We recommend that if there are no smoke alarms fitted in the dwelling that this be addressed, we also recommend that all batteries be changed in the existing smoke alarms installed.

If any texture coated or popcorn Internal ceilings or walls are in the property, they may or may not contain asbestos. We cannot tell from visual inspection. The only sure way is to take a sample and have it tested. Depending on their condition, they may need a management plan or removal. If these coatings are present, we strongly recommend investigation by an asbestos specialist. Examples are : cement board soffits, exterior cladding, vinyl floor coverings, fire place surrounds and chimney and fire place flues. There is no way we can tell from visual inspection if cement board contains asbestos. Prior to any asbestos remedial work such as cutting, drilling, or removal, we strongly recommend a specialist asbestos report and plan be obtained. Provided they are well sealed and painted, they can be managed, but may require removal - we recommend an asbestos survey carried out.

Alterations & Additions Comments: No obvious alterations or additions to the inspector visually have been carried out. We suggest that council records are checked to view the original plans of the dwelling to be sure this is the case.

Heating systems: No heating systems were checked on the day of inspection. Heating systems are a specialist field which require a specialist to carry out a separate inspection. Heating systems may be noted but are not tested or inspected.

Log, gas and pellet fires: It is not practical for us to light and test fires in the dwellings, we do not test or inspect as this is outside of our expertise. We highly recommend that the fire is not used until the internal area of the fire, and the chimney are thoroughly cleaned. This can be a safety concern if the inspection has been carried out in summer, and the fire has not been used for sometime. This is to be carried out by a expert in this field as we are not.

We would also recommend that an agreement be reached in the sale purchase transaction that if there is an issue with the fire, the current owner will remedy the problem.

Not all significant defects are noted in the main summary. The whole report is required to be read in full in order for you to have a comprehensive understanding of our findings.

Mains Power:

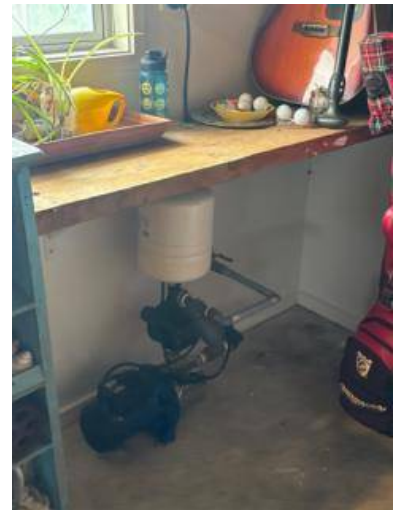
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Mains power fuse board is found in the hallway area. All modern fuses are installed here. **Legally we are not allowed to open this mains power board up, this is up to a registered electrician.**



Mains water supply location:

Water pump installed here. **Recommend plumber inspect water bore and tank system installed on this property. Not tested, this is outside of our scope.**

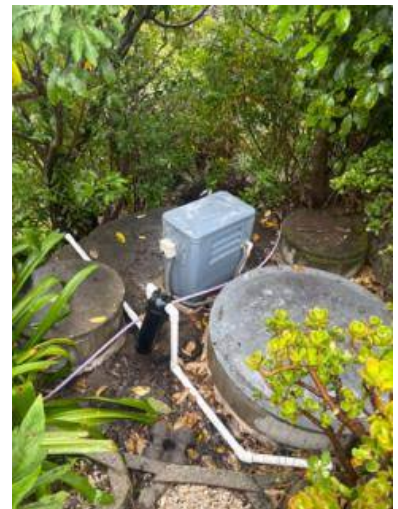


Plumbing:

Sewerage treatment station here, **Not tested, this is outside of our scope.**

For further investigation about the onsite wastewater system, we recommend:

The Drainman 2012 Ltd
Brian Parkinson
Certified Drainlayer
Ph 03 526 8033
Ph 03 544 7521
Cell 0274 387 945
Email info@thedrainman.co.nz.



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Site - Property Inspection Report

Site:

Section details:

Sloping site. Hill site, Open spaces.



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Driveway:

Shingle, Material in reasonable condition.



Clothesline:

A Retracting clothes line is installed here. Material in reasonable condition.



Auxiliary Buildings and service areas:

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Yes stored equipment and materials can be easily and safely accessed by adults and where practical by children. **Not inspected on day of inspection**



Pool

Spa Pool area , Check council records to make sure spa pool area meets the current building code. **Not tested, this is outside of our scope.**



Summary and comments from the inspector on this area:

This site is in a well established and well presented condition.

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Garage - Property Inspection Report

Garage:

General:

Triple garage Attached with Internal access.



Main Door:

Automatic sectional door fitted here, Garage door is in reasonable working condition.



Sectional door fitted here. Not opened on day of inspection.



Internal linings:

Base linings intact, Reasonable Condition.



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Base linings intact, Reasonable Condition.



Lighting and power points:

Lighting installed, Power points installed.

Tested:

Tested, Working.

Window sash & function:

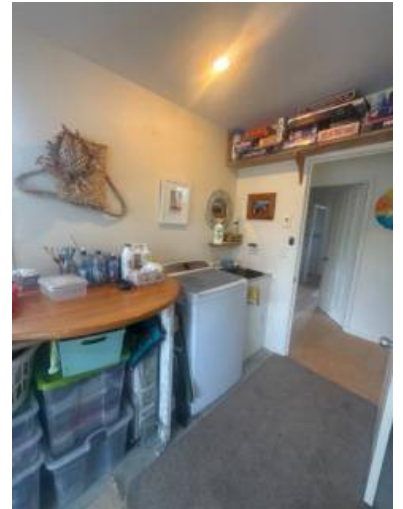
Single glazed, Aluminum frame Side Hung (casement), Fixed pane, Functions. Good.

Window Reveals & Sills

Base materials are in reasonable Condition Painted.

Internal:

Laundry area, Super tub installed, draining well without leaks or blockages, Material in, Reasonable Condition.



Work bench, Workshop area, Material in, Reasonable Condition.



Tub:

Property Inspection Report

Super tub with necessary washing machine connections, Draining well without blockages. Material in Reasonable Condition.



Tub Plumbing

The hot and cold water feeds to this area are Modern PVC Plumbing Flexi hoses also installed here. The pipe work under the sink is functioning well under pressure, pipe work is in, good condition.



Tub Taps:

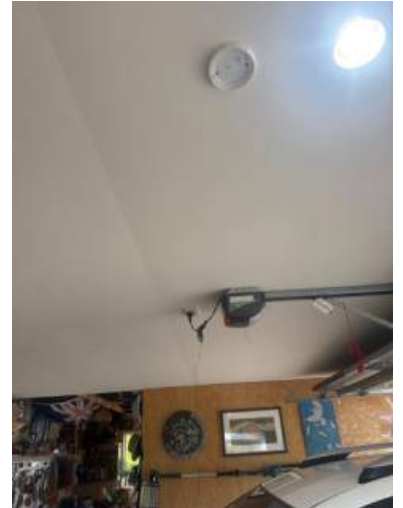
Two single taps into a single mixer, Good water pressure, Draining well without leaks or blockages



Smoke Alarms:

Property Inspection Report

No smoke alarms are fitted in this room on day of inspection.



Flooring

Concrete floor slab (unpainted), Good condition.

Areas of Moisture

No moisture readings of concern were found in this room on the day of inspection.

General summary and comments from the inspector on this area.

Reasonable condition. Garage is showing signs of deterioration, decay or cosmetic damage due to lack of maintenance, age or misuse. This area may continue to deteriorate if not maintained.

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Exterior - Property Inspection Report

Building Exterior:

General:

Single Storey.



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Roof cladding main:

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Color steel Tile, Only viewed from the ground as it was unsafe to gain access onto the roof due to the weather conditions and in accordance with "Work Safe New Zealand" working at height regulations.

Material in reasonable condition.



Chimney:

Galvanised Iron, Well secured, Operational, Material in reasonable condition.



Galvanised Iron, Well secured, Operational, Material in reasonable condition.



Aerials:

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Multi Installed Secured Well, Good Condition.



Solar:

Solar panels installed here, **not tested outside scope of work.** Solar panels are in, reasonable condition.



Fascia:

Metal Fascia, Material in good condition.



Eaves:

Paint compressed fibre cement, **Possible asbestos eaves** installed here, there is no issue with this product so long as it is kept well sealed, and it is not damaged, cut or drilled into. The only real way to know for sure this is asbestos is to take a sample and get it tested. Secured well, Material in good condition.



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External Wall Cladding:

Plaster finish over polystyrene, This dwelling is a direct fixed Monolithic cladding system, direct fixed cladding. No cavity system is installed to this dwelling, this type of construction would have complied with council regulations in the day of which it was built. You need to keep this product well maintained, sealed and painted at all times in order to prevent any moisture ingress. Hairline fractures will appear in time with age and movement, there are products which can be applied to these areas which are a sealant and paint all in one which comes with a warranty on the product if applied by a recognised applicator.

If there is cracking to the main joins or any areas of the cladding there is the possibility that moisture has entered the building envelope. Through our visual inspection it is impossible to detect any damage caused within the wall cavity.

. If there are any issues they will be noted in the exterior cladding section of this report. Then we would recommend a cladding specialist or weather tightness expert to further investigate.

This is not a leaky home report or a specialist inspection, a visual inspection only has been carried out. Material in good condition.



Ground Clearances:

Good ground clearance from the finished ground level outside to the finished floor level inside.



Gas external connections:

Gas bottles professionally installed. Areas that the gas is used internally, will be logged individually in the respective areas. Gas Cover recommended here to protect gas connections from the elements, Gas bottles for, Gas hob, Gas heating.



External Joinery

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Aluminium, single glazed, Material in good condition.



Window sills

Plaster finish, Material in reasonable condition.



Flashings over windows and door areas:

No flashings over the door and windows, not required.



Guttering:

Colour Steel, Secured, Material in good condition.



Downpipes:

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PVC, Secured, Drains into holding tanks on site, Drains into stormwater outlet.



Gully Trap

P.V.C, Drains directly into a septic tank here. (Septic not inspected. Outside scope of works.), Recommend to clean around top of gully trap here and be raised above ground level to meet the code. It is illegal for stormwater to drain into gully traps.

We recommend all drains are checked with a camera and cleared if need be. On our visual inspection we cannot determine the condition of this pipe work. Blocked drains can occurred at any time so it does pay to check, even though there were no signs on inspection.



Paint:

Paint is in a good Condition.



Ground Floor Deck:

Timber decking
Timber framing installed, Material in reasonable condition.



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Foundation:

Reinforced concrete block ring, Concrete Floor, Material in good condition.



*Summary and comments
from the inspector on this
area.*

Good Condition. May have minor signs of ageing or slight marking with general wear and tear, but still works in a functional manor. No major issues here.

Remedial tasks as listed. Recommend that the tasks listed here are minor in remedial terms. Attention is needed in the near future.

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Family Room/Lounge - Property Inspection Report

Family Room:

General:

Open plan.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Window sash & function:

Single glazed, Aluminum frame Side Hung (casement), Fixed pane, Functions. Good.

Window Reveals & Sills

Base materials are in good Condition Painted.

Door types and function standards for this room:

Open area, Hinged door, Functioning, Good.

Door panels and door reveals:

Property Inspection Report

Base materials are in, Good Condition.

Lighting:

Installed.

Tested:

Bulbs blown, most likely the case of blown bulbs but it is up to the vendor to get these changed to know for sure it is only a bulb and nothing to do with the wiring.



Power Points & Sockets:

Double switch power socket here.

Tested:

Tested, working.

Floor Covering:

Carpet fitted here, Material in good condition.

Heating:

Built in gas fire. **Not tested, this is outside of our scope.** We suggest that all gas fixtures are checked and cleaned by a registered plumber - gas fitter, as these appliances are aged, valves and ignitions can go at any time.



Ventilated Ducted System:

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Heat Transfer Fan system is install here, The control panel is located here. See [internal ceiling space for condition on ducting](#).
Not tested, this is outside of our scope.



Smoke Alarms:

No smoke alarms are fitted in this room on day of inspection.

Areas of Moisture

No moisture readings of concern were found in this room on the day of inspection.

General Summary, and comments from the inspector on this area:

Good tidy area, well presented, functions well.

Media Room:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

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Window sash & function:

Single glazed, Aluminum frame Side Hung (casement), Fixed pane, Functions. Good.

Window Reveals & Sills

Base materials are in good Condition Painted.

Door types and function standards for this room:

Bifold door, Functioning, Good.

Door panels and door reveals:

Base materials are in, Good Condition.

Lighting:

Installed.

Tested:

Bulbs blown, most likely the case of blown bulbs but it is up to the vendor to get these changed to know for sure it is only a bulb and nothing to do with the wiring.



light bulbs missing here. I do suggested you get the current owner to get these changed to be sure it is only a bulb and nothing to do with the wiring.



Power Points & Sockets:

Double switch power socket here.

Tested:

Tested, working.

Floor Covering:

Carpet fitted here, Material in good condition.

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Heating:

Free standing Wood burner. **Not tested or inspected, this is outside of our scope.** Do Not Use until cleaned and checked by a professional in this area before use. There is no way of telling when this was last used. check council records to make sure fireplace meets current building code.



Smoke Alarms:

No smoke alarms are fitted in this room on day of inspection.

Areas of Moisture

No moisture readings of concern were found in this room on the day of inspection.

General Summary, and comments from the inspector on this area:

Good tidy area, well presented, functions well.

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Dining Room - Property Inspection Report

Dining Room:

General:

Open plan.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Window sash & function:

Single glazed, Aluminum frame Side Hung (casement), Fixed pane, Functions. Good.

Window Reveals & Sills

Base materials are in good Condition Painted.

Door types and function standards for this room:

Open area.

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

Double switch power socket here.

Tested:

Tested, working.

Property Inspection Report

Floor Covering:

Carpet fitted here, Material in good condition.

Smoke Alarms:

Battery smoke detector fitted in this room. Securely Installed, Tested. Working on day of inspection.



Areas of Moisture

No moisture readings of concern were found in this room on the day of inspection.

*General Summary, and
comments from the
inspector on this area:*

Good tidy area, well presented, functions well.

Property Inspection Report

Kitchen - Property Inspection Report

Kitchen:

General:

Open plan.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Property Inspection Report

Window sash & function:

Single glazed, Aluminum frame Side Hung (casement), Fixed pane, Functions. Good.

Window Reveals & Sills

Base materials are in good Condition Painted.

Door types and function standards for this room:

Open area.

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

Double switch power socket here.

Tested:

Tested, working.

Floor Covering:

Tiles fitted, Material in good condition.

Kitchen bench top:

Formica, Kitchen bench top is in, reasonable condition.



Kitchen joinery units:

Kitchen joinery units are in, reasonable condition, functions adequately.



Pantry Area:

Property Inspection Report

Double size pantry area, Adjustable and fixed shelving is installed here



Pantry doors, handles & catches:

Pantry doors are in reasonable condition, functions adequately.

Refrigerator area:

An area has been built within the joinery units.



Kitchen sink area:

Single, Stainless steel, Draining well without blockages. Sink insert is in Reasonable condition.



Kitchen plumbing:

Property Inspection Report

The hot and cold water feeds to this area are Modern PVC Plumbing Flexi hoses also installed here. The pipe work under the sink is functioning well under pressure, pipe work is in, reasonable condition.



Kitchen tap:

Single water mixer, Kitchen tap has good water pressure, Draining well without leaks or blockages



Oven:

Older style oven, Wall mounted design, Tested, working. **Be aware thermostats are not checked. This is a specialized inspection which we do not carry out. We simply check if the oven heats up or not.** Oven is in Reasonable condition.



Oven cook top:

4 Gas hob **We suggest that all gas fixtures are checked and cleaned by a registered plumber - gas fitter, as these appliances are aged, valves and ignitions can go at any time.** Heat shield fitted, Tested, working, Cook top is in Reasonable condition, **Remedial attention required, Right front, Hob not working, Gas fitter required.**



Rangehood

Property Inspection Report

Range hood installed, Tested, working, Rangehood is in Reasonable condition.



Dishwasher

Dishwasher installed, Dishwasher is in reasonable condition, **Not tested, this is outside of our scope.**



Areas of Moisture

No moisture readings of concern were found in this room on the day of inspection.

General Summary, and comments from the inspector on this area:

Reasonably well presented room. Minor remedial tasks if listed, generally cosmetic, the linings are intact, superficial ageing or wear evident.

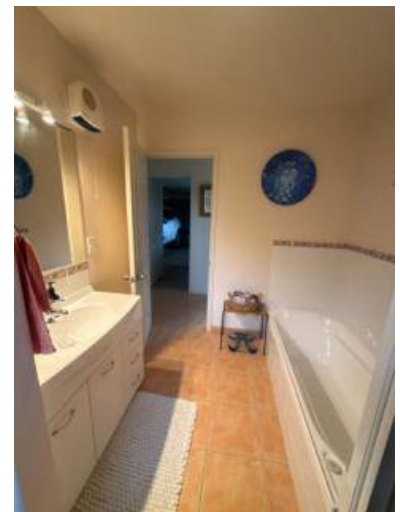
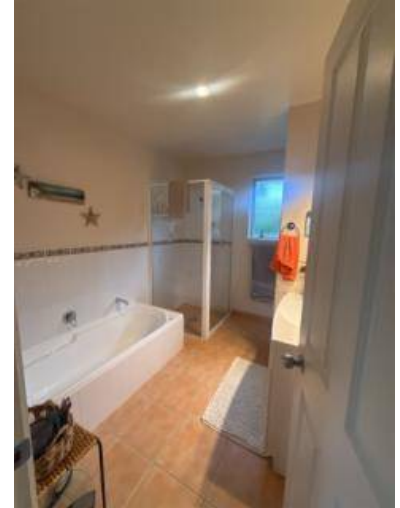
Property Inspection Report

Bathroom/Ensuite - Property Inspection Report

Bathroom:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Window sash & function:

Single glazed, Aluminum frame, Awning, Fixed pane, Functions. Good.

Window Reveals & Sills

Base materials are in good Condition Painted.

Door types and function standards for this room:

Hinged door, Functioning, Good.

Property Inspection Report

Door panels and door reveals:

Base materials are in, Good Condition.

Door Stop:

Door stop is fitted here.

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

Single switch power socket here.

Tested:

Tested, working.

Floor Covering:

Tiles fitted, Material in good condition.

Bath:

Built in Bath, Tile surround, Good bath surface and surround.



Bath Taps:

1 water mixer into faucet over bath, Good water pressure, Draining well without leaks or blockages



Shower:

Property Inspection Report

Tile surround These tiles should have a water proofing membrane installed behind them, this is done before tiling by the tiler. A certificate of guarantee for both the workmanship and the product should also be supplied.

Glass surround, Shower in good Condition.



Shower Water Control:

Hand held shower rose, Single mixer, Good water pressure.



Shower Base:

Tiled These tiles should have a water proofing membrane installed behind them, this is done before tiling by the tiler. A certificate of guarantee for both the workmanship and the product should also be supplied.

Easy clean waste fitted, Good Condition.

Shower Door:

Glass door, Good Condition.

Toilet Cistern:

Property Inspection Report

Double flush plastic cistern, Reasonable Condition.



Toilet Seat:

Plastic seat, Reasonable condition.

Towel Rail:

Towel rail, Well secured & in good condition.



*Vanity Unit, Basin
General:*

1 unit, Draining well without blockages, Good Condition, minor ageing. Draining well without leaks or blockages.



Plumbing:

The hot and cold water feeds to this area are Modern PVC Plumbing Flexi hoses also installed here. The pipe work under the sink is functioning well under pressure, pipe work is in, good condition.



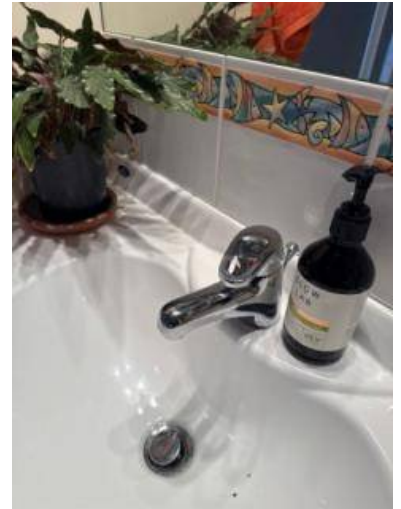
Vanity Unit Top:

Property Inspection Report

PVC, Material in Reasonable Condition.

Vanity/Basin Taps:

Single water mixer, Good water pressure, Draining well without leaks or blockages

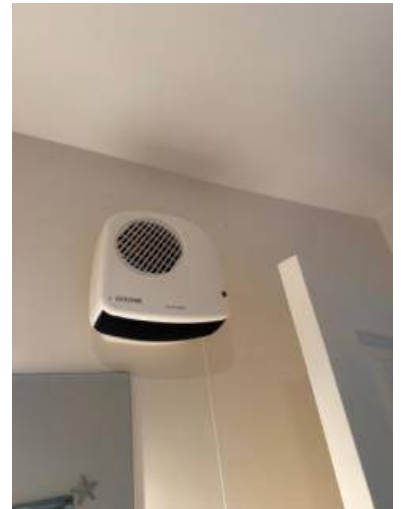


Extraction Unit:

No Extraction installed. In any room with a shower or bath, new fans installed after 1 July 2019 must have a minimum diameter (including ducting) of 120mm or an exhaust capacity of at least 25 litres per second.

Heating:

Electric heating Installed. **Not tested, this is outside of our scope.**



Areas of Moisture

No moisture readings of concern were found in this room on the day of inspection.

General Summary, and comments from the inspector on this area:

Good tidy area, well presented. Well sealed area. Good functioning area.

Property Inspection Report

Ensuite:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Window sash & function:

Single glazed, Aluminum frame Side Hung (casement), Fixed pane, Functions. Good.

Window Reveals & Sills

Base materials are in good Condition Painted.

Lighting:

Installed.

Tested:

Tested, working.

Property Inspection Report

Power Points & Sockets:

Single switch power socket here.

Tested:

Tested, working.

Floor Covering:

Tiles fitted, Material in good condition.

Shower:

Tile surround These tiles should have a water proofing membrane installed behind them, this is done before tiling by the tiler. A certificate of guarantee for both the workmanship and the product should also be supplied.

Glass surround, Shower in good Condition.



Shower Water Control:

Hand held shower rose, Single mixer, Good water pressure.



Shower Base:

Tiled These tiles should have a water proofing membrane installed behind them, this is done before tiling by the tiler. A certificate of guarantee for both the workmanship and the product should also be supplied.

Easy clean waste fitted, Good Condition.

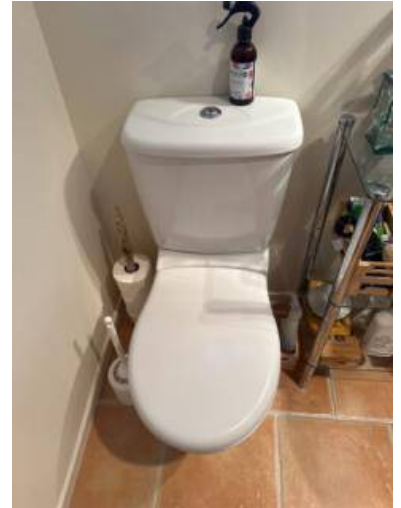
Shower Door:

Glass door, Good Condition.

Property Inspection Report

Toilet Cistern:

Double flush porcelain cistern, Good Condition.



Toilet Seat:

Plastic seat, Good Condition.

Toilet Pan:

Fixed firmly to floor.

Towel Rail:

Heated towel rail, **Not tested, this is outside of our scope**, Well secured & in good condition.



*Vanity Unit, Basin
General:*

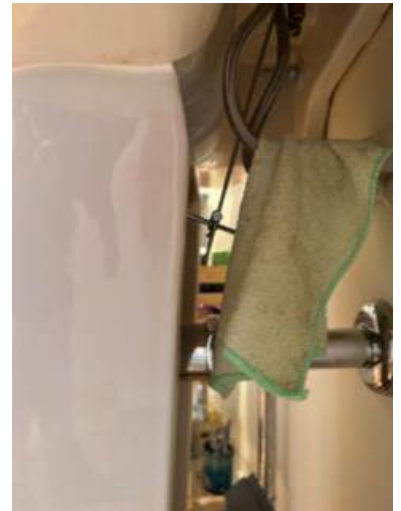
Property Inspection Report

1 unit, Draining well without blockages, Good Condition, minor ageing. Draining well without leaks or blockages.



Plumbing:

The hot and cold water feeds to this area are Modern PVC Plumbing Flexi hoses also installed here. The pipe work under the sink is functioning well under pressure, pipe work is in, good condition.



Vanity Unit Top:

Akronite, Material in Good Condition.

Vanity/Basin Taps:

Single water mixer, Good water pressure, Draining well without leaks or blockages



Property Inspection Report

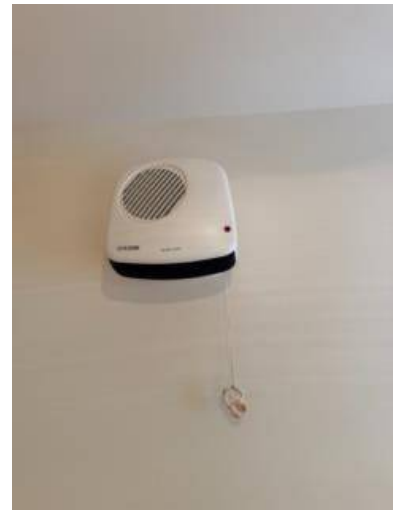
Extraction Unit:

Heat lamp, extraction unit and lighting system, Fan tested in reasonable working order. **Requires remedial attention, Light bulb needs replacing, Heat lamp needs replacing.**



Heating:

Electric heating Installed. **Not tested, this is outside of our scope.**



Areas of Moisture

No moisture readings of concern were found in this room on the day of inspection.

General Summary, and comments from the inspector on this area:

Good tidy area, well presented. Well sealed area. Good functioning area.

Property Inspection Report

Toilet - Property Inspection Report

Toilet:

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Window sash & function:

Single glazed, Aluminum frame Side Hung (casement), Fixed pane, Functions. Good.

Window Reveals & Sills

Base materials are in good Condition Painted.

Door types and function standards for this room:

Hinged door, Functioning, Good.

Door panels and door reveals:

Base materials are in, Good Condition.

Door Stop:

Door stop is fitted here.

Lighting:

Installed.

Tested:

Tested, working.

Floor Covering:

Tiles fitted, Material in good condition.

Property Inspection Report

Vanity Unit, Basin

General:

1 unit, Draining well without blockages, Good Condition, minor ageing. Draining well without leaks or blockages.



Vanity Taps:

Single water mixer, Good water pressure, Draining well without leaks or blockages



Toilet Cistern:

Double flush plastic cistern, Reasonable Condition.



Toilet Seat:

Plastic seat, Reasonable condition.

Toilet Pan:

Fixed firmly to floor.

Property Inspection Report

Areas of Moisture

No moisture readings of concern were found in this room on the day of inspection.

General Summary, and comments from the inspector on this area:

Good tidy area, well presented.

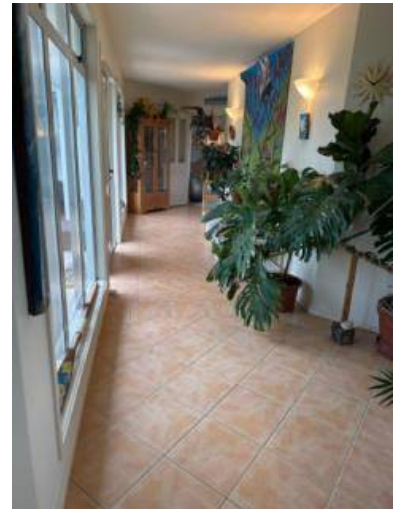
Property Inspection Report

Hallway - Property Inspection Report

Hallway:

General:

Separate room.



Property Inspection Report



Internal ceiling and wall linings:

Property Inspection Report

Base linings intact, Good Condition, Base linings intact, Cracking evident to the plaster joins on the ceiling area this is a common place where you will get movement. Recommend to plaster over with paper tape to prevent cracking. Gib stopper required.



Window sash & function:

Single glazed, Aluminum frame Side Hung (casement), Fixed pane, Functions. Good.

Window Reveals & Sills

Base materials are in good Condition Painted.

Door types and function standards for this room:

Multiple Hinged doors, functioning good.

Door panels and door reveals:

Base materials are in, Good Condition.

Door Stop:

Door stop is fitted here.

Lighting:

Installed.

Tested:

Tested, working.

Power Points & Sockets:

Single switch power socket here.

Tested:

Tested, working.

Floor Covering:

Tiles fitted, Material in good condition.

Ventilated Ducted System:

Property Inspection Report

DVS ventilation system is install here, The control panel is located here. See internal ceiling space for condition on ducting. Not tested, this is outside of our scope.



Smoke Alarms:

No smoke alarms are fitted in this room on day of inspection.



Storage:

Storage cupboards here, Shelving installed here.



Property Inspection Report

Storage cupboards here, Shelving installed here.



Storage area doors:

Multiple, Hinged door, Function as designed, Good Condition.

Areas of Moisture

No moisture readings of concern were found in this room on the day of inspection.

General Summary, and comments from the inspector on this area:

Good tidy area, well presented, functions well.

Property Inspection Report

Bedroom - Property Inspection Report

Bedroom 1

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Window sash & function:

Single glazed, Aluminum frame Side Hung (casement), Fixed pane, Functions. Good.

Window Reveals & Sills

Base materials are in good Condition Painted.

Door types and function standards for this room:

Multiple Hinged doors, functioning good.

Door panels and door reveals:

Base materials are in, Good Condition.

Door Stop:

Door stop is fitted here.

Lighting:

Installed.

Tested:

Property Inspection Report

Tested, working.

Power Points & Sockets:

Double switch power socket here.

Tested:

Tested, working.

Floor Covering:

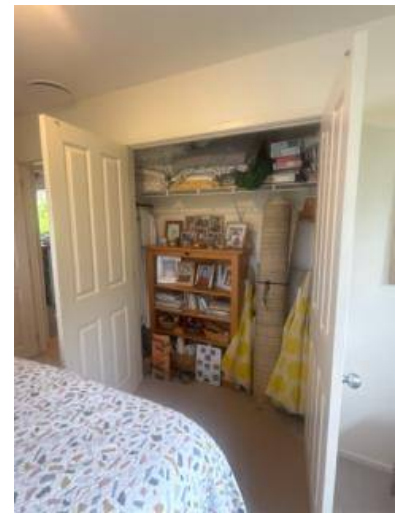
Carpet fitted here, Material in good condition.

Smoke Alarms:

No smoke alarms are fitted in this room on day of inspection.

Wardrobe:

Double size Internal design.



Wardrobe Doors:

Hinged design, Functions as designed, Good Condition.

Areas of Moisture

No moisture readings of concern were found in this room on the day of inspection.

*General Summary, and
comments from the
inspector on this area:*

Good tidy area, well presented, functions well.

Property Inspection Report

Bedroom 2

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Window sash & function:

Single glazed, Aluminum frame Side Hung (casement), Fixed pane, Functions. Good.

Window Reveals & Sills

Base materials are in good Condition Painted.

Door types and function standards for this room:

Multiple Hinged doors, functioning good.

Door panels and door reveals:

Base materials are in, Good Condition.

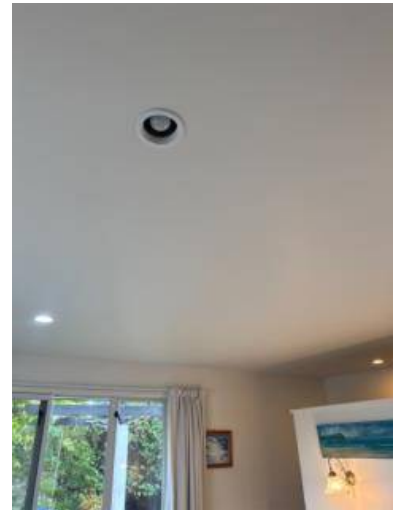
Lighting:

Installed.

Tested:

Property Inspection Report

Bulbs blown, most likely the case of blown bulbs but it is up to the vendor to get these changed to know for sure it is only a bulb and nothing to do with the wiring.



Power Points & Sockets:

Double switch power socket here.

Tested:

Tested, working.

Floor Covering:

Carpet fitted here, Material in good condition.

Smoke Alarms:

No smoke alarms are fitted in this room on day of inspection.

Wardrobe:

Walk in design, Internal storage areas installed
Lighting installed, Tidy Area.



Areas of Moisture

No moisture readings of concern were found in this room on the day of inspection.

General Summary, and comments from the inspector on this area:

Good tidy area, well presented, functions well.

Property Inspection Report

Bedroom 3

General:

Separate room.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Window sash & function:

Single glazed, Aluminum frame Side Hung (casement), Fixed pane, Functions. Good.

Window Reveals & Sills

Base materials are in good Condition Painted.

Door types and function standards for this room:

Multiple Hinged doors, functioning good.

Door panels and door reveals:

Base materials are in, Good Condition.

Door Stop:

Door stop is fitted here.

Lighting:

Installed.

Tested:

Tested, working.

Property Inspection Report

Power Points & Sockets:

Double switch power socket here.

Tested:

Tested, working.

Floor Covering:

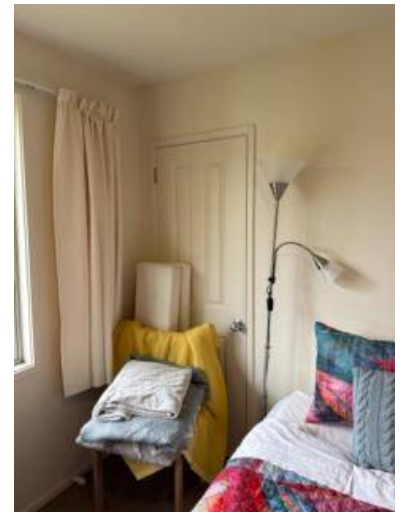
Carpet fitted here, Material in good condition.

Smoke Alarms:

No smoke alarms are fitted in this room on day of inspection.

Wardrobe:

Single size, Internal design.



Wardrobe Doors:

Hinged design, Functions as designed, Good Condition.

Areas of Moisture

No moisture readings of concern were found in this room on the day of inspection.

*General Summary, and
comments from the
inspector on this area:*

Good tidy area, well presented, functions well.

Property Inspection Report

Study - Property Inspection Report

Study:

General:

Open plan.



Internal ceiling and wall linings:

Base linings intact, Good Condition.

Window sash & function:

Single glazed, Aluminum frame, Awning, Fixed pane, Functions. Good.

Window Reveals & Sills

Base materials are in good Condition Painted.

Lighting:

Installed.

Property Inspection Report

Tested:

Tested, working.

Power Points & Sockets:

Double switch power socket here.

Tested:

Tested, working.

Floor Covering:

Carpet fitted here, Material in good condition.

Smoke Alarms:

No smoke alarms are fitted in this room on day of inspection.

Areas of Moisture

No moisture readings of concern were found in this room on the day of inspection.

*General Summary, and
comments from the
inspector on this area:*

Good tidy area, well presented, functions well.

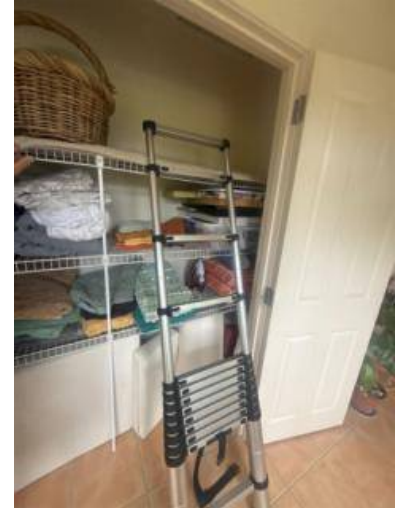
Property Inspection Report

Internal Ceiling Space - Property Inspection Report

Internal Ceiling Space:

Access point:

Garage area.



Access into

Internal ceiling space was only inspected from the access hatch on the day of inspection.

Insulation

Fibreglass or wool batts. Good insulation here. Good thickness, may show signs of some movement. Check batts are moved clear of light fittings to prevent overheating

No insulation is installed over the garage area, however, this is normal trade practice.



Roof lining

Lining paper, Lining paper installed here is in a reasonable secure condition. Minor signs of ageing, or areas requiring minor re-fixing but no major issues here.



Roofing type

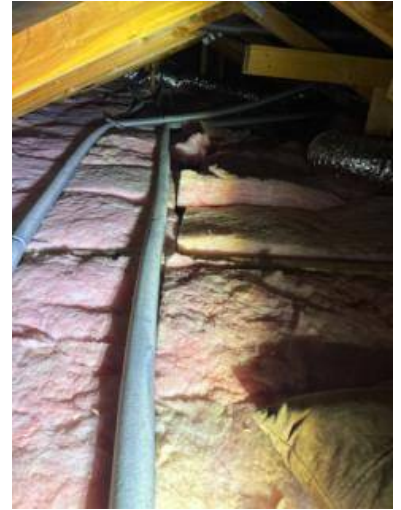
Property Inspection Report

Factory manufactured trusses installed here, The factory manufactured trusses are in a reasonable condition. Signs of ageing evident here, but no issues with the timber or securing methods.



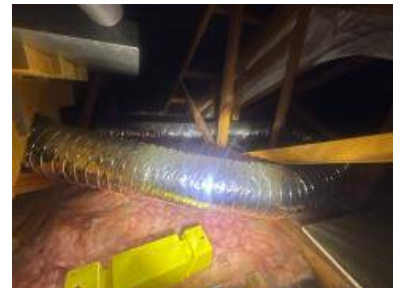
Plumbing

Combination, Copper, P.V.C, Lagged or insulated, The plumbing installed here, is reasonably well secured, shows signs of ageing, but there is no evidence of any moisture leaks.



Extraction Unit Ducting:

DVS Ventilation system install here. Ducting is in good condition. Well connected



Ceiling construct

Ceiling baton construction in this dwelling, The ceiling baton construction here is reasonable. Signs of ageing, but secure.

Pest & debris:

No pest or debris evident in the internal ceiling space.

Signs Of Water Damage:

No signs of water damage or water staining on the day of inspection. The ceiling space was dry and in reasonable condition.

Areas of Moisture

No moisture readings of concern were found in the internal ceiling space on the day of inspection.

Summary for this area

Property Inspection Report

Reasonably tidy area. The internal ceiling space has signs of ageing, minor deterioration which is natural due to the age of the property.

Property Inspection Report

300 Litres.



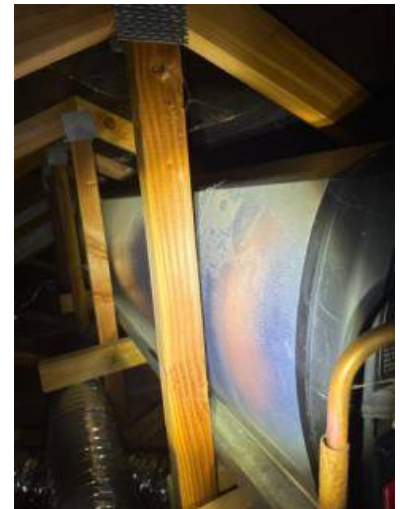
Pressure:

High Pressure.



Seismic Strap:

Seismic straps are fitted here.



General comments on the cylinder and connections:

The cylinder carcass and the connections evident appear to be in a reasonable condition. Natural signs of ageing, no sign of any major damage or moisture leaks evident here. Cylinder is older than ten years of being manufactured. Natural signs of ageing, no sign of any major damage or moisture leaks evident here.

Property Inspection Report

Certificate of Inspection

Certificate of Inspection:

Client:
Lynn and Fred Robertson.

Site Address:
20 Brooks View Heights, Tasman Nelson City.

Inspector:
Tony Walker.

Company:
Habit Nelson Ltd.

Qualifications:
Licensed Building Practitioner
LBP Number: BP111554
Expiry: 30/11/2026.

Date of Inspection:
13/01/2026.

Time of Appointment:
9:00 am.

The Following areas of the property have been inspected:

Site:
Yes.

Exterior:
Yes.

Roof Exterior:
Yes.

Roof Space:
Yes, Viewed Through the access hatch only.

Interior:
Yes.

Services:
Yes.

Accessory units, auxiliary spaces and buildings:

Property Inspection Report

Yes.

Statement:

Any limitations to the coverage of the inspection are detailed in the written report.

I hereby certify that I have carried out the inspection of the property site at the above address, and I am competent to undertake this inspection.

Signature:

Tony Walker
13/01/2026.



Property Inspection Report

Hazard Identification & Risk Management

Property address

Site Address:
20 Brooks View Heights, Tasman Nelson City

The inspector on site is to check the site for any hazards **BEFORE** carrying out the inspection. Below is a list of general hazards found when inspection a building. If there are any other hazards found these are to be listed below under other hazards **PRIOR** to inspecting.

General

Hazard Co team pack is in vehicle and used:
Yes.

Vehicle has current WOF:
Yes.

Minimum PPE (dust mask, Knee pads non-slip shoes, fire extinguisher, first aid kit) available and in good working order:
Yes.

Slippery or uneven ground surfaces:
No.

Working at height

Roof height did not exceed 3.6 metres from the ground or first floor deck level:
Yes roof height is under 3.6mtrs.

Safe point of ladder had been decided on:
Yes.

Ladder was position on the ground when not in use:
Yes.

Non slip shoes were worn when inspecting roofs:
Yes.

Property Inspection Report

*Owners Belongings
obstrusting ladder access:*
No.

Roof conditions

*Was the roof accessed on
day of inspection:*
Viewed from the ground.

Weather:
Overcast, Raining and wet.

Condition of the roof:
Wet.

Ceiling space conditions

*Ceiling space size
checked for accessibility
before entering:*
Yes.

*Adequate ventilation and
lighting checked:*
Yes.

Subfloor conditions

*Subfloor crawl space size
checked for accessibility
before entering:*
No Subfloor space, Concrete slab.

I hereby certify that I have carried out a Hazard Identification & Risk Management of the property site at the above address

Signature:
Tony Walker
13/01/2026.

