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Home Inspection Report



16 Panzic Place, Glen Eden, Auckland

Inspection prepared for: Boaz Shulruf
Date of Inspection: 19/6/2023 Time: 11:30 AM
Age of Home: 1980s Size: 88m2
Weather: Fine

Inspector: Duane Turner
Phone: 027 376 4806 / 09 8118 017
Email: duane.turner@abuyerschoice.com



Report Summary

How To Read This Report:

Ratings Definitions:

No Rating = Acceptable

Functional with no obvious signs of defect.

M = Marginal

Item is not fully functional and requires repair or servicing.

D = Defective

Item needs immediate repair or replacement. It is unable to perform its intended function.

NI = Not Inspected

Item was unable to be inspected for safety reasons or due to lack of power, inaccessibility, or disconnected at the time of inspection.

Marginal & Defective Items:

General site features		
Page 3 Item: 7	Vegetation	• The vegetation growing on the home should be removed to prevent damage
Retaining wall/s		
Page 7 Item: 3	Safety from falling	• Some areas are higher than 1 meter and no barrier has been installed presenting a fall hazard
Exterior stairs		
Page 7 Item: 2	Balustrades	• The design of the handrail while acceptable at the time of construction should now be considered a fall hazard for young children
Fences/gates		
Page 9 Item: 3	Condition	• Areas of damage present requiring repairs or replacement
General cladding condition		
Page 11 Item: 2	Surface finish	• Areas of cracking and damage present, repairs recommended
Crawl space general		
Page 16 Item: 5	Timber framing and bracing	• Appears satisfactory for the age and type of structure however the metal cross bracing is quite loose, recommend tightening these braces for maximum effect
Roof space		
Page 21 Item: 5	Insect and pest infestation	• Evidence of rodent activity, this should be kept in check to prevent damage
Gutters/spouting		
Page 23 Item: 4	Damage	• Damage present in some places, the guttering will require repairs or replacement
Interior		

Page 25 Item: 1	Wall Lining	• Cracks and damage present requiring repairs
Laundry		
Page 29 Item: 10	Correct wall junction detail	• Sealants should be added to prevent water damage
Kitchen		
Page 32 Item: 11	Leakage Observed	• There is a leak from the base of the filtered water tap
Page 33 Item: 13	Air Extraction Point of Discharge	• Venting to the exterior of the home however the ducting has become damaged requiring repairs
Bathroom		
Page 43 Item: 3	Moisture Readings	• Several readings were taken and some were within the higher range and indicate the room to be WET around the bath, this is due to the poorly sealed bath lining and has resulted in the floor beneath being effected by moisture, recommend ensuring the bath/shower lining is well sealed to prevent further issues
Separate toilet		
Page 48 Item: 3	Moisture Readings	• Several readings were taken and some were within the higher range and indicate the room to be WET in the wall behind the bath

General site features

1. Building type

One level
Residential

2. Approximate land size

M D NI 853m²

3. Approximate house size

M D NI • 88m²

4. Entrance faces

M D NI • South east

5. Services

M D NI

- Water is mains supply
- Electricity is connected at the time of inspection
- Sewer disposal is via the city system

6. Section contour

M D NI • Easy/moderate rise

7. Vegetation

M D NI

- Mature trees and shrubs present

X • The vegetation growing on the home should be removed to prevent damage



Remove from the home

Exterior electrical

1. Meter box condition

M D NI • Good condition



2. Exterior lighting

M D NI • Present



Driveway

1. Material type

M D NI • Concrete



2. Condition

M D NI • Average condition



Cracked concrete present

3. Drainage

M D NI • Present



Deck/s

1. Material type

M D NI Timber



2. Bracing Framing and Piles

M D NI Satisfactory



3. Excessive springiness

M D NI

None noted

Retaining wall/s

1. Material type

M D NI

• Timber walls



2. Condition

M D NI

• Average condition



Some damage present

3. Safety from falling

M D NI

X

• Some areas are higher than 1 meter and no barrier has been installed presenting a fall hazard



Exterior stairs

1. Material type

- M D NI • Timber



2. Balustrades

- M D NI
X • The design of the handrail while acceptable at the time of construction should now be considered a fall hazard for young children



3. Condition

- M D NI • Average condition



General deterioration

Shading systems

1. Condition

M D NI

- Appears well constructed and in good condition however no guttering is present



No guttering present

Fences/gates

1. Material type

M D NI

- Timber



2. Height

M D NI

- 1m - 1.8m

3. Condition

M D NI

- Areas of damage present requiring repairs or replacement

X



Average condition



Damaged fencing



Damaged fencing



Damaged fencing

Surface water control

1. Signs of ponding

M D NI

- Generally wet underfoot consistent with the time of year and location of the property



Clothesline

1. Type

M D NI

- Rotary



2. Condition

M D NI

- Functional condition

Letter box

1. Material type

M D NI

- Metal

2. Condition

M D NI

- Functional condition



General cladding condition

1. Material type

M D NI

- Fiber cement weatherboard



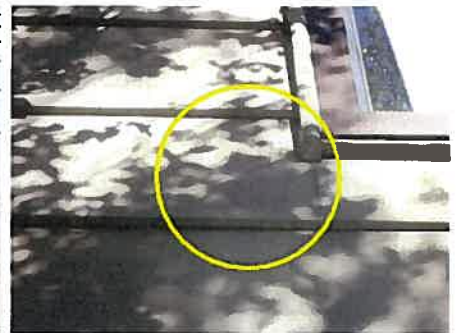
2. Surface finish

M D NI
X

• Areas of cracking and damage present, repairs recommended



Cracked fiber cement



Cracked fiber cement



Cracked fiber cement



Cracked fiber cement



Cracked fiber cement



Cracked fiber cement

3. Weather tightness risk

M D NI

• Low risk

4. Clearances

- M D NI • Adequate

5. Cavity

- M D NI • The home does not have a cavity system

6. Flashings

- M D NI • Present



Exterior windows condition

1. Material type

- M D NI • Aluminium



2. Type

- M D NI • Single glazed

3. Broken Glass

- M D NI • None visible

4. Operation and fit

- M D NI • Satisfactory



5. Hardware

- M D NI • Functional

6. Facings and trims

- M D NI • Good condition

Exterior doors condition

1. Material type

- M D NI • Wooden



2. Door panel condition

- M D NI • Average condition



3. Operation and fit

M D NI

- Satisfactory



4. Hardware

M D NI

- Functional

5. Facings and trims

M D NI

- Good condition

Exterior construction - Timber framed

1. Verticality and alignment

M D NI

- Satisfactory for the age of the structure





2. Dampness and moisture damage

M D NI • Not evident

3. Apparent modifications

M D NI • The home appears to be in its original configuration

Crawl space general

1. Accessibility

M D NI

- 50% accessible visually



Damage to the access door

2. Drainage

M D NI

- Dry

3. Foundation walls

M D NI

- Fibre cement sheet



Some cracking present



4. Ground clearance of timber framing

M D NI

- Satisfactory

5. Timber framing and bracing

M D NI

X

- Appears satisfactory for the age and type of structure however the metal cross bracing is quite loose, recommend tightening these braces for maximum effect



Recommend tightening

6. Rotting timbers

- M D NI • None visible

7. Ventilation adequacy

- M D NI • Adequate

8. Floor type

- M D NI • Particle board



9. Ground vapour barrier

- M D NI • Present



Crawl space insulation

1. Type

M D NI

- Polyester



2. Thickness

M D NI

- >50mm

3. Coverage

M D NI

- Good coverage

4. Condition

M D NI

- Good condition

Crawl space plumbing

1. Material type

M D NI

- P.V.C
- Copper
- Polybutylene



2. Leakage

M D NI

- None visible

3. Support

M D NI

- There is adequate support



Crawl space electrical

1. Wiring type

M D NI

- Copper insulated with plastic

2. Support

M D NI

- Wires are supported well

Crawl space piles

1. Pile type

M D NI

- Timber

2. Pile instability

M D NI

- Appear stable

3. Pile condition

M D NI

- Average condition

4. Pile to bearer connections

M D NI

- Present



Crawl space other

1. Insect and pest infestation

M D NI

- No evidence of pest infestation

Roof space

1. Accessibility

M D NI

- 40% accessible visually

2. Roof underlay and support

M D NI

- Satisfactory for the age of the home



3. Roof frame construction & connections

M D NI

- Satisfactory for the age of the home



4. Ceiling Construction

M D NI • Satisfactory

5. Insect and pest infestation

M D NI • Evidence of rodent activity, this should be kept in check to prevent damage
X



Rodent droppings

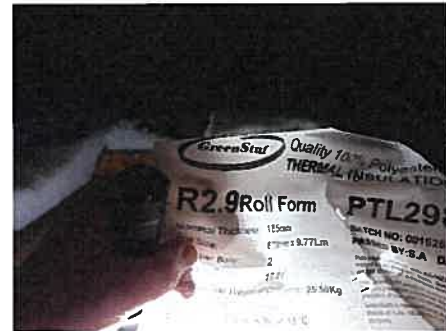
6. Leakage observed

M D NI • None visible

Roof space insulation

1. Type

M D NI • Polyester



R2.9

2. Thickness

M D NI

- >100mm

3. Coverage

M D NI

- Adequate coverage

4. Condition

M D NI

- Good condition

Roof space electrical

1. Wiring type

M D NI

- Copper insulated with plastic

Roof type & condition

1. Roof type

Masonry tiles

2. Pitch appropriate to material type

M D NI

- Appropriate for this material type

3. Surface damage and deterioration

M D NI

- No surface damage apparent



4. Lichen/moss

M D NI

- There is a small amount of lichen/moss present on the roof
- The roof surface would benefit from being cleaned



5. Sagging

M D NI

- No apparent sagging can be seen at the time of inspection

6. Masonry tiles

M D NI

- No apparent signs of cracked mortar
- No cracked tiles apparent
- No apparent erosion can be seen at the time of inspection

Gutters/spouting

1. Type

M D NI

- External



2. Material Type

M D NI

- P.V.C

3. Position and Fall

M D NI

- Satisfactory

4. Damage

M D NI

X

- Damage present in some places, the guttering will require repairs or replacement



Damaged guttering

5. Obstruction

M D NI

- No obstruction visible

Downpipes

1. Material type

M D NI

- P.V.C



2. Damage

M D NI

- None visible

3. Point of discharge

M D NI

- Satisfactory



Eaves, Fascia & Soffits

1. Material type

- M D NI • Timber & fibre cement eaves

2. Approximate width

- M D NI • >400mm

3. Damage

- M D NI • General damage and deterioration present



Rot present



General deterioration

Interior

1. Wall Lining

- M D NI • Cracks and damage present requiring repairs

X



Damaged wall lining



Damaged wall lining

2. Ceiling lining

- M D NI • Gib board or similar product
-

3. Smoke detectors

M D NI

- Functional and appropriately located



4. Telecommunications

M D NI

- Present (untested)

5. Doors

M D NI

- Wooden doors in functional condition

Laundry

1. Location

M D NI



2. Floor

M D NI

- Vinyl



3. Taps and Waste Traps

M D NI • Operative



4. Moisture Readings

M D NI • Several readings were taken and all were within the acceptable range and indicate the room to be DRY however mould growth behind the laundry tub should be controlled





Mould growth



5. Lights and switches

M D NI

- Functional



6. Power outlets

M D NI

- Functional



7. Ventilation System

M D NI

- Passive (via window)



8. Water Hammer

M D NI • No noise or vibration noted

9. Leakage Observed

M D NI • No leakage noted

10. Correct wall junction detail

M D NI • Sealants should be added to prevent water damage
X



Sealants recommended

11. Laundry tub

M D NI • Good condition



12. Dryer ventilation

M D NI • Not present

13. Washer drain

M D NI

- Drains into the homes plumbing

Kitchen

1. Location

M D NI



2. Floor

M D NI

- Vinyl



Some damage present

3. Cabinets

M D NI

- Laminate type and composite materials
- Swelling present from moisture exposure



4. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



5. Oven

M D NI

- Visually in good condition with functioning isolating switch, not tested for functionality



6. Stove Top

M D NI

- At the time of inspection the stove top appears to be in working order



7. Bench Tops

M D NI

- Good condition



8. Sink

M D NI

- Stainless Steel

9. Taps & Waste Traps

M D NI

- Operative



10. Water Hammer

M D NI

- No noise or vibration noted

11. Leakage Observed

M D NI

- There is a leak from the base of the filtered water tap

X



Leakage noted

12. Air Extraction System

M D NI

- Mechanical



13. Air Extraction Point of Discharge

M D NI
X

• Venting to the exterior of the home however the ducting has become damaged requiring repairs



Damaged ducting

14. Dishwasher

M D NI
X

• Visually in good condition (untested)



15. Lights and switches

M D NI

• Functional



16. Power outlets

M D NI

- Functional



Hallway

1. Location

M D NI



2. Floor

M D NI

- Carpet

3. Cupboard

M D NI

- Present



4. Lights and switches

- M D NI • Functional

Lounge

1. Location

- M D NI



2. Floor

- M D NI • Carpet

3. Cupboard

- M D NI • None present

4. Lights and switches

- M D NI • Functional



5. Power outlets

M D NI

- Functional



6. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.





1st Bedroom

1. Location

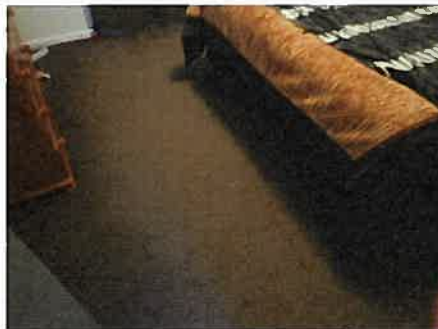
M D NI



2. Floor

M D NI

- Carpet



3. Wardrobe

M D NI

- Single



4. Lights and switches

M D NI

- Functional



5. Power outlets

M D NI

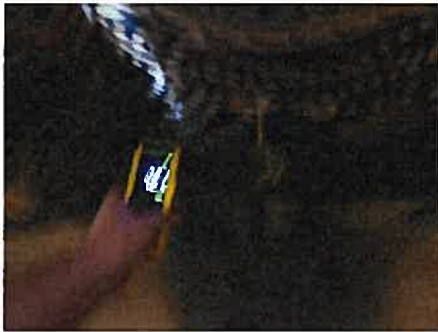
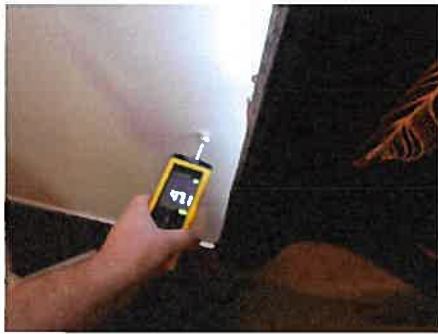
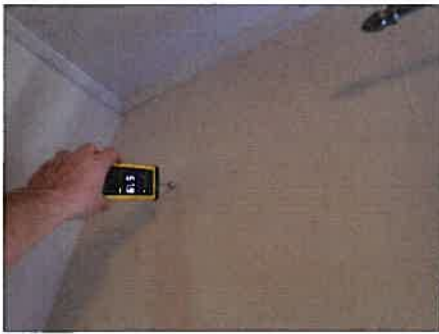
- Functional



6. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.



2nd Bedroom

1. Location

M D NI



2. Floor

M D NI

• Carpet



3. Wardrobe

M D NI

- Single



4. Lights and switches

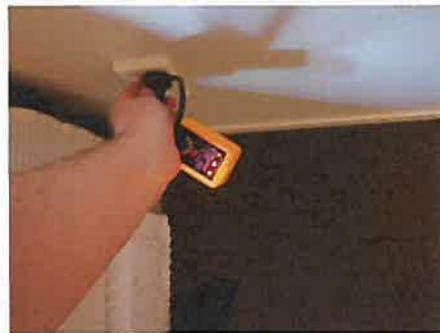
M D NI

- Functional

5. Power outlets

M D NI

- Functional

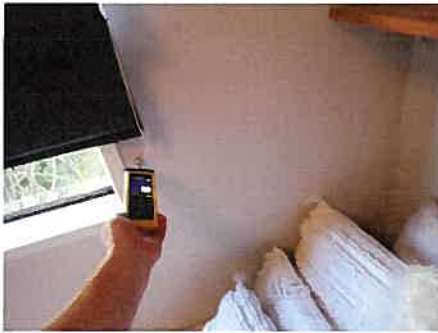


6. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.





3rd Bedroom

1. Location

M D NI



2. Floor

M D NI

- Carpet



3. Wardrobe

M D NI

- Single



4. Lights and switches

M D NI

- Functional



Missing light cover

5. Power outlets

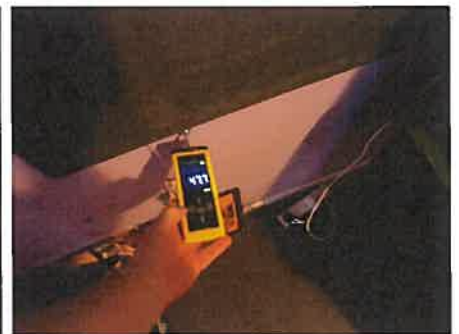
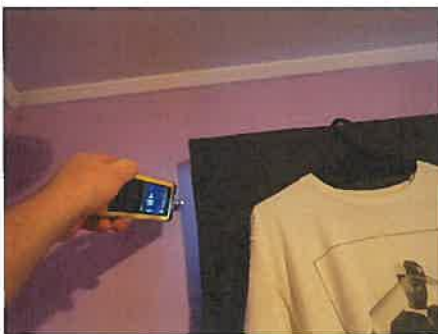
M D NI

- In use therefore assume functional

6. Moisture Readings

M D NI

- Several readings were taken and all were within the acceptable range and indicate the room to be DRY.





Bathroom

1. Location

M D NI



2. Floor

M D NI

• Vinyl



3. Moisture Readings

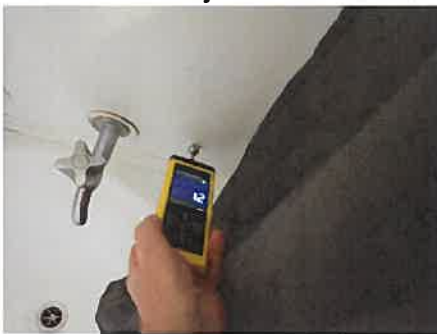
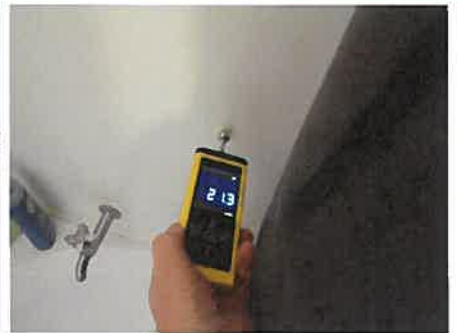
M D NI

X

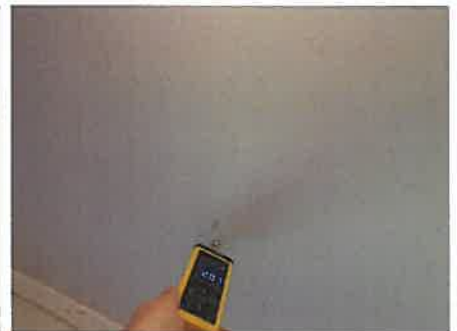
• Several readings were taken and some were within the higher range and indicate the room to be WET around the bath, this is due to the poorly sealed bath lining and has resulted in the floor beneath being effected by moisture, recommend ensuring the bath/shower lining is well sealed to prevent further issues



Poorly sealed



Elevated reading



Moisture effected floor

4. Bath/surround

M D NI

- Plastic bath and seratone surround



5. Basin

M D NI • Good condition



6. Taps & Waste Traps

M D NI • Operative



7. Lights and switches

M D NI • Functional

8. Ventilation System

M D NI • Mechanical



9. Ventilation Point of Discharge

M D NI

- Appears to be venting to the exterior of building



10. Shower/surround

M D NI

- Functional



11. Shower screen

M D NI

- Material screen



12. Toilet type

M D NI

- Back to wall

13. Toilet seat

M D NI

- Plastic

14. Vanity Doors and Draws

M D NI

- Laminate type and composite materials

15. Water Hammer

M D NI

- No noise or vibration noted

16. Leakage Observed

M D NI

- No leakage noted in the bathroom at the time of inspection

Separate toilet

1. Location

M D NI



2. Floor

M D NI

- Vinyl



3. Moisture Readings

M D NI

X

- Several readings were taken and some were within the higher range and indicate the room to be WET in the wall behind the bath



Behind the bath

4. Lights and switches

M D NI

- Functional

5. Ventilation System

M D NI

- Passive (via window)



6. Type

M D NI

- Back to wall



7. Seat

M D NI

- Plastic

8. Basin

M D NI

- None present

Heating

1. Type

M D NI

- Heat pump/air conditioner



2. Location

M D NI

- Main living area

3. Condition

M D NI

- Good visually, not tested for functionality



Home ventilation system

1. Condition

M D NI

- Appears functional



Interior electrical panel

1. Location

M D NI

- Laundry

2. Condition

M D NI

- Average original condition



Water heater

1. Type

- M D NI • Hot water cylinder

2. Location

- M D NI • Kitchen cupboard



3. Exterior condition

- M D NI • Good condition

4. Seismic strapping

- M D NI • Present

5. Leakage

- M D NI • None visible



Weather tightness risk

1. Number of storeys

One story

2. Roof/wall intersection design

Simple

3. Eaves width

>400mm

4. Envelope complexity

Simple

5. Windzone

Medium

6. Gutters

External

7. Comments

In general terms the more simple the design, the presence of eaves and external gutters significantly reduces the weathertightness risk.

Final comments

1. Final Comments

16 Panzic Place is a single level three bedroom home built in the 1980's, at the time of inspection the home was found to be generally in good condition for the age and type of structure however requiring maintenance and repairs to some areas.

The whole house has been tested for moisture levels and the readings indicate the home to be currently dry.

The moisture detection tool will highlight current moisture ingress however it will not highlight damage from previous moisture ingress that has been allowed to dry out. Moisture ingress can result in undetectable damage to the homes framing timber, no guarantee of past or future weathertightness is given or implied.

Asbestos was used widely in all home construction until the late 1980's and some products containing Asbestos were imported into the country up until and including the 2000's, while efforts have been made to highlight Asbestos containing materials in the report assessment will be required by contractors prior to any renovation or demolition of the home

Other comments may have been made throughout the report on minor issues that did not warrant being added to the marginal/defective list and we recommend you read this report fully to understand any other small maintenance issues you may like to attend to. The damage is not limited to what is highlighted in the photographs they are a representation of the homes condition.

The home age and land size is approximate obtained from the one roof website

The inspection is carried out in accordance with NZS 4306:2005, this is not a statement that the 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 inspection.

Regular inspection reports and good maintenance can help protect your property. As with all homes we recommend a regular maintenance schedule be established and followed.

Signed
Duane Turner
A Buyer's Choice Home Inspections Waitakere & Surrounding Areas
(Waitakere Building Consultants Ltd)

Ref No.

**CERTIFICATE OF INSPECTION IN ACCORDANCE
WITH NZS 4306:2005**

Client: Boaz Skulruf
Site address: 16 Pinzac Place, Glen Eden
Inspector - Name: Duane Turner
Company: A Buyers Choice
Qualifications: AMIT, InternACHI, IPHOZ
Date of inspection: 19/06/23

The following areas of the property have been inspected:

	Yes (please tick)	No
(a) Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Subfloor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Roof exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Roof space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Accessory units, ancillary spaces and buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 *Residential property inspection* - and I am competent to undertake this inspection.

Signature: 

Date: 21/06/23

An inspection carried out in accordance with NZS 4306:2005 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 to NZS 4306:2005 for full details.

SUMMARY LIST OF FEATURES INSPECTED

For any feature not present on the property, mark as N/A (not applicable).

		Inspected					Inspected		
		Y	N	N/A			Y	N	N/A
SITE	Orientation of living spaces	Y			INTERIOR	Ceilings	Y		
	Site exposure, contour & vegetation	Y				Walls	Y		
	Retaining walls	Y				Timber floors	Y		
	Paths, steps, handrails & driveways	Y				Concrete floors	Y		
	Fencing	Y				Doors & frames	Y		
SUBFLOOR	Surface water control	Y			Electrical – operation of switches, etc.	Y			
	Location of access point	Y			Heating systems	Y			
	Accessibility	Y			Kitchen – Bench top	Y			
	Foundation type & condition	Y			Cabinetry	Y			
	Foundation walls	Y			Sink	Y			
	Ground condition	Y			Tiles	Y			
	Ground vapour barrier	Y			Air extraction system	Y			
	Drainage	Y			Bathroom, WC, ensuite –	Y			
	Ventilation adequacy	Y			Floor	Y			
	Pile type, instability & condition	Y			Cistern, pan & bidet	Y			
	Pile to bearer connections	Y			Tiles	Y			
	Obvious structural alteration	Y			Bath	Y			
	Ground clearance of timber framing	Y			Shower	Y			
	Floor type (timber or suspended concrete)	Y			Vanity/washbasin	Y			
	Timber framing & bracing	Y			Ventilation	Y			
	Insulation type, approximate thickness, coverage & condition	Y			Special features	Y			
	Plumbing – material types, leakage & support	Y			Laundry – Location	Y			
	Electrical – wiring type & support	Y			Floor	Y			
	Insect and pest infestation	Y			Tubs/cabinet	Y			
	Rotting timbers	Y			Tiles	Y			
	Debris	Y			Ventilation	Y			
EXTERIOR	Construction type	Y			Storage	Y			
	Cladding	Y			Stairs	Y			
	Chimneys	Y			Exterior windows & doors	Y			
	Exterior stairs	Y			Fire warning & control systems	Y			
	Balconies, verandahs, patios, etc.	Y			Heating systems	Y			
ROOF	Roof material	Y			Central vacuum systems	Y			
	Roof condition	Y			Ventilation systems	Y			
	Roof water collection	Y			Security system	Y			
	Downpipes	Y			Electricity services	Y			
	Eaves, fascia & soffits	Y			Gas services	Y			
ROOF SPACE	Accessibility	Y			Water services	Y			
	Roof cladding	Y			Hot water services	Y			
	Thermal insulation type, clearances, approximate thickness & coverage	Y			Foul water disposal	Y			
	Sarking	Y			Grey water recycling system	Y			
	Party walls, fire proofing	Y			Rainwater collection systems	Y			
	Roof underlay & support	Y			Solar heating	Y			
	Roof frame construction & connections	Y			Aerials & antennae	Y			
	Ceiling construction	Y			Shading systems	Y			
	Obvious structural alteration	Y			Telecommunications	Y			
	Insect and pest infestation	Y			Lifts	Y			
	Rotting timbers	Y			ANCILLARY SPACES	Exterior claddings	Y		
	Discharges into roof space	Y				Floors	Y		
	Plumbing – material types, leakage & support	Y				Roofs	Y		
Electrical – wiring type & support	Y			Subfloor		Y			
Tile fixings	Y								

For full details of the inspection refer to the inspector's "Property Report" and to NZS 4306:2005.