

House Check 4 U Ltd

Pre purchase house inspections
Pre sale house inspections

Pre-purchase report for

Prepared by Rob Chisholm

House Check 4 U Ltd

Home inspection agreement

Inspector: R Chisholm
Company: House Check 4 U Ltd
Company address: 283e Royal rd, Massey.
City: Waitakere city

Telephone: 0274 809 361. Fax: 09 832 1988 e-mail: Chis.Build@xtra.co.nz

This inspection agreement is intended to be a legally binding contract.
Please read it carefully.

Client name(s). Report #.

Property address:

Client telephone: Contact.

| | |
|------------------------|-----------|
| Agreed inspection fee, | \$ 280.00 |
| Gst. | \$ 35.00 |
| Total inspection fees. | \$315.00 |

1. Client requests a limited visual inspection of the residential structure identified at the above address by the listed inspector of the above company, herein after collectively referred to as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.
2. Client warrants: (a) they have read the following Agreement carefully, (b) they understand they are bound by all terms of this contract, (c) they will read the entire inspection report when received and promptly call Company with any questions they may have.
3. Client understands that the inspection and inspection report are performed and prepared for their sole, confidential and exclusive use. Client agrees that they will not transfer or disclose any part of the inspection report to any other person with these exceptions ONLY. (a) one copy may be provided to the current seller(s) of the property but only upon the express condition that the seller(s) covenant to use the inspection report only in connection with Clients transaction, and agree not to transfer or disclose the report to any persons other than their real estate agent, and (b) one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Clients transaction only. Client agrees to indemnify, defend and hold harmless Company from any third party claims relating to this inspection or inspection report.
4. Company agrees to perform a limited visual inspection of the residential structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies as they exist at the time of inspection.
5. The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any areas which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings furnishings or any other thing is not included in this inspection. The inspection does not involve any destructive testing or dismantling, Client agrees to assume all the risk for all conditions which are concealed from view at the time of inspection or exists in any area excluded from inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT included in the inspection:
 - Building code violations
 - System or component installation
 - Permit research
 - Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing.
 - Latent or concealed defects.
 - Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards.
 - Private water or sewage systems
 - Pools, spas, hot-tubs, saunas, steam baths, fountains or other types of or related systems or components.
 - Repair cost estimates.
 - Building value appraisal.
 - Boundaries, easements or rights of way.If inspection of any of the areas/items, systems or components listed above, then the client shall contact the appropriate professionals.
6. Client understands that the inspection and inspection report do not constitute a guarantee or warranty of merchantability or fitness for a particular purpose, expressed or implied.

7. The written report to be prepared by Company shall be considered the final exclusive findings of Company of the structure. Client understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuance of the written report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed forty eight (48) hours after the inspection report has first been delivered to Client.
8. Client understands and agrees that any claim arising out of or related to any act or omission of Company in connection with the inspection of the residential structure, as limited herein, shall be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Company to reinspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractor's repairs, replaces, alters or modifies the claimed discrepancy. Client understands and agrees that any failure to notify Company as stated above shall constitute a waiver of any and all claims Client may have against Company.
9. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be submitted for final and binding arbitration. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement on the Award may be entered in any court of competent jurisdiction.
10. It is understood and agreed by and between the parties hereto that Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by Company in the performance of a limited visual inspection of the general condition of the structure's systems and components as described in Paragraph 4 and production of a written inspection report, that because of the limited nature of this inspection the inspection cannot be expected to uncover all defects or deficiencies within the structure and that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services. Thus, Client and company agree that in the event that Company breaches its obligation or duty to perform such service and Client is thereby damaged, then the liability of Company (including it's officers, agents and employees) shall be limited to a sum equal to the amount of the fee paid by the customer for inspection and report and this liability shall be exclusive.
11. Client's Initials_____
12. Client understands and agrees that if they are not present at the time of the inspection and therefore do not sign this Agreement that this agreement will form a part of the inspection report and acceptance of the inspection report by Client shall and payment therefore will constitute acceptance of the terms and conditions of this Agreement. House check 4 u Ltd requires an inspection agreement to be signed by Client prior to performing an inspection. If you were not present at the inspection and did not sign the Inspection Agreement you, by accepting, paying for, and/or using the inspection report you acknowledge and agree to be bound by the terms and conditions of the inspection agreement and further agree that the inspection agreement will form a part of the inspection report.
13. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.
14. This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.
15. No liability for any defect related to "leaky building" syndrome
It is agreed that House Check 4 U Ltd is not liable for any loss, cost, defect or damage whatsoever to any building, structure, person or animal whether identified or not identified in the building inspection, nor any claim, defense cost or inquiry cost, which is directly or indirectly caused by or contributed to by, or arises directly or indirectly out of:
 - a) the actions or effects of mould, fungi, mildew, rot, decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure; or
 - b) the failure of any building or structure to meet or conform to the requirements of the New Zealand Building Code contained in the first schedule to the Building Regulations 1992 (or any amendment or substitution therefore) in relation to:
 - i external water or moisture; or
 - ii either durability or protection from external water or moisture entering that building or structure, or the effects thereof; or
 - c) any failure to discover or identify any defect or damage or for the exaggeration or minimization of any defect or damage of the type referred to in b or c above.

I have read, understand and agree to all the terms and conditions of
This contract and to pay the fee listed above.

Dated _____
Signature of Client

Dated _____
For the Company

House Check 4 U Ltd

Pre purchase house inspections
Pre sale house inspections

Pre- purchase report for:

Please find attached a copy of the report carried out for you as requested.

Address;

Date inspected;

Inspector; R Chisholm

Report limitations,

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions, which by the nature of their location are concealed, camouflaged or difficult to inspect, are excluded from the report

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their components parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components, and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct

House check 4 u ltd requires an inspection agreement to be signed by the client prior to an inspection being performed. If you were not present at the inspection and did not sign the inspection agreement, you, by accepting, paying for, and/or using the inspection report, you acknowledge and agree to be bound by the terms and conditions of the inspection agreement and further agree that the inspection agreement will form a part of the inspection report.

| |
|---------------------------------------|
| g, corner flashings |
| h, soffits |
| l, soffit mould |
| J, paint condition |
| k, fascia |
| |
| 4 Exterior windows & doors |
| a, flashings |
| b, weathertight |
| c, opens & close correctly |
| d, timber condition |
| e, aluminium condition, |
| f, paint condition |
| g, glazing |
| h, catches / latches |
| |
| 5 Roofing |
| a, concrete tiles |
| b, pressed steel tiles |
| c, longrun steel |
| d, other |
| e, flashings |
| f, fixings |
| g, timber framing |
| |
| 6 Spouting |
| a, spouting |
| b, downpipes |
| c, debris |
| |
| 7 Carport / garaging |
| a, floor |
| b, framing |
| c, posts |
| d, beams |
| e, roof framing |
| f, cladding |
| g, roofing |
| h, spouting |
| l, downpipes |
| J, flashings |
| k, door operation |
| L, joinery |
| |
| |
| |
| |

This report has been prepared for the above mentioned client only in accordance with the terms and conditions of the signed inspection agreement.

| |
|--------------------------------|
| 8 Decks |
| a, piles |
| b, bearers |
| c, joists |
| e, decking |
| f, posts |
| g, handrails |
| h, pergolas |
| l, stairs |
| J, fixings |
| k, bracing |
| l, connections |
| |
| 9 Internal wall linings |
| |
| 10 Ceiling lining |
| |
| 11 Internal -stairs |
| a, stairs |
| b, handrail |
| |
| 12 Kitchen |
| a, stove |
| b, oven |
| c, hob |
| d, rangehood |
| e, waste disposal |
| f, sink |
| g, cupboards |
| h, benchtop |
| |
| 13 Bathroom |
| a, bath |
| b, shower |
| c, vanity |
| d, towel rail |
| e, fan |
| f, WC |
| g, mirror |
| |
| 14 Ensuite |
| a, shower |
| b, vanity |
| c, WC |
| d, towel rail |
| e, fan |
| f, mirror |

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| |
|---------------------------------------|
| |
| 15 laundry |
| a, tub |
| b, cupboards |
| |
| 16 Internal doors |
| a, operate correctly |
| b, latches |
| c, privacy locks |
| d, glazing |
| |
| 17 lights |
| a, switches |
| b, fittings |
| |
| 18 Power points |
| a, fittings |
| b, random testing |
| |
| 19 Hot water cylinder |
| |
| 20 Smoke alarms |
| a, test operation |
| |
| 21 Fuse box |
| |
| 22 Fireplace |
| a, firebox |
| b, chimney / flue |
| |
| 23 Plumbing pipes (if visible) |
| |
| 24 Outbuildings |
| |
| 25 Driveway |
| |
| 26 Grounds |
| |
| 27 Other |
| |
| |
| |
| |

| |
|---------------------------------------|
| Inspection conditions |
| Client & site information: |

Date of inspection:

Time of inspection:

Client name:

Inspection address:

| |
|-----------------------------|
| Climatic conditions: |
|-----------------------------|

Weather:

Soil conditions:

Building characteristics:

Main entry faces:

| |
|--------------------------|
| Utility services: |
|--------------------------|

Water source:

Sewerage disposal:

Utility status:

Other information:

House occupied?:

Client present:

Report terminology:

Appears serviceable:

Any item, system or area that based upon our visual observation of the accessible areas looks like it was properly installed and is in a condition capable of being used without needed immediate repairs. There are often several steps involved in the proper installation of components or systems that cannot be determined by a visual inspection.

Damaged:

Any item, system or area that is typically beyond repair and must be replaced.

Deteriorated:

Any item, system or area that reached the end of its useful life, or sometimes prematurely due to improper installation or care. It may be possible to repair the item at this stage to maximise its service life.

Repair or replace:

An item system or area that is damaged or deteriorated. While some systems can be repaired, it may be more cost effective to replace with a newer modern or safer item or system.

Introductory notes:

Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soil engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or condition of underground piping, including water and sewerage service piping or septic systems. All concrete experiences some degree of cracking due to shrinkage in the drying process.

Driveway:

Material:

Condition:

Paths:

Material:

Condition:

Entry porch:

Condition:

Retaining walls:

Materials:

Condition:

Drainage:

Condition:

Exterior stairs:

Condition:

Fences & gates:

Materials:

Condition:

| |
|-----------------|
| Exterior |
|-----------------|

Areas hidden from view by vegetation or stored items cannot be judged and are not part of this inspection. Minor cracks are typical in all stucco surfaces. Foundations may have minor cracks and typically do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface water to flow away from the foundation.

Walls:

Primary cladding:

Condition:

Fascia:

Type & condition:

Windows:

Material:

Condition:

Doors:

Material:

Condition:

Decks:

Materials:

Condition:

Chimney:

Material:

Condition:

General exterior comment:

This report has been prepared for the above mentioned client only in accordance with the terms and conditions of the signed inspection agreement.

Roofing system

The forgoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the forgoing disclaimer. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times this situation is not present during the inspection. Testing of gutters, downpipes and sub surface drainage is beyond the scope of this inspection.

Roof space:

Type:

Access:

Condition:

Moisture:

Roofing:

Materials:

Roof access:

Roof covering status:

Flashings:

Gutters:

Downpipes:

General comment:

Plumbing

All underground piping related to water supply or waste are not included in this report. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Private waste disposal systems (septic) are not part of our inspection. Review of these systems requires a qualified specialist.

Supply lines:

Material:

Condition:

Comment:

Waste lines:

Material:

Condition:

Comment:

Water heater

Type & size:

Location:

Condition:

Seismic restraint:

Comment:

Electrical system

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. Inoperative light fixtures often lack bulbs or have a dead bulb installed. Light bulbs are not changed during this inspection. Smoke alarms should be installed in accordance with manufactures instructions and tested regularly.

Service:

Type:

Circuit board:

Location:

Main panel:

Breakers:

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Earth steak:

Wiring:

Switches & outlets:

Comment:

Interior

The condition of walls behind wall coverings, panels or furnishings cannot be judged. Only the visible portion of floors is included in this inspection. Cosmetic deficiencies are considered wear & tear. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. All fireplaces should be cleaned and inspected on a regular basis.

Doors:

Entrance:

Other exterior:

Interior:

Windows:

Type:

Condition:

Interior walls:

Material & condition:

Ceilings:

Materials & condition:

Floors:

Type & condition:

Stairs & handrails:

Condition:

Fireplace:

Type & condition:

Bedrooms:

Condition:

Kitchen

Appliances are not moved or tested during this inspection.

Cabinetry:

Condition:

Benchmark:

Condition:

Sink:

Condition:

Walls/ceilings/floors:

Condition:

Laundry

Laundry appliances are not moved or tested during this inspection.

Location & condition:

Bathroom/s

Shower trays are visually checked for leakage; however leaks often do not show except when the shower is in actual use. Determining whether the shower tray, tub/shower surrounds are watertight is beyond the scope of this inspection.

Vanity/s:

Condition:

Bath/s:

Condition:

Shower/s:

Condition:

Floors/walls/ceilings:

Condition:

Garage

Determining the heat resistance of firewalls is beyond the scope of this inspection. If possible the operation of the garage door will be tested.

Type:

Location:

Framing:

Condition:

Floor:

Condition:

Firewall:

Condition:

Garage door/s:

Condition:

Passage door:

Condition:

Auto opener:

Condition:

Other:

Foundations

Sections of the foundation and structural components may be inaccessible because they are installed below grade or behind walls.

Type:

Crawl space:

Ventilation:

Moisture:

Other:

Conclusion

Viewing of the local council property file would be advisable to match the properties size and contents against the building consent plans. Also to ensure that the final inspection has been carried out, and the issuing of a Code of Compliance Certificate for any building consent.
I trust that you have found our service to be of a high standard, should that not be the case please contact the writer, as client feedback is the best way of improving our service. I have taken the liberty of enclosing several business cards should you have friends or relatives requiring our service.

Signed for and on behalf of House Check 4 U Ltd

Sincerely,

Rob Chisholm
House Check 4 U Ltd

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This report has been prepared for the above mentioned client only in accordance with the terms and conditions of the signed inspection agreement.