



PRE-PURCHASE INSPECTION SUMMARY

ADDRESS OF PROPERTY INSERTED HERE:



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Currently holding license for Carpentry & Site
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Prepared for: *clients name and contact details inserted here*

Email:

Site address: *Property being inspected*

Date inspected: 1st November 2013

General

This 3 bedroom home is in very good condition as large amount of renovations have recently been taken place throughout the dwelling. Quality workmanship is visible.

It appears that electrical work has also been carried out with modern fixtures present.

INTERNAL AREAS

Roof

We inspect quality of roofing material, what has been used, any visible leaks/repairs needing done. Also check the spouting and downpipe conditions

Cladding

Eg: A combination of timber weatherboards, roughcast plasterwork and concrete block construction. Most cladding has been replaced and in good condition.

Windows

Eg: Some windows have been replaced with aluminum single glazed units (that could be second hand units), others are timber windows restored to good finish. Please note: The window in the childrens bedroom on the first floor shows signs of water damage from possible condensation.

Insulation

Walls, ceiling and underfloor insulation inspected.

Lounge & Kitchen

Eg; Kitchen Cabinetry recently renovated with modern facilities including Gas Hot Water.

Walls and ceilings have been relined and general building work has been carried out to a good level of workmanship.

Exposed wooden floors with good finish.

Exposed wooden beams are visible in the living areas (*we believe a permit is required for this work also*)

External doors to covered patio area.

Laundry

Eg; Relined with Gib board, with some concrete blocks to external walls unlined.

Aluminium window – singled glazed unit in good condition

There are three storage rooms off the laundry / entry area with concrete block walls and concrete floors. Insulation to some of the ceiling is visible from these rooms.

NOTE: There is some electrical wiring to the light switch in the laundry area that needs to have plastic conduit placed over it for safety reason.

Heating

1 x Fire in living room (*permit obtained?*)

Bedrooms (are listed separately and numbered)

Check linings, floor coverings, notes on wardrobes being built in, other stand out features or notes for repairs

NOTE: OTHER KEY ROOMS / FEATURES OF THE HOUSE

Internal StairCase

Outside toilet / Covered entrance

Main Bathroom

Upgraded, type of products and tapware used, quality of floor coverings, wall & ceilings linings.

Hallway

Eg: Relined in gibboard, exposed wooden floors. Good building workmanship present.

EXTERNAL AREAS

Yard

Tidy, well maintained, low maintenance gardens and driveway. Complete with a number of external areas:

Eg;

Covered patio off Living Room

Verandah on the front of the house

Private deck off the upstairs bedroom 3.

Garaging

Single car garage Skyline (or similar) garage, good condition

Corrugated Iron Storage Shed

Lim Report

- None obtained.

IN SUMMARY

S&S Builders Ltd will summarize its findings on the property being inspected. This will also list any recommendations of work that needs attention, as well as listing any work has not been permitted. This could also include some estimate of costings to help the client with negotiations on purchase price.

Many thanks for approaching us to conduct this pre-inspection report on your behalf. We are available should you wish to discuss anything in more detail at any time on 021 296 1397.

DISCLAIMER

S&S Builders Ltd accepts no liability for the accuracy or location of information under file at the Local Authority.

This report is based on a visual inspection only and no destructive testing will be carried out to ascertain the condition or compliance of various building components or services. Vendor's chattels will not be moved during the inspection process to ascertain the condition or existence of faults or problem areas. No guarantee is expressed or implied regarding the continued operation of services or that the building will be or will remain weathertight or waterproof.

The condition of services such as plumbing, drainage, heating and electrical may require inspection by qualified experts in these specialists' fields. It is recommended that trade personnel that have serviced the property to date be approached for comment on the service and repair history. We will advise any concerns that we may have. This also applies where structural problems or issues occur, that may require a separate report by a registered structural engineer.

No land survey will be undertaken or certificate of title researched in the preparation of this report and therefore the position of boundaries, improvements and services will not be established.

Kind Regards
Sarah & Steven Van Asperen – S&S Builders Ltd

