EXAMPLE INSPECTIONS LTD

Property inspection report

Prepared in accordance with NZS 4306:2005

12 Example Road, Mount Eden, Auckland 1024



CLIENT	DATE OF INSPECTION	INSPECTOR
Sample Client	**22/10/2026**	**Jordan Sample**

1. Executive summary

Sample Client engaged Example Inspections Ltd to carry out a pre-purchase inspection of the property at 12 Example Road, Mount Eden. The inspection was carried out by Jordan Sample on 22/10/2026 and this report has been prepared in accordance with NZS 4306:2005.

Significant defects

Two significant defects were identified. In the subfloor beneath the bathroom, three piles are leaning, two are not fixed to the bearer and the bearer has dropped approximately 15 mm; this structural defect should be rectified by a licensed building practitioner, with a structural engineer consulted if further movement is found. In the bathroom, elevated moisture was recorded at the base of the shower wall (24% WME) where the grout is cracked and the silicone at the tray has failed; specialist invasive moisture testing is recommended, followed by repair of the shower waterproofing and any damaged framing.

Ref	Location	Item	Recommended action
8.1	Subfloor	Leaning piles, dropped bearer under bathroom	Engage a licensed building practitioner to re-pile and re-fix the bearer. If further movement is found, a structural engineer should be consulted.
9.2	Bathroom	Elevated moisture at base of shower wall	Arrange specialist invasive moisture testing, then repair the shower waterproofing and any damaged framing. This should be undertaken by a suitably qualified specialist.

Defects

Ref	Location	Item	Recommended action
4.1	Site	Water ponding against rear wall	Regrade the paving to fall away from the house, or install a channel drain discharging to stormwater, to prevent water ponding against the wall.
5.1	Exterior	Decayed weatherboards south wall	Replace the decayed weatherboards and inspect the framing behind while the boards are removed, then prime and repaint. This work should be carried out by a licensed building practitioner.
6.1	Roof	Corrosion around old flue	Engage a roofer to replace the corroded section of iron and re-flash the flue penetration to restore weathertightness.
9.1	Kitchen	Slow leak from sink waste	Engage a plumber to repair the waste, and replace the swollen cabinet base once the leak is rectified.
9.3	Bedroom 2	Moisture below bedroom window	Investigate the window flashing and the framing below the window and repair as required to stop the moisture ingress.
10.1	Services	Hot water cylinder not restrained	Engage a plumber to fit seismic restraints to the cylinder.

Minor items and maintenance observations are listed in the element sections (§4 onward). Items above may require evaluation by a suitably qualified specialist before purchase.

Summary of findings

2
Significant defect

6
Defect

7
Maintenance

Significant defect: A defect that needs substantial repair or urgent attention.

Defect: A fault that needs repairing or replacing. It is not urgent, but it may lead to further damage if left.

Maintenance: Wear or a minor fault that should be dealt with as part of normal maintenance.

Conclusion

The most significant findings relate to the subfloor structure and the bathroom wet area. Several piles under the bathroom are leaning, two are not fixed to the bearer and the bearer has dropped at this point, which represents a significant structural defect requiring attention by a licensed building practitioner. In the same part of the house, elevated moisture was recorded at the base of the shower wall where the waterproofing has failed, and specialist invasive moisture testing is recommended before repairs are undertaken. Weathertightness and moisture matters were also found elsewhere, including decayed weatherboards and water ponding against the rear wall, a slow leak beneath the kitchen

sink, elevated moisture below a bedroom window, and corrosion and failed sealant around an old roof flue; these warrant timely repair and, in some cases, further investigation of the framing behind. The hot water cylinder lacks seismic restraint. A range of general maintenance items was also noted, including exterior paint and joinery, blocked spouting, insulation and ground cover, and smoke alarm coverage.

2. Certificate of Inspection

NZS 4306:2005

Client	Sample Client
Site address	12 Example Road, Mount Eden, Auckland 1024
Legal description	Lot 1 DP 000000 (sample)
Inspector	Jordan Sample
Qualifications	Building inspector (sample profile)
Company	Example Inspections Ltd
Date of inspection	22/10/2026

Areas inspected

Area	Inspected
Site	Yes
Subfloor	Limited
Exterior	Yes
Roof exterior	Limited
Roof space	Limited
Interior	Yes
Services	Yes
Accessory units, ancillary spaces and buildings	N/A

Any limitations to the coverage of this inspection are set out in section 13 (Limitations and areas not inspected).

I certify that I carried out the inspection of the property at the site address above on the date stated, and that this report has been prepared in accordance with NZS 4306:2005.

Signature
Jordan Sample

24/10/2026
Draft generated

Prepared and issued by Jordan Sample, Building inspector (sample profile)

3. Property and inspection conditions

Site address	12 Example Road, Mount Eden, Auckland 1024
Legal description	Lot 1 DP 000000 (sample)
Property type	Detached house
Year built (approx.)	1974
Floor area	118 m²
Date of inspection	22/10/2026
Weather	Fine, 14 °C. Dry for the previous two days.
Occupancy	Occupied
Furnishing	Furnished
Present	Sample Client, Listing agent
Moisture meter	Trotec T660, relative scale 0–200; % WME readings in wood mode.

Building description

The property is a detached single-storey house of approximately 118 m², built in 1974. It is clad in painted bevel-back timber weatherboards with a corrugated long-run iron roof, and is supported on timber piles on concrete pads.

4. Site

Site drainage	Defect	Retaining walls	Maintenance
Paths and driveway	Satisfactory	Fences	Satisfactory

4.1 Water ponding against rear wall

Defect

DRAINAGE

The paving at the rear of the house falls back towards the dwelling rather than away from it. A silt line is visible on the paving and on the bottom weatherboard, and water ponds against the wall after rain, as seen at the time of inspection. This directs surface water against the base of the cladding and subfloor.

Recommendation: Regrade the paving to fall away from the house, or install a channel drain discharging to stormwater, to prevent water ponding against the wall.



4.2 Timber retaining wall leaning

Maintenance

RETAINING

The timber sleeper retaining wall on the east boundary is approximately 900 mm high and is leaning outwards in places. The bottom two sleepers are soft at ground level, indicating decay.

Recommendation: Monitor the wall for further movement and replace the decayed sleepers. If movement continues, obtain advice from a chartered engineer.



5. Exterior





Weatherboards	Defect	Ground clearance	Maintenance
Joinery	Maintenance	Flashings	Satisfactory
Sealants	Maintenance	Paint	Maintenance

Inspector's notes: Bevel-back timber weatherboards, painted. Alu sliding door to deck on north side, original timber joinery elsewhere.

5.1 Decayed weatherboards south wall

Defect

CLADDING

On the south elevation below the bathroom window the paint has failed on the lower boards and probe testing found the bottom two weatherboards soft, consistent with decay. The clearance from the paving to the bottom board here is approximately 100 mm, which is less than recommended and contributes to moisture retention.

Recommendation: Replace the decayed weatherboards and inspect the framing behind while the boards are removed, then prime and repaint. This work should be carried out by a licensed building practitioner.



5.2 Putty and paint failing on timber windows

Maintenance

JOINERY

The glazing putty on several of the original timber windows is cracked or missing, and the paint on the sills is flaking. If left unaddressed, exposed timber is prone to moisture ingress and decay.

Recommendation: Re-putty the affected timber joinery and repaint the sills and frames to maintain weather protection.



6. Roof

Roof covering	Defect	Roof flashings	Defect
Spouting	Maintenance	Downpipes	Satisfactory

Inspector's notes: Corrugated long-run iron, painted. Viewed from ladder at eaves on N and W sides.

6.1 Corrosion around old flue

Defect

ROOF COVERING

Rust is present at the sheet laps around the old flue, and the sealant to the flue flashing is cracked and lifting. This corrosion and failed sealant at a roof penetration create a risk of water entry.

Recommendation: Engage a roofer to replace the corroded section of iron and re-flash the flue penetration to restore weathertightness.





6.2 Spouting blocked, joints leaking

Maintenance

SPOUTING

The spouting on the west side is full of leaves and holding water, and two joints are dripping. Blocked spouting and leaking joints can allow water to discharge against the cladding.

Recommendation: Clear the spouting and reseal the leaking joints, and maintain regular cleaning to keep the system flowing.



7. Roof space

Roof framing	Satisfactory	Ceiling insulation	Maintenance
Wiring (visible)	Satisfactory		

Inspector's notes: Viewed from hatch in hallway only, no walking boards.

7.1 Ceiling insulation thin and displaced

Maintenance

INSULATION

The ceiling insulation consists of old batts that are thin, and they have been pushed aside near the hatch and over the hallway. This reduces the thermal performance of the ceiling.

Recommendation: Top up and relay the ceiling insulation to achieve even coverage.

7.2 Old water staining at flue

Maintenance

MOISTURE

Staining is present on the framing at the base of the old flue, reading 40 on the relative scale and dry at the time of inspection. This appears to be historic staining associated with the flue penetration.

Recommendation: Recheck the area after the flue flashing has been repaired to confirm no ongoing moisture ingress.

8. Subfloor

Piles	Significant defect	Bearers and joists	Defect
Subfloor ventilation	Maintenance	Ground cover	Maintenance
Subfloor insulation	Maintenance		

Inspector's notes: Timber piles on concrete pads. Access through hatch in laundry.

8.1 Leaning piles, dropped bearer under bathroom

Significant defect

STRUCTURE

Three piles under the bathroom are leaning and two are not fixed to the bearer. The bearer has dropped approximately 15 mm at this point. This is a structural defect affecting the support of the floor in this area.

Recommendation: Engage a licensed building practitioner to re-pile and re-fix the bearer. If further movement is found, a structural engineer should be consulted.

8.2 No ground cover, damp soil under bathroom

Maintenance

MOISTURE

There is no polythene ground cover in the subfloor. The soil under the bathroom is damp with a musty smell, which raises ground moisture levels beneath the floor.

Recommendation: Lay polythene ground cover to the subfloor, and recheck subfloor ventilation once the shower leak has been investigated.

9. Interior

Kitchen

Wall linings	Satisfactory	Ceilings	Satisfactory
Floors	Satisfactory	Fixtures	Defect
Extraction	Satisfactory		

9.1 Slow leak from sink waste

Defect

PLUMBING

The waste trap under the kitchen sink is dripping and the cabinet base is swollen from moisture, with a reading of 19% WME in the cabinet base. This indicates an ongoing slow leak.

Recommendation: Engage a plumber to repair the waste, and replace the swollen cabinet base once the leak is rectified.

Bathroom

Wall linings	Significant defect	Ceilings	Satisfactory
Floors	Maintenance	Wet area linings	Significant defect
Fixtures	Maintenance	Extraction	Maintenance

Inspector's notes: Tiled shower over acrylic tray, original 1970s layout. Extractor fan weak.

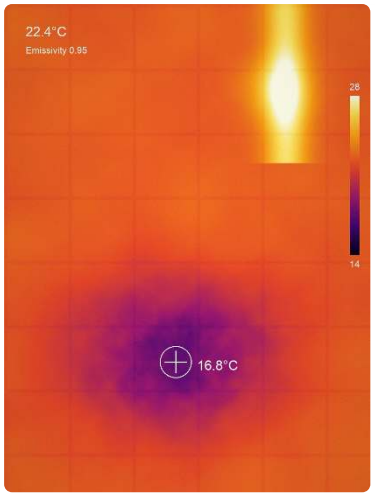
9.2 Elevated moisture at base of shower wall

Significant defect

MOISTURE

Thermal imaging showed a cool area at the base of the shower wall beside the mixer, and a non-invasive meter recorded 24% WME at this location. The grout is cracked and the silicone at the tray has failed, indicating moisture entering the wall structure.

Recommendation: Arrange specialist invasive moisture testing, then repair the shower waterproofing and any damaged framing. This should be undertaken by a suitably qualified specialist.



Living

Wall linings	Satisfactory	Ceilings	Satisfactory
Floors	Satisfactory	Doors	Satisfactory
Windows	Satisfactory		

No defects or maintenance items were recorded.

Bedroom 2

Wall linings	Defect	Ceilings	Satisfactory
Floors	Satisfactory	Doors	Satisfactory
Windows	Defect		

9.3 Moisture below bedroom window

Defect

MOISTURE

The lining below the bedroom window shows bubbling paint, and a reading of 95 on the relative scale was recorded at the bottom of the window jamb, assessed as wet. This indicates water is entering at the window.

Recommendation: Investigate the window flashing and the framing below the window and repair as required to stop the moisture ingress.

10. Services

Switchboard	Satisfactory	Smoke alarms	Maintenance
Hot water cylinder	Defect	Plumbing (visible)	Satisfactory
Heating	Satisfactory		

Inspector's notes: Low-pressure electric hot water cylinder in hallway cupboard. Heat pump in living room.

10.1 Hot water cylinder not restrained

Defect

PLUMBING

The hot water cylinder has no seismic restraint straps fitted. Unrestrained cylinders are at risk of displacement in an earthquake.

Recommendation: Engage a plumber to fit seismic restraints to the cylinder.

10.2 Smoke alarm in hallway only

Maintenance

SAFETY

Only one smoke alarm was present, located in the hallway, with none in or near the bedrooms. This provides limited early warning coverage for the sleeping areas.

Recommendation: Fit long-life photoelectric smoke alarms in or near each bedroom to improve coverage.

11. Gradual deterioration and maintenance

General maintenance items include exterior paint and timber joinery, where glazing putty is cracked or missing and sill paint is flaking, and the leaning east boundary retaining wall with decayed lower sleepers. The west spouting is blocked and holding water with two dripping joints, and the ceiling insulation is thin and displaced. In the subfloor there is no polythene ground cover and the soil under the bathroom is damp. Historic staining was noted on framing at the old flue, and smoke alarm coverage should be extended to each bedroom.

Ref	Location	Item	Recommended maintenance
4.2	Site	Timber retaining wall leaning	Monitor the wall for further movement and replace the decayed sleepers. If movement continues, obtain advice from a chartered engineer.
5.2	Exterior	Putty and paint failing on timber windows	Re-putty the affected timber joinery and repaint the sills and frames to maintain weather protection.
6.2	Roof	Spouting blocked, joints leaking	Clear the spouting and reseal the leaking joints, and maintain regular cleaning to keep the system flowing.
7.1	Roof space	Ceiling insulation thin and displaced	Top up and relay the ceiling insulation to achieve even coverage.
7.2	Roof space	Old water staining at flue	Recheck the area after the flue flashing has been repaired to confirm no ongoing moisture ingress.
8.2	Subfloor	No ground cover, damp soil under bathroom	Lay polythene ground cover to the subfloor, and recheck subfloor ventilation once the shower leak has been investigated.
10.2	Services	Smoke alarm in hallway only	Fit long-life photoelectric smoke alarms in or near each bedroom to improve coverage.

12. Moisture readings

Non-invasive moisture readings were taken at selected locations. Readings are indicative only and depend on the meter and scale used; they are reported here as recorded by the inspector. Elevated or wet readings should be investigated further by a specialist, which may require invasive testing.

Meter: Trotec T660, relative scale 0–200; % WME readings in wood mode.

Area / location	Reading	Scale / unit	Assessment
Roof space, framing at base of old flue (see 7.2)	**40**	relative	Dry at time of inspection
Kitchen, cabinet base under sink (see 9.1)	**19**	% WME	—
Bathroom, base of shower wall beside mixer (see 9.2)	**24**	% WME	—
Bedroom 2, bottom of window jamb (see 9.3)	**95**	relative	Wet

13. Limitations and areas not inspected

Limitations recorded by the inspector

SAMPLE REPORT: the property, client, inspector and company are fictional and the photographs are illustrative images, not photographs of a real property.
Subfloor: entered through the laundry hatch. The north-east corner under the bathroom has less than 300 mm clearance and was viewed by torch only.
Roof: viewed from a ladder at the eaves on the north and west sides; the south slope was viewed from the ground.
Roof space: viewed from the hatch only, as there were no walking boards.
Interior: the house was furnished and occupied. Furniture, floor coverings and stored items limited the inspection of some wall linings and floors.

Areas not inspected or with limited access

- Subfloor: Limited
- Roof exterior: Limited
- Roof space: Limited

Scope of this inspection

This inspection was a visual, non-invasive inspection of the accessible parts of the property on the date of inspection. It reports on the condition seen at that time and is not a guarantee that the property is free of defects.

Areas that were concealed, covered or inaccessible were not inspected, for example inside wall cavities, under floor coverings, behind fixed furniture or stored goods, and parts of the roof, roof space or subfloor that could not be accessed safely.

Services such as electrical, plumbing, drainage, gas and heating were inspected visually only where they were accessible; they were not tested. A licensed tradesperson should be engaged to assess their condition or compliance.

Moisture readings are indicative only. Weathertightness problems and moisture damage can be present without visible signs.

This report is not an assessment of compliance with the Building Code, and it does not confirm whether building consents or code compliance certificates exist. These can be checked with the local council, for example through a LIM report.

Buildings constructed before 2000 may contain asbestos-containing materials. Asbestos cannot be identified by visual inspection; testing by a qualified person is recommended before any renovation or demolition work.

This report has been prepared for the client named on the Certificate of Inspection and should not be relied on by any other party.

14. Use of AI in this report

> Observations and ratings by Jordan Sample, Example Inspections Ltd. Text drafted with AI assistance (24/10/2026). Not yet reviewed or issued.
>
> Moisture readings and the inspector's limitations are reproduced from the inspector's own notes, and readings are checked against those notes before they are included.

15. Terms and conditions of Example Inspections Ltd

Sample terms only. A real company replaces this text with its own terms and conditions of engagement.