KIWIS TRUSTED BRAND

F HOME INSPECTION

Building Inspection Report

Property Address:

Inspection Date: 17 June 2025

Report Date: 18/6/2025

Prepared For: [Title]

Prepared By: F Home Solutions

Inspector:

F HOME INSPECTION

Report Property Address: [Company Address]

I would like to take this opportunity to thank you for choosing F Home Inspection as your building inspector!

'Choosing the right home inspector can be difficult. Unlike most professionals you hire, you probably won't meet me until our appointment. Furthermore, different inspectors have varying qualifications, equipment, experience, reporting methods, and pricing. Ultimately, a thorough home inspection depends heavily on the individual inspector's own effort. If you honor me by permitting me to inspect your new home, I guarantee that I will give you my very best effort. This, I promise you.'

- Frank Guo



SAMPLE

F HOME INSPECTION

Report Property Address: [Company Address]

Contents

01 Inspection Traffic Lights

02 Summary of Inspection

03 General

04 Limitations and conditions

05 Glossary

06 Restriction

07 Site

08 Exterior

09 Roof

10 Roof space

11 Subfloor

12 Interior

13 Plumbing

14 Electrical

15 Garage

16 Moisture

17 Certificate of Inspection

SAMPLE

01. INSPECTION TRAFFIC LIGHTS

Green Traffic light G

The items we have listed in GREEN, are what we have deemed as a low concern at the time of the inspection or need regular monitoring at the time of the inspection.

Orange Traffic Light O

The items we have listed in Orange in the report are what we are deemed as moderate level of concern associated with the building element, prompting caution, further investigation and/or repair be considered.

Red Traffic Light R

The items we have listed in RED in the report are what we have deemed the high-level concerns in the property or a safety concern. It is recommended that these defects should be investigated further as soon as possible.

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02. SUMMARY OF INSPECTION

Please read this entire report and not just rely on the summary to highlight any areas of concern. There still could be information and defects that are not listed in the summary that you may want to be aware of. This report reflects the condition of the property only at the time and date of inspection. Building elements can fail or deteriorate after the inspection due to age, weather events, movement, material failure, poor maintenance, or hidden defects becoming active.

This report focuses on what we see as the nine main areas of concern for our clients when buying property. These areas are:

1. **Site 2. Exterior 3. Roof 4. Roof space, 5. subfloor, 6. Interior 7. Plumbing 8. Electrical 9. Garage**

Below is a summary of the highest concern level for each focus area and recommendations.

Please refer to the focus area for further details.

1.Site O	4.Roof space G	7. Plumbing G
2.Exterior R	5.Subfloor R	8. Electrical G
3.Roof O	6. Interior R	9. Garage G

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Overall, the property inspected appears to be in LOW AVERAGE CONDITION for its age,
construction type, and materials used in comparison with similar properties of the same age. The defects/risks observed, and recommendations are detailed in the report.

The key areas include the following:

Site

However, water staining was observed on several timber piles in the subfloor area behind the garage. This may indicate potential drainage issues. Further monitoring and investigation by a plumber/drainage specialist is recommended.

Exterior

Signs of borer infestation were observed:

- In the timber framing below the front and left-side living room windows
- In multiple areas of the interior flooring

Assessment and treatment by a pest control specialist is recommended.

Timber decay was observed below the left window of the living room, and inside floors beneath the front and left windows in the living room are sloping outward. Further assessment and repair by a qualified builder is recommended.

Cracking and early-stage rot were observed in the exterior cladding below the front and left windows. Repair or replacement is recommended. Any underlying damage uncovered during repairs should also be addressed.

Roof

Standing water was observed in sections of the gutter on the left side, front, and back, suggesting inadequate fall. Repair is recommended.

Subfloor

Uneven and sloping floors were observed throughout the dwelling. This was accompanied by:

- Doors out of alignment

SAMPLE

- Windows sticking or rubbing
- Gaps between floors and walls

These signs may indicate possible foundation movement.
Within the subfloor, alterations and repairs to the foundation system were noted. In one area, a concrete pile and bearer connection was packed with multiple timber shims that are not fixed in place. Further assessment by a qualified builder or foundation specialist is strongly recommended.

Interior

Entry:

The entry area was sloping away from level, accompanied by:

- Window binding
- Exterior wall cracking
- Gutter sloping

These may be related to structural movement. Repair by a qualified builder is recommended.

Bedroom 1:

The ceiling in the bedroom showed sagging, with:

- Supporting framing gaps
- Cracking at wall/ceiling junctions

Repair by a qualified builder is recommended.

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03. GENERAL

Weather Conditions at the time of the inspection:

Sunny

Recent weather conditions:

Sunny

Date and time of inspection:

17 June 2025

Building Furnished:

Yes

Onsite attendees:

Building inspector, realtor, and client

Did the homeowner, Agent or representation disclose any known issues to the property?

No

SAMPLE

04. LIMITATIONS AND CONDITIONS

1. This report and inspection are in accordance with F Home Inspection Agreement terms and conditions.
2. F Home Inspection (FHI) will perform a building inspection for the specific purposes of assessing the general condition of the building and identifying defects that are readily apparent at the time of inspection based on the limited visual, non-invasive inspection. No responsibility is accepted in the event that the Report is used for any other purpose.
3. Unless otherwise noted in this Agreement or not possible, the Report is based on a limited visual, above ground, non-invasive inspection of the standard systems and components of the building. FHI does not open up, uncover or dismantle any part of the building as part of the inspection or undertake any internal inspection of the building. The procedure for the inspection will not comply fully with NZS 4306:2005. New Zealand Standard Residential Property Inspection as there may be areas that an inspector cannot check or cover at the time of inspection or are not covered in NZ4306.2005 as this is a guide only.
4. The Report is a guide only (as per New Zealand Standards) and not a guarantee or warranty as to the state of the building or any product, system, or feature in the building.
5. Areas of the building that the inspector believes to be potential problem areas for moisture ingress are checked with a non-invasive moisture meter. Rotting of timber framing and/or the presence of toxic molds, however, can only be determined by invasive testing which requires the removal of wall linings. This cannot be done without the written consent of the owner and is outside the scope of the Report. The Report is not a specialist weathertightness report and is a Visual Weather Tightness condition report only.
   FHI accepts no responsibility or liability for any omission in its inspection or the Report related to defects or irregularities which are not reasonably visible at the time of the inspection, or which relate to components of the building:
   - which are below ground, or which are concealed or closed behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring).
   - 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) – FHI does not move owner/occupier items for the purposes of the inspection.
   - to which access is not reasonably and safely available to carry out a visual inspection. This may include roofs, subfloor areas and ceiling cavities and high, constricted, or dangerous areas for which inspection is not permitted by Occupational Safety and Health regulations.

   In addition, the customer accepts that FHI will not detect some defects because: the defect may only occur intermittently; the defect has been deliberately concealed; or we have been given incorrect information by the customer or any third party. If you believe that any of these circumstances apply, then you should immediately contact us to try and resolve the problem.
   Any area, system or component of the building or any item, feature or system not specifically identified in the Report as having been inspected was not included in the scope of the inspection. This includes the condition and location of any special features or services, underground services drainage or of any systems including electrical, plumbing, gas, or heating except as otherwise may be described in the Report. On request, specialist inspections can be arranged of weathertightness or structure or of any systems including electrical, plumbing, gas, or heating. Descriptions in the Report of systems or appliances relate to the existence of such systems or appliances only and not the adequacy, efficiency or life expectancy of such systems or appliances.

6. The Report:
   - is not a structural survey, engineer's report, weathertightness inspection or a report on the building's seismic safety. FHI can assist with arranging such specialist third party inspections upon request.
   - does not assess compliance with the requirements of any legislation (including any act, regulation, code or by-law) unless otherwise stated.

SAMPLE

- is not a geotechnical, site or environmental report. FHI makes no representation as to the existence or absence of any or "hazard" (as defined in the Health and Safety in Employment Act) or any "hazardous substance", "natural hazard" or "contaminant" (as those terms are defined in the Resource Management Act) in the building or property.

7. FHI has not undertaken any title search and assumes all improvements are within the legal boundaries of the property. No survey of the property or any search for information held by the territorial authority or any other relevant authority has been undertaken. It is recommended that the customer conducts his own Land Information Memorandum or Council property file search.
8. If the property is a Unit Title property, the inspection and Report is limited to the actual unit and any accessory unit(s) and does not extend to the remainder of the building or the common areas. FHI recommends the customer obtain a copy of the financial statements and minutes from meetings of the Body Corporate to establish the history of the inspected property under such Body Corporate.
9. Our responsibility in connection with this Report is limited to the customer to whom the Report is addressed and to that customer only. FHI disclaim all responsibility and will accept no liability to any other party without first obtaining our written consent of us. Any third party acting in or relying on this report, in whole or in part does so at his or her own risk. FHI reserves the right to alter, amend, explain, or limit any information given to any other party.
10. No Liability shall be accepted on an account of failure of the Report to notify any problems in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Inspector (including but not limited to or any area(s) or section(s) so specified by the Report).
11. Should any dispute arise as a result of the inspection or the Report, it must be submitted to FHI in writing as soon as practically possible but in any case, within ten working days of discovery. The customer agrees that in the event of a dispute, the contents of the Report may not be used to satisfy any terms of a sale and purchase agreement until the disagreement/dispute has been resolved. In the event the customer nevertheless enters into an unconditional agreement for purchase of the subject property or makes an existing agreement unconditional prior to resolution of the dispute, the customer shall be deemed to have waived the customer's rights to continue with and/or make any future claim against FHI in relation to that matter.Any claim relating to the accuracy of the Report, in the form of errors or omissions is limited to the failure on the part of FHI to follow the Standards of Practice of the New Zealand Standard; NZS 4306:2005 Residential Property Inspection (a copy can be made available for viewing if required). Except in the case of an emergency, the customer further agrees not to disturb, repair, replace or alter anything that may constitute evidence relating to the dispute or claimed discrepancy before FHI has had an opportunity to re-inspect and investigate the claim. The Customer understands and agrees that any failure to notify FHI or permit FHI to re-inspect as stated above shall be deemed to be a waiver of the customer's rights to continue with and/or make any future claim against FHI in relation to that matter.
12. Nothing contained in these terms and conditions shall be deemed to exclude or restrict any rights or remedies that the customer may have under the Consumer Guarantees Act 1993 or otherwise at law.
13. If any provision in these terms and conditions is illegal, invalid, or unenforceable, such provision shall be deemed to be excluded or read down to the extent necessary to make the provision legal, valid or enforceable, and the remaining provisions of these terms and conditions shall not be affected.
14. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors, and assignees.

SAMPLE

05. GLOSSARY

Fascia boards and barge boards: Is a board fastened to the projecting gables of a roof to give them strength and mask, hide and protect the otherwise exposed end of the horizontal timbers or purlins of the roof to which they were attached.

Soffit/Eaves: The exposed under surface of any exterior overhanging section of a roof eave.

Cladding: The exterior wall claddings is the application of one material over another to provide a skin or layer intended to control the infiltration of weather elements, or for aesthetic purposes. Cladding does not necessarily have to provide a waterproof condition but is instead a control element.

Trim: (Skirting, scotia and architraves) the finishing timbers around the floor and ceiling and the timbers around windows and doors.

Hardware: Door handles, door hinges, bolts, latches, window hardware, screws, switch plates, and doorknockers.

Gully Trap: A gully trap is a basin in the ground with a water seal to prevent foul odoursof the sewer reaching the surface.

Flashings: Are placed around discontinuities or objects which protrude from the roof of a building (such as pipes and chimneys, or the edges of other roofs) to deflect water away from seams or joints.

Bearer and Joists: A joist, in architecture and engineering, is one of the horizontal supporting members that run from wall to wall, wall to beam, or beam to beam to support a ceiling, roof, or floor. It may be made of wood, steel, or concrete. Typically, a beam is bigger than, and is thus distinguished from, a joist. Joists are often supported by beams and are usually repetitive.

GIB: (Drywall), also known as plasterboard or gypsum board, is a panel made of gypsum plaster pressed between two thick sheets of paper. It is used to line interior walls and ceilings.

SAMPLE

06. RESTRICTIONS

	Areas not inspected including reasons were:
	- Furniture, closed wardrobes/cupboards, and storage restricted full view of the interior in some areas, - Vegetation and storage restricted full view of the exterior decking, cladding and windows in some areas, - Insulation was covering the ceiling linings At the time of inspection, some areas were partially or fully inaccessible due to: • Stored items, furniture, fixed floor coverings • Ceiling insulation or restricted roof cavity access • Limited subfloor clearance • Wall linings, cladding systems, joinery, or built-in structures • Decks, paving, driveways, landscaping or finishes covering structure • Roof claddings concealing underlays and flashings • Underground services including drainage, stormwater, and foundations Defects may exist in these areas that were not visible and therefore not reported.

SAMPLE

07. SITE

INSPECTION FOCUS

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We do not evaluate whether it is a flood / earthquake prone site. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and public water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

RESTRICTIONS

Trees, vegetation, and storage restricted the full view.

7.1 ORIENTATION OF LIVING SPACES

The living room was on the Northern side of the house.

7.2 SITE EXPOSURE, CONTOUR AND VEGETATION

The house was positioned on a nearly flat section.
Exposure Zone: Zone C; Wind Zone: Low (BRANZ MAPS)
It is recommended that any vegetation touching the cladding is removed to help prevent the chance of moisture ingress in the future.

SAMPLE



7.3 RETAINING WALLS

N/A

7.4 PATHS AND DRIVEWAYS

Concrete and brick

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7.5 STEPS AND HANDRAILS;

Timber

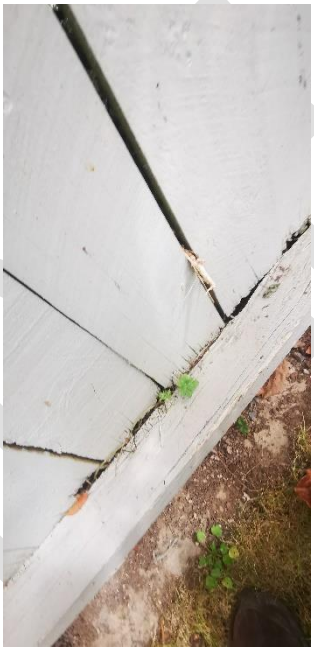


SAMPLE

7.6 FENCING:

Timber. Approximately 1.7m. Trees around restricted the full view.
Several areas of the fence were rotted and loose. Maintenance is recommended to reduce further damage.






SAMPLE



The base of the fencing post, where it met the ground, was rotting. Repair or replacement is recommended.

SAMPLE





SAMPLE

7.7 SURFACE WATER;

As far as can be established, there was no visible evidence of excess ponding or falling towards the property at the time of the inspection.

However, water staining was observed on several timber piles in the subfloor area behind the garage. This may indicate potential drainage issues. Further monitoring and investigation by a plumber/drainage specialist is recommended.





SAMPLE

08. EXTERIOR

INSPECTION FOCUS

This includes inspection of the external surfaces of the building like cladding, other systems attached to it and exterior features. We do not move anything for inspection.

RESTRICTIONS

Storage, vegetation, and decks restricted the full view of the exterior cladding.

8.1 CONSTRUCTION TYPE

Timer framed.

8.2 CLADDING MATERIAL

Directly fixed timber weatherboard and fibre cement weatherboard.

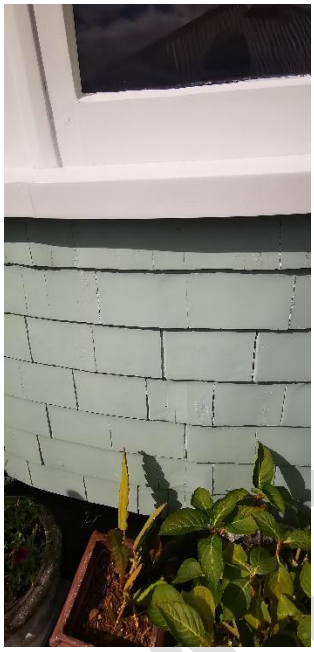
8.3 WALL CLADDING

Signs of borer infestation were observed:

- In the timber framing below the front and left-side living room windows
- In multiple areas of the interior flooring

Assessment and treatment by a pest control specialist is recommended.

SAMPLE




SAMPLE






Timber decay was observed below the left window of the living room, and inside floors beneath the front and left windows in the living room are sloping outward. Further assessment and repair by a qualified builder is recommended.

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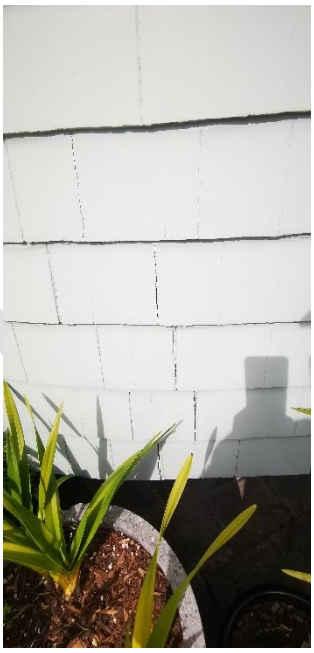




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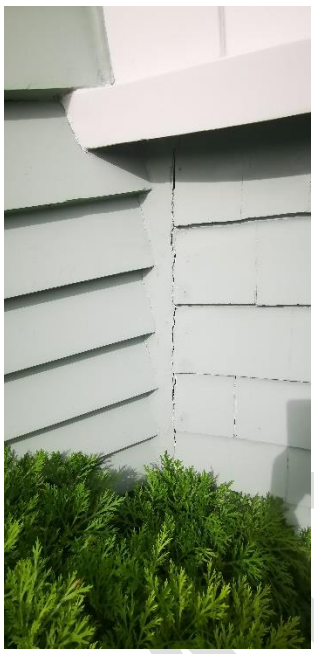
Cracking and early-stage rot were observed in the exterior cladding below the front and left windows. Repair or replacement is recommended. Any underlying damage uncovered during repairs should also be addressed.



SAMPLE





Cracks and paint deterioration were observed in various areas of the exterior. Ongoing maintenance is recommended to reduce water damage.

SAMPLE



Gaps were observed at joints on the left side of the garage fibre cement wall. Repair is recommended to reduce the risk of moisture ingress.

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8.4 DOORS & WINDOWS

Corrosion was observed to the head flashings of two windows. Replacement is recommended to reduce the chance of water ingress.

SAMPLE





8.5 BALCONIES/VERANDAHS/PATIOS/DECKS/SUSPENDED FLOORS/BALUSTRADES

Timber deck.

SAMPLE



SAMPLE

09. ROOF

INSPECTION FOCUS

We generally do not walk on the roof as it can cause roof surface damage. In some cases, we do walk on the roof where it won't cause damage and is safe to do so, where a closer inspection is preferred. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer 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. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of a standard home inspection. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors except for their connection to roof.

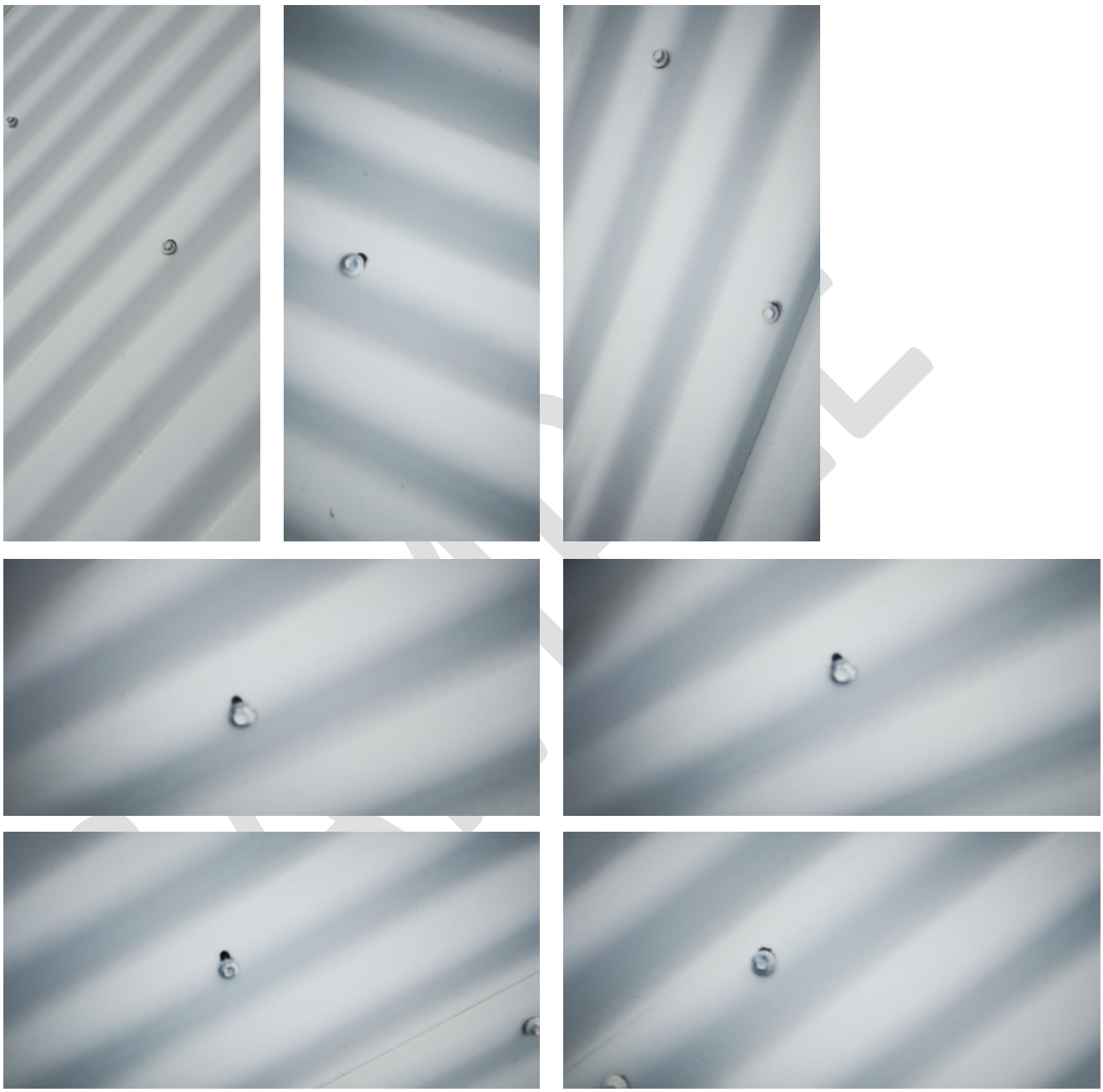
9.1 ROOF MATERIAL

Profiled Metal

9.2 ROOF

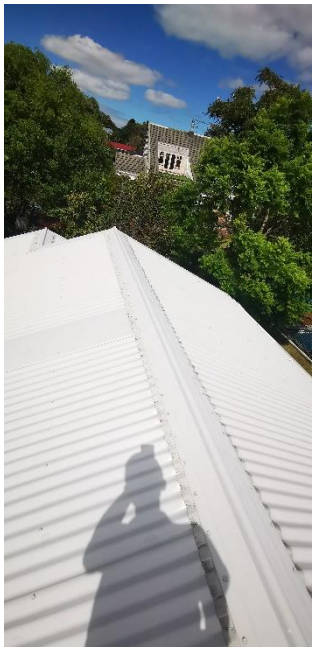
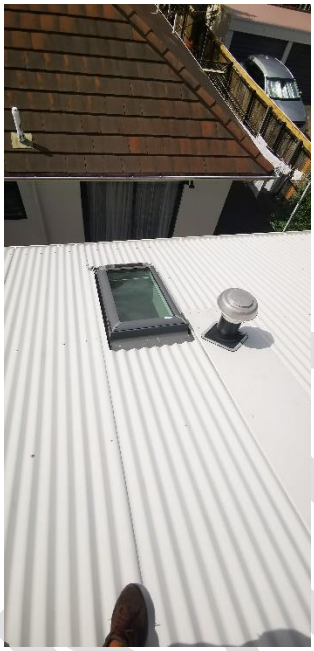
Some fixings appear to have been overdriven, damaging the sealing washers (a few shown below). Full assessment and replacement are recommended to reduce the risk of water ingress.

SAMPLE



9.3 FLASHING

Metal, boot and soaker flashings.



9.4 VENTS & FLUES

The flue penetration is fitted with a boot flashing and sealant. Ongoing monitoring or upgrading to a soaker-style flashing is recommended to reduce leakage risk.

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9.5 EAVES, FASCIA, AND SOFFITS

Sections of soffit are loose and show signs of rot. Repair or replacement by a building contractor is recommended.

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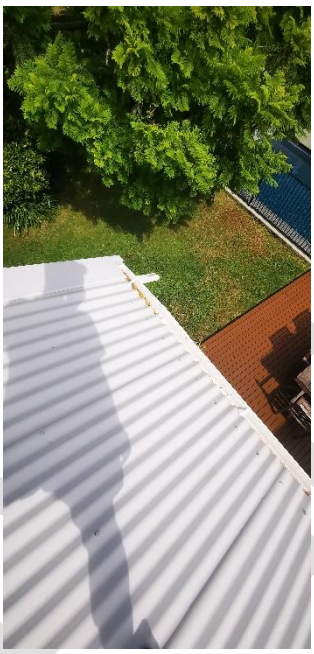


9.6 GUTTERS AND DOWNPIPES

Standing water was observed in sections of the gutter on the left side, front, and back, suggesting inadequate fall. Repair is recommended.

SAMPLE








One downpipe is dripping/leaking and requires repair.





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10. ROOF SPACE

INSPECTION FOCUS

There is a minimum access requirement for inspecting the attic space in the inspection standard and it is not possible to access all parts of the attic. We do not enter the attic if we feel it is unsafe to do so. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attic will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it.

RESTRICTIONS

No ceiling joists were inspected as these were covered by insulation. The roof space area was only inspected on crawl boards (designated walkways). Other areas were not safely accessible.

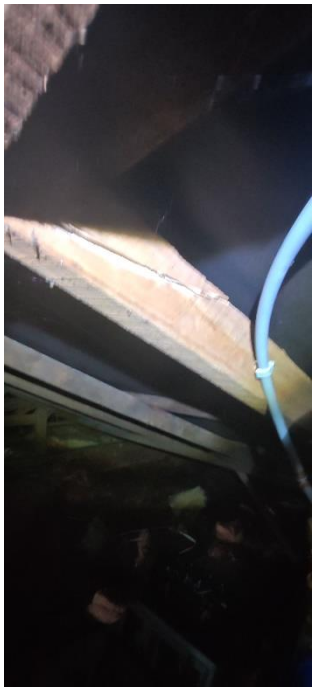
10.1 ACCESSIBILITY

The attic hatch is in the bedroom.

10.2 FRAMING

Timber. Alterations and replacement framing members were observed within the roof space. Cracking was observed in two framing members. Monitoring is recommended, and repair may be required if deterioration continues.

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A large amount of stored items was observed within the roof space. Excessive storage may place additional load on ceiling linings and could contribute to damage or deformation over time. Removal is recommended.

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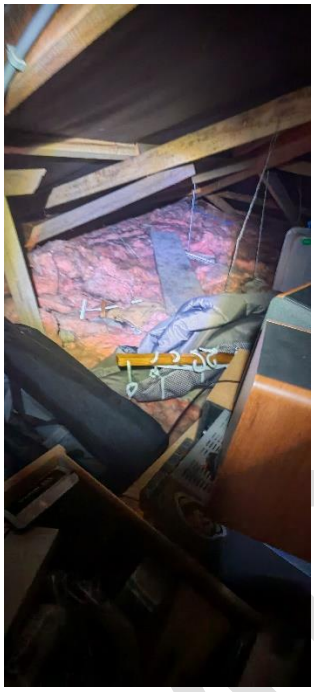




Water stains were observed on the framing, which appeared dry at the time of inspection. This may suggest past moisture exposure. However, regular monitoring is recommended.

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10.3 ROOFING PAPER

Bituminous

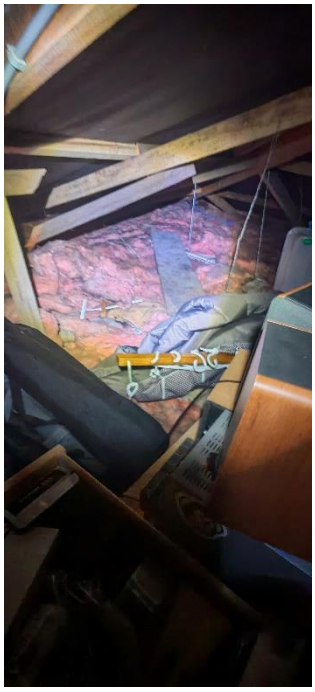
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10.4 INSULATION

Polyester. Approximately 50mm. Approximately 90% covered. Top up is recommended.

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10.5 INSECTS, VERMINE, BIRDS, RODENTS

No signs of pest intrusion.

SAMPLE

11. SUBFLOOR

INSPECTION FOCUS

There is a minimum access requirement for inspecting the subfloor in the inspection standard and it is not possible to access all parts of the subfloor. We do not enter the whole space if we feel it is unsafe to do so. This inspection is not a structural inspection. All structures are dependent on the soil beneath them for support, but soils are not uniform. In accordance with the inspection standard, we identify foundation types and look for any evidence of deficiencies / alterations. However, minor cracks or deteriorated surfaces are common in many foundations. 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 and roof water to flow away from the foundation. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We are not foundation specialists; we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

RESTRICTIONS

The subfloor area contains debris and pipework, and only part of the main dwelling subfloor was accessible. A full inspection of all areas was not possible.

11.1 ACCESSIBILITY

Access through hatch on the right wall and back wall.

Timber baseboards show signs of rot, looseness and deterioration in multiple locations. Repair or replacement is recommended.

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11.2 BEARERS AND JOISTS

Timber.

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11.3 PILES

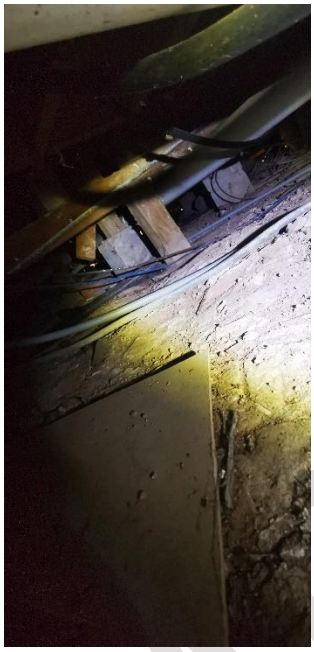
Timber and concrete.

Uneven and sloping floors were observed throughout the dwelling. This was accompanied by:

- Doors out of alignment
- Windows sticking or rubbing
- Gaps between floors and walls

These signs may indicate possible foundation movement.
Within the subfloor, alterations and repairs to the foundation system were noted. In one area, a concrete pile and bearer connection was packed with multiple timber shims that are not fixed in place. Further assessment by a qualified builder or foundation specialist is strongly recommended.

SAMPLE



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11.4 IS VAPOR BARRIER

Vapor barrier controls the water vapour from intruding the timber floor. No moisture barrier under the main property. Installation is recommended.



11.5 VENTILATED,

Ventilated.

11.6 FLOORBOARDS

Not visible because covered by insulation.

11.7 UNDERFLOOR INSULATION

Polyester and Rigid Foam Board Insulation. Approximately 35mm.

SAMPLE





SAMPLE

12. INTERIOR

INSPECTION FOCUS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets, and closets, and the
testing of a representative number of windows and doors. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets, or cabinets, nor comment on cosmetic deficiencies. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible. Check with owners for further information. We do not inspect the fireplace or chimney interiors. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Testing or identifying the source of environmental pollutants or odours (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service.

RESTRICTIONS

Furniture, closed wardrobes/cupboards, and clutter restricted full view of the interior in some areas. (A few shown below)

SAMPLE






12.1 DOORS (INTERIOR)

A representative number of interior doors and all exterior doors were out of alignment.

12.2 WINDOWS

A representative number of windows were sticking or rubbing.

12.3 MAIN FLOOR, WALL, AND CEILING

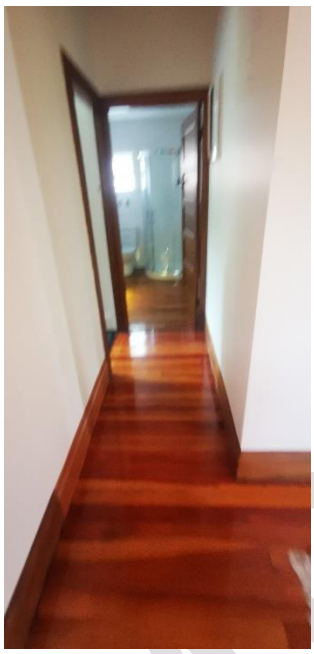
Floors are covered with timber floor in general. Walls: Plaster board. Ceilings: Soft board.
Uneven and sloping floors throughout the dwelling (refer to subfloor section above).

12.4 ENTRY / HALLWAYS

Condition: Photo showing overview of the area.

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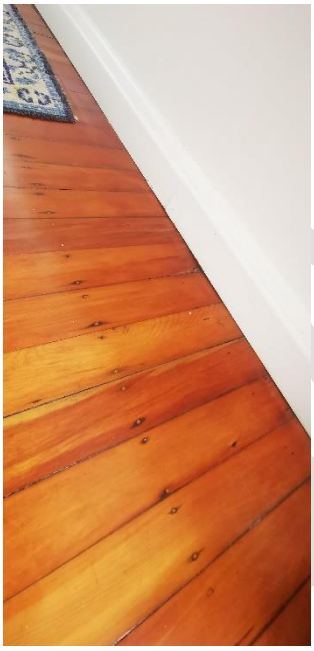
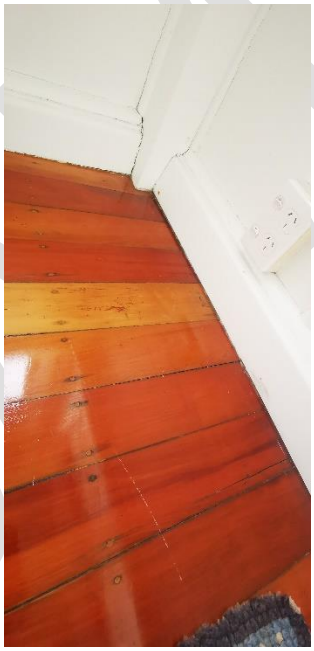
The entry area was sloping away from level, accompanied by:

- Window binding
- Exterior wall cracking
- Gutter sloping

These may be related to structural movement. Repair by a qualified builder is recommended.

SAMPLE

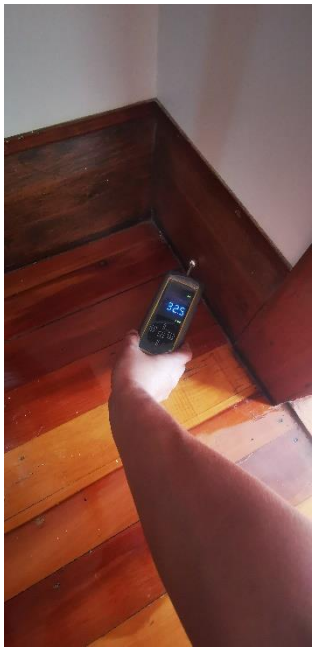




Moisture Readings: Low moisture readings were recorded indicating dry conditions.

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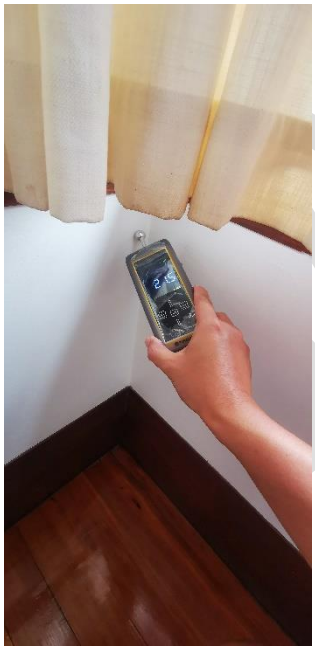
12.5 LIVING ROOM

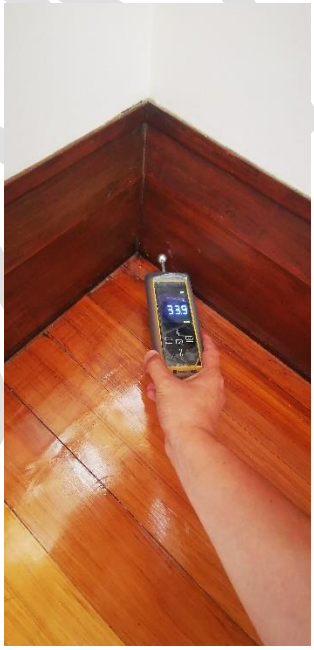
Condition: Photo showing overview of the area.

SAMPLE



Moisture Readings: Low moisture readings were recorded indicating dry conditions.





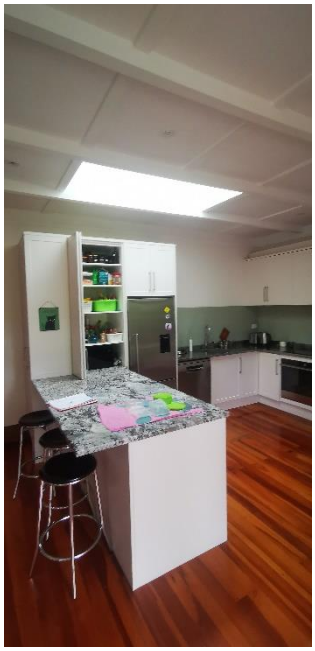




SAMPLE

12.6 KITCHEN

Condition: Photo showing overview of the area.

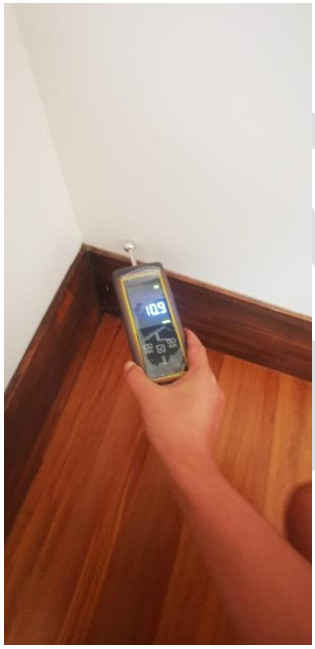


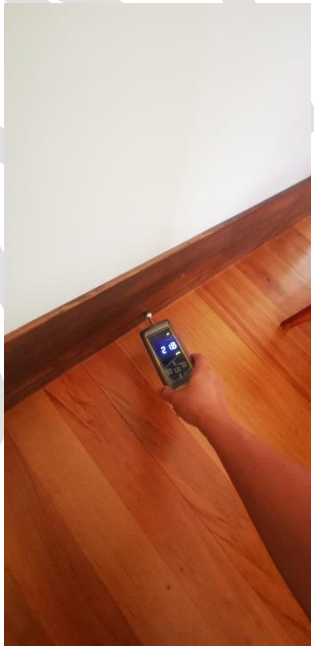


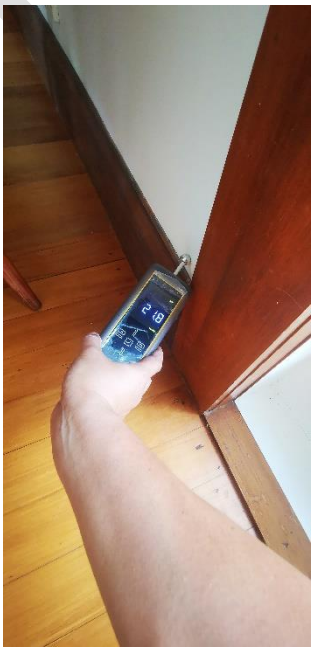

SAMPLE



Moisture Readings: Low moisture readings were recorded indicating dry conditions.



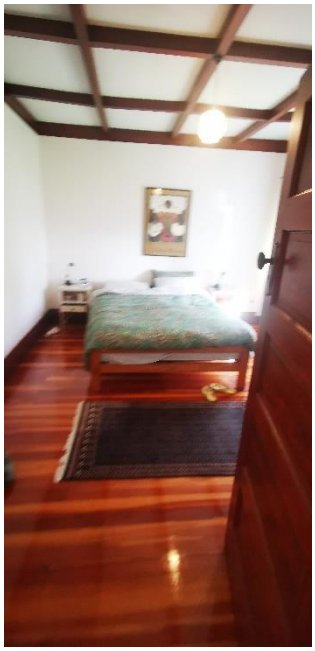




SAMPLE

12.7 BEDROOM 1

Condition: Photo showing overview of the area.

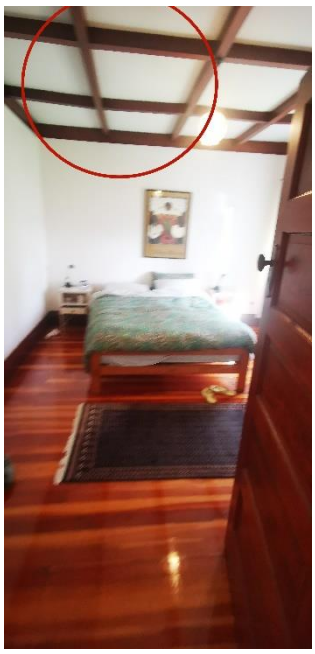


The ceiling in the bedroom showed sagging, with:

- Supporting framing gaps
- Cracking at wall/ceiling junctions

Repair by a qualified builder is recommended.

SAMPLE



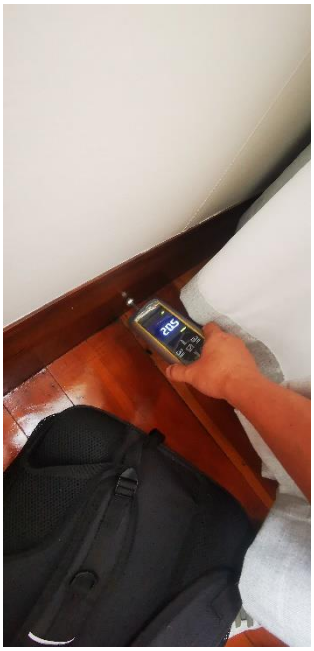
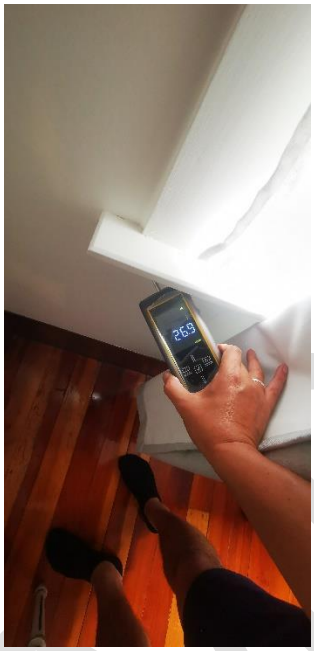
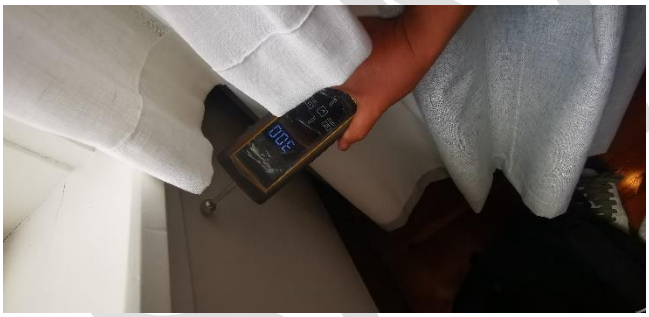
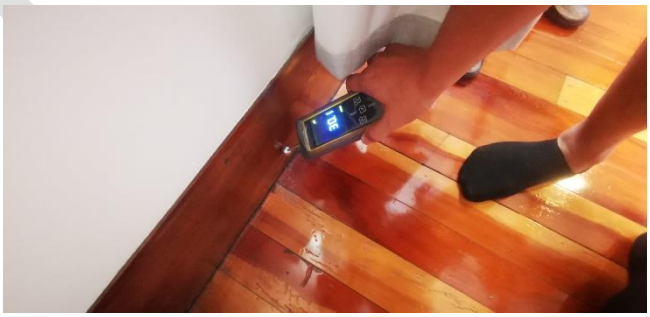


Cracking was observed to window sills. Repair is recommended.



SAMPLE

Moisture Readings: Low moisture readings were recorded indicating dry conditions.

12.8 BEDROOM 2

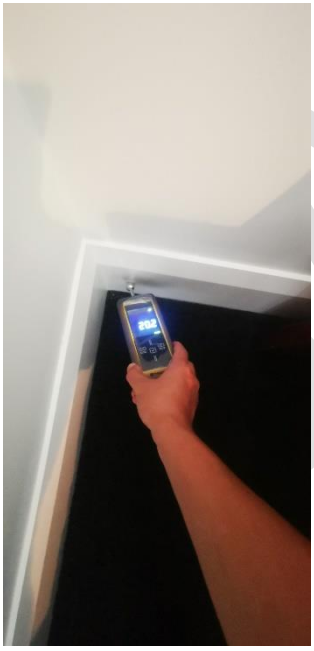
Condition: Photo showing overview of the area.

SAMPLE

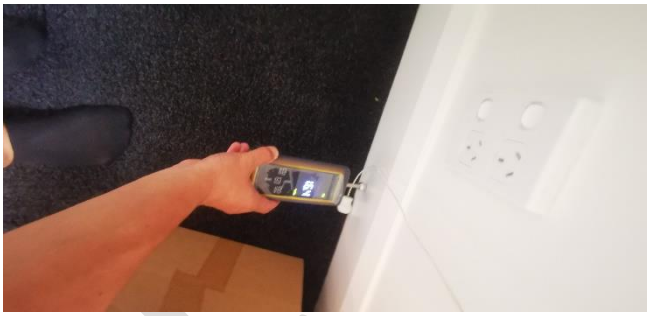


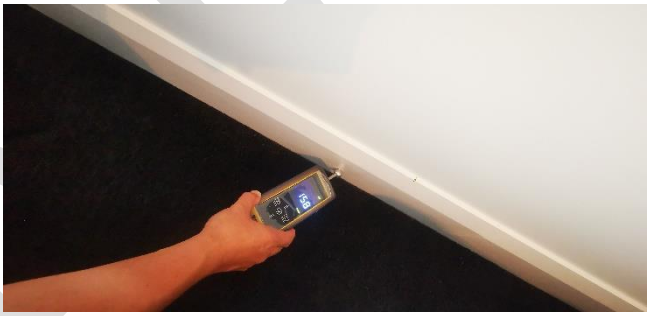


Moisture Readings: Low moisture readings were recorded indicating dry conditions.



SAMPLE



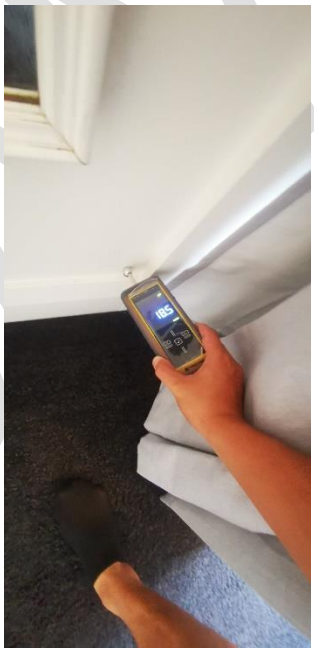
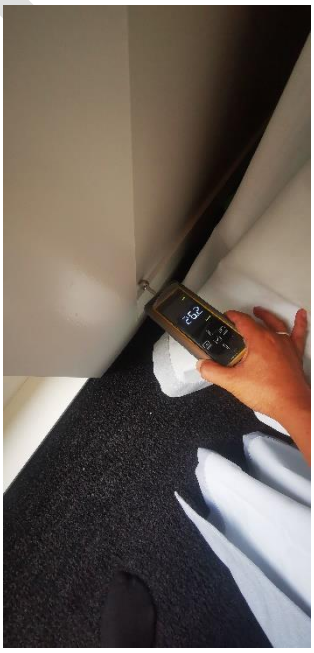
12.9 BEDROOM 3

Condition: Photo showing overview of the area.

SAMPLE



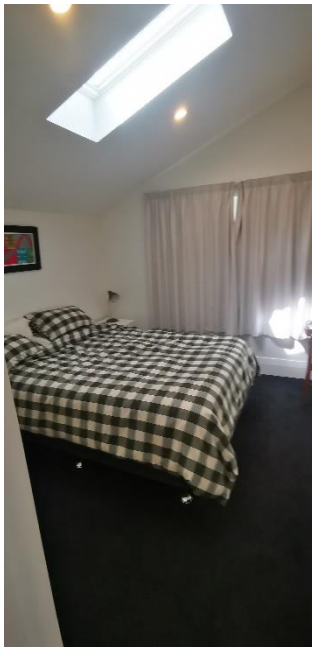

Moisture Readings: Low moisture readings were recorded indicating dry conditions.

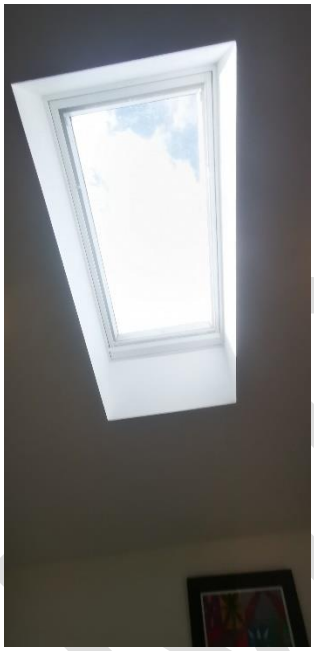




SAMPLE

12.10 BEDROOM 4

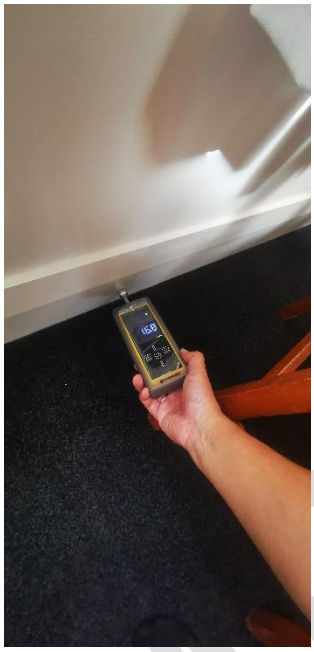
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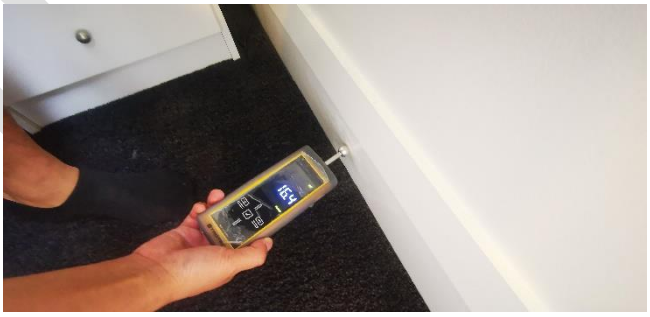




Moisture Readings: Low moisture readings were recorded indicating dry conditions.

SAMPLE

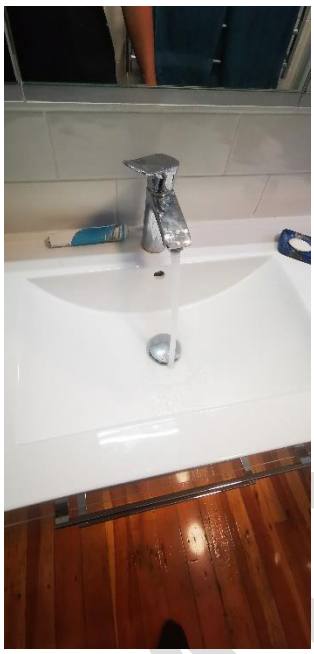





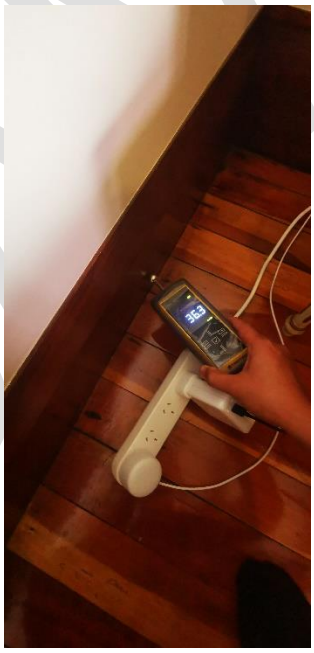
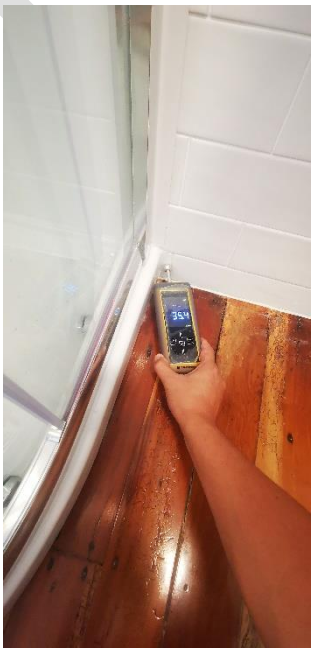
12.11 BATHROOM/WC

Condition: Photo showing overview of the area.

SAMPLE

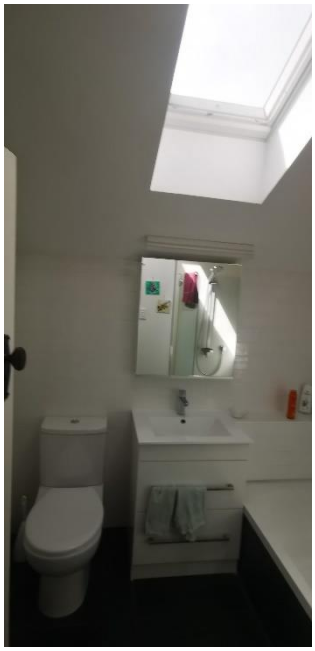




Moisture Readings: Low moisture readings were recorded indicating dry conditions.

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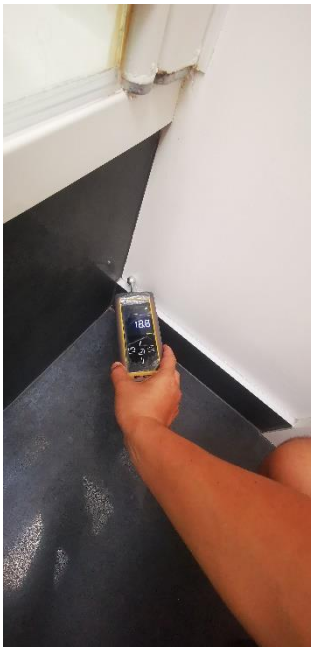
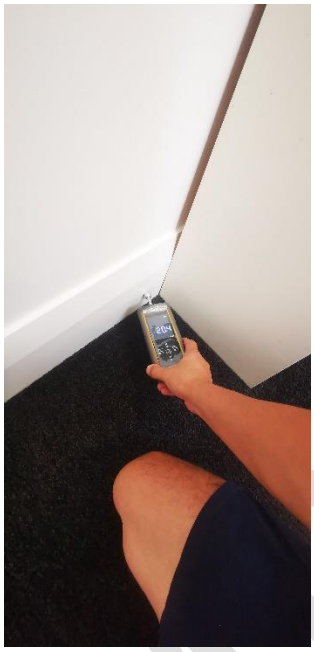
Condition: Photo showing overview of the area.

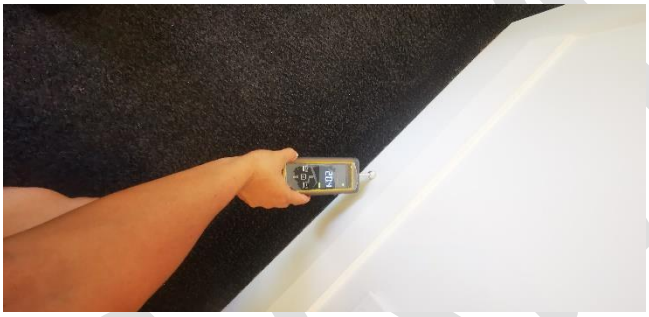
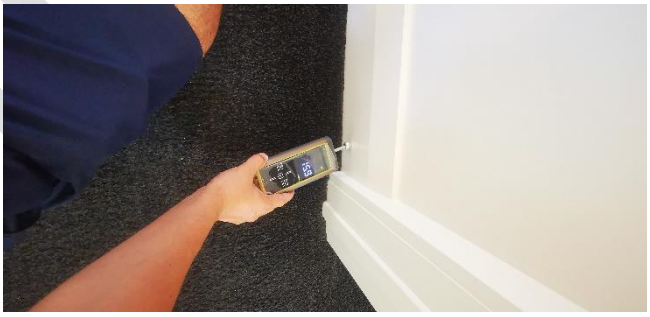





Moisture Readings: Low moisture readings were recorded indicating dry conditions.

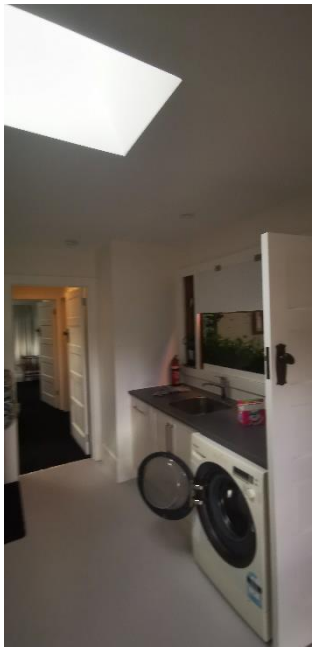
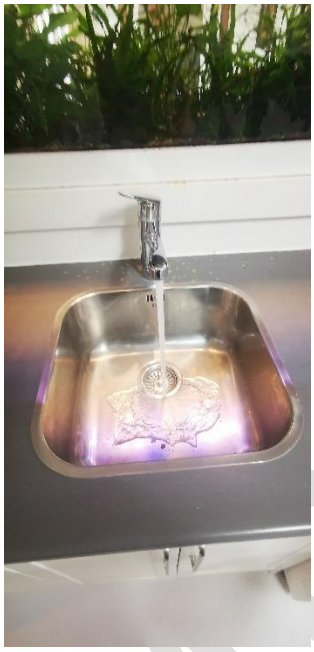
SAMPLE

12.12 LAUNDRY

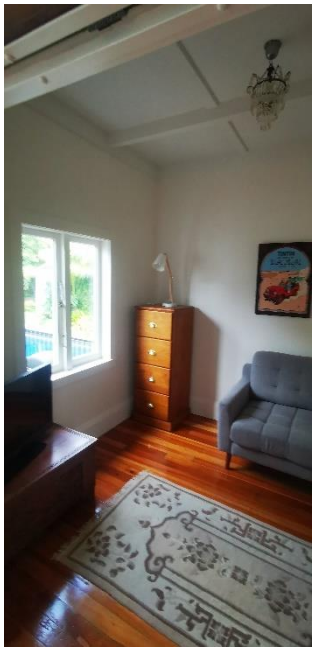
Condition: Photo showing overview of the area.


12.13 STUDY ROOM

Condition: Photo showing overview of the area.

SAMPLE

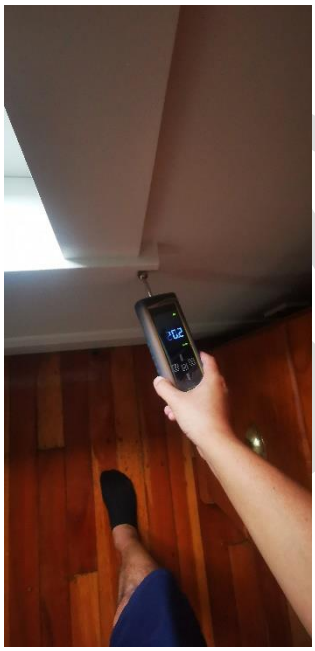


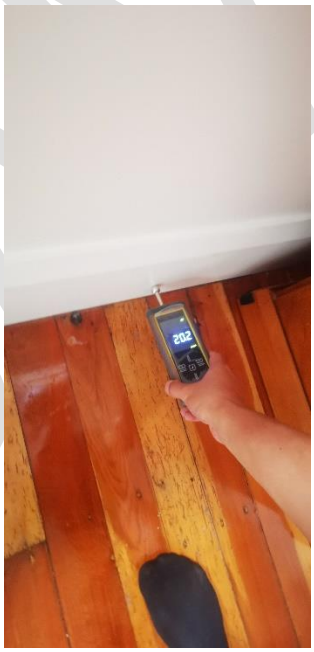
The door showed uneven gaps at the top and bottom, indicating misalignment. Adjustment or repair is recommended.

SAMPLE

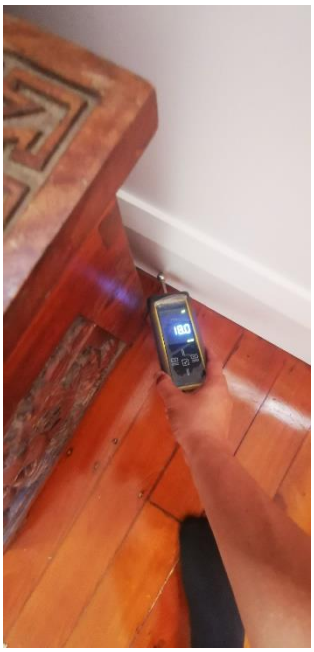


Moisture Readings: Low moisture readings were recorded indicating dry conditions.









SAMPLE

13. PLUMBING

INSPECTION FOCUS

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.
Water heater is only inspected visually where accessible and its response to hot water demand from taps. The adequacy or efficiency is not tested which is beyond the scope of this standard inspection.

13.1 WATER SOURCE

1.The home water was supplied from a public source.

2.Water tank

SAMPLE



13.2 HOT WATER CYLINDER

In the roof space.

SAMPLE



13.3 DRAIN / WASTE / VENT PIPES NOTES

The General Home Inspection is a visual inspection of the home systems and their visible, accessible components. Blockages can occur between the time the home is inspected and the time you move in, sometimes due to cleaning activities. Blockages will eventually occur, usually relative in severity to the age of the plumbing system, and will range from minor blockages of branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main sewer line. Minor blockages are usually easily cleared, either by chemical or mechanical means or by removing and cleaning the traps. The Inspector recommends that you ask the sellers if they have ever experienced any drainage problems. If the home is older, you may wish to have the main waste line video-scanned, as replacement can be expensive.

SAMPLE

14. ELECTRICAL

INSPECTION FOCUS

We are not electricians and in accordance with the inspection standard, we only test a representative number of
switches and outlets and do not perform load-calculations to determine if the supply meets the demand. We do not open the panel cover and we check the main panel visually and make our comments. Any electrical repairs or
upgrades should be made by a registered electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms and built in vacuum equipment.

14.1 LIGHTS;

A representative number of interior and exterior wall switches responded to testing at the time of the inspection.

14.2 POWER POINTS

A representative number of power points responded to testing at the time of the inspection.

14.3 METER BOARD POSITION

Position: Front of house, Smart meter

SAMPLE



SAMPLE

15. GARAGE

INSPECTION FOCUS

Inspection of garage may be limited by the parked vehicles. Garages are designed as non-habitable spaces and are inspected accordingly.

15.1 DOORS

The door was functional.

15.2 GENERAL CONDITIONS

Condition: Photo showing overview of the area.





Minor cracking was observed at the corner of the garage concrete foundation. Repair is recommended to reduce further damage.

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SAMPLE

16. MOISTURE

INSPECTION FOCUS

Any moisture concentrations detected during this inspection will be included within this report. We use Trotec T660 non-invasive moisture meter to perform our moisture testing.

Range Of Moisture Reading (Digits)

1-40 ..... Dry

41-80 ..... Damp

81 & above ..... Wet



The displayed measurement values are not qualified moisture measurement in accordance with or applicable professional regulations. The measured values are only to be interpreted as indicators (dry, damp, and wet). The areas are limited to window corners and the wall bottom inside the property.

These readings are indicative only and vary from property to property and dependent on the weather and other conditions at the time of inspection. Sometimes the moisture meters may show false positive readings due to the presence of metals underneath. Damp and wet readings will be notified in the report and further intrusive destructive testing may be required to examine the extent of moisture intrusion / damage which is not under the scope of this standard inspection. Infrared thermography may be performed if conditions favour, and any abnormalities will be confirmed with moisture meter and reported. Moisture testing is carried out as a screening tool only. It does not guarantee that all leaks, moisture ingress, or weathertightness failures will be detected. Moisture problems may be: Intermittent; Seasonal; Concealed within construction; Not active at the time of inspection. A building may still have weathertightness or leak-related issues even if readings were normal on the day.

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17. CERTIFICATE OF INSPECTION

Certificate of Inspection in accordance with NZS 4306:2005

Client: [Title]

Site Address: [Company Address]

Inspector: Frank Guo

Company: F Home Inspection

Qualifications: NZIBS Certificate in Residential Property Inspections

Report type: Residential Building Inspection Report

Date of Inspection: 17 June 2025

Areas Inspected: Site, Subfloor, Exterior, Roof, Roof space, Interior, Services, Accessory units Ancillary Spaces and Buildings

Certification

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



On behalf of F Home Inspection
Date: 18/6/2025

An inspection carried out in accordance with NZS4306:2005 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 NZS4306:2005 for full details.

SAMPLE