



HS BUILDING INSPECTIONS
a division of
Heat Seekers Ltd
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Thermal Imaging Inspection

5B Domett Avenue, Epsom



Prepared By:	HS BUILDING INSPECTIONS	Customer / Client:	Glen Ogilvie
Inspectors Name:	Graham Walton	Prepared For:	*****
Date:	28/07/2022 & 13/10/2022	Address:	5B Domett Avenue, Epsom
Time:	13:00 (12 GMT)	Email:	
		Contact:	

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INSPECTION DETAILS

Property Inspection	Pre-Listing Moisture and Leak Detection Inspection
Description	Approximate year built – 1990's
Area	As indicated only
Condition Range	GOOD
Repair Priority	MONITOR ACTION
Severity	Na
Emissivity	0.95
Present	Inspector, Client
Weather Conditions	Showers with Storm conditions in the preceding week
Inspected By	Graham Walton / Level 1 Certified Thermographer (#2012 NZ49N003) NZiBi Registered Building Inspector (#041)
Indoor Air Temp (*C)	20.20°C
Indoor Relative Humidity (%)	67.40%
Dew Point (inside) (*C)	13.90°C
Outdoor Air Temperature (*C)	16.50°C
Outdoor Relative Humidity (%)	70.60%
Wind Speed (kph)	14kph
Camera Manufacture	FLUKE®
Camera	Ti480 - 16120192
Hygrometer	Fluke 971 Handheld Thermo-hygrometer
Moisture Meters	Survey-Master Protimeter Capacitance Non-Invasive Moisture meter, Trotec T600 Microwave Non-Invasive Moisture Meter and a TrotecT660 Dielectric Non-Invasive Moisture meters were used at the time of inspection. A reading of 50 digits on the meter is around 18% moisture content. Any reading over 50 digits is deemed as suspect and further investigation is recommended. 0-40 Dry, 40-80 Damp, 80+ Wet. Subject to surface material. Trotec T500 Moisture Meter with 50mm Teflon Probes, Invasive testing if applicable.

PRIORITY OF ANOMALIES:

NO ANOMALIES	Detected at the time of the inspection.
MONITOR ACTION	Requires regular assessments.
MINOR ACTION	Maintenance required and monitor anomaly.
MAJOR ACTION	Remedial work is required to remedy and prevent further damage. May require a more invasive inspection.
URGENT ACTION	A profoundly serious, dangerous or life-threatening anomaly has been detected and needs to be rectified now.

SEVERITY OF ANOMALIES:

**Approximate guide only. Subject to material. Only reported if invasive testing is performed.

NONE	No rating was given.
NO PROBLEM FOUND	All normal 0-18% moisture, will not support timber decay.
SLIGHT	Above average 19-23% moisture, will not support timber decay. ACTION is required.
MODERATE	Above average, investigate 24-30% moisture, content within this range may allow the establishment of decay under certain conditions. ACTION is required.
SEVERE	Above normal, damage possible, investigate 31-39% moisture content at these levels will allow the establishment of most timber decay mould species if moisture is allowed to remain over time. ACTION is required.
EXTREME	Extreme damage highly likely, investigate 40% + moisture content in this range are extreme and will likely result in deterioration of the timber, which may be rapid. It is likely that timber with these moisture contents will possibly require removal from the structure. ACTION is required.

CONDITION:

**Used as an overall comment to summarise the general condition of the item or area being checked.

EXCELLENT	Is given when the item is believed to be in new or near new condition.
GOOD	Better than would be expected given the age of the property.
AVERAGE	When the condition is at the standard expected given the age of the house. Some wear and tear would be expected but is still in serviceable order.
FAIR	The condition is below the standard expected. There is damage and / or incomplete work that will most likely need attention.
POOR	The condition is well below the standard expected and causing ongoing damage.
NON - COMPLIANT	The condition is profoundly serious or dangerous.

EXECUTIVE SUMMARY

CLIENTS INSPECTION BRIEF

“_”

CLIENTS AREAS OF CONCERN

“_”

INSPECTION SUMMARY

A non-invasive visual inspection was conducted at the property. There is no evidence that moisture has entered into the internal envelope from the roof, joinery, cladding, ground water ingress and or bathrooms at the time of inspection.

The property appears in a GOOD condition. All cladding, joinery and roofs require vigilance and maintenance to ensure weather tightness. We recommend that the exterior is repainted at a maximum of 7-year intervals by a specialist contractor. This property requires yearly inspections by HS Building Inspections to be documented for the owners. This will identify any anomalies yearly and prioritise maintenance action.

INSPECTION RESTRICTIONS

Limited access to roof due to height and or weather conditions. Limited access to some areas due to access size and or personal possessions. All HS Building Inspections assessments / inspections are non-invasive unless instructed otherwise. We did not disturb or move any insulation, panels, furniture, personal items, equipment, vegetation or other items or materials that may have obstructed access or visibility to perform the inspection and may be incomplete because of limited access and are subject to our Terms and Conditions. All inspections and reports are valid for the day of inspection only, due to various conditions outside of our control after the day of inspection. This report is only for the benefit of the Customer (Client) to whom it is addressed. This document cannot be relied upon by any other person or party and we advise to seek independent advice. This inspection should not be confused with a Pre-Purchase Inspection, Building Report, building code, Healthy Homes inspection or any guarantee of any kind, but as a tool to aid you to be better prepared and knowledgeable. Information provided in this document is provided as is without warranty of any kind, either expressed or implied. A) This property report is a visual one only of the building elements which could be seen easily, and does not include any item that is closed in or concealed including flooring, walls, ceilings, framing, plumbing and drainage, heating and ventilation and wiring etc. Therefore, we are unable to report that any such part of the structure is free from defect. B) This property report does not include the structural, electrical, plumbing or gas piping and fitting, home heating state of the premises, as our consultants are not qualified for this but can arrange for these areas to be inspected by those people whose qualification enable them to do so. C) Information provided in this document is provided as is without warranty of any kind, either expressed or implied. D) Chattels are not assessed or inspected. The inspection report is not a specific structural survey, engineers report, weathertightness inspection or seismic standard status / rating report. If the Client requires a structural survey, engineers report, weathertightness inspection or other inspection from a third-party specialist, we can assist with arranging such specialist third party inspection upon request.

EXTERNAL REFERENCE IMAGES

The Entrance Door face has been called EAST ELEVATION for reference purposes only.

NORTH ELEVATION

na

EAST ELEVATION

na

SOUTH ELEVATION

na

WEST ELEVATION

na

Our findings are reported as priority of repair, not the severity of the problem. To report the severity invasive testing needs to be done.

We provide an independent report with no personal stake in finding or hiding problems, only a commitment to professional service.

Prepared by: Graham Walton

Signed:



INTERNAL AREA REPORT

ENTRANCE

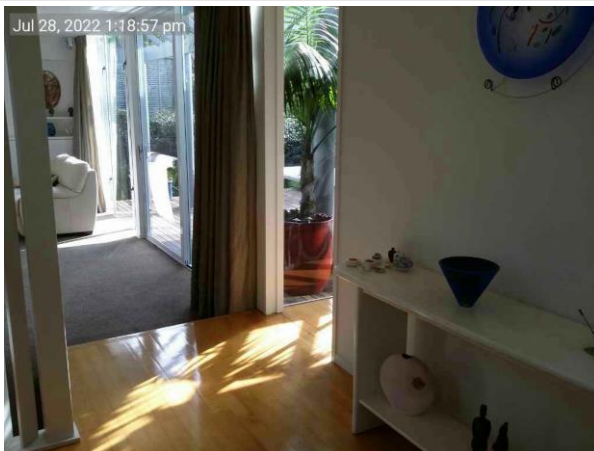


Area Location/ Description	EAST, SOUTH, ENTRANCE LEVEL.
Overall Condition	GOOD - Better than would be expected given the age of the property.
Severity	NONE
Action Required	MONITOR ACTION

Notes

No elevated moisture readings detected at time of inspection other than notes. All moisture readings were normal 0-18% moisture.

Reference Images



POWDER ROOM



Area Location/ Description

SOUTH, ENTRANCE LEVEL.

Overall Condition

GOOD - Better than would be expected given the age of the property.

Severity

NONE

Action Required

MONITOR ACTION

Notes

No elevated moisture readings detected at time of inspection other than notes. All moisture readings were normal 0-18% moisture.

Reference Images

DINING ROOM



Area Location/ Description

INTERNAL, ENTRANCE LEVEL.

Overall Condition

GOOD - Better than would be expected given the age of the property.

Severity

NONE

Action Required

MONITOR ACTION

Notes

No elevated moisture readings detected at time of inspection other than notes. All moisture readings were normal 0-18% moisture.

Reference Images

LOUNGE



Area Location/ Description

SOUTH, NORTH, ENTRANCE LEVEL.

Overall Condition

GOOD - Better than would be expected given the age of the property.

Severity

NONE

Action Required

MONITOR ACTION

Notes

No elevated moisture readings detected at time of inspection other than notes. All moisture readings were normal 0-18% moisture.

Reference Images

KITCHEN



Area Location/ Description

INTERNAL, WEST, ENTRANCE LEVEL.

Overall Condition

GOOD - Better than would be expected given the age of the property.

Severity

NONE

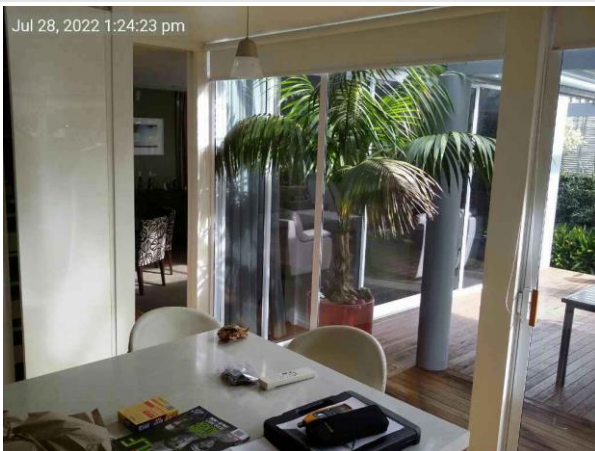
Action Required

MONITOR ACTION

Notes

No elevated moisture readings detected at time of inspection other than notes. All moisture readings were normal 0-18% moisture.

Reference Images



FAMILY ROOM



Area Location/ Description

INTERNAL, WEST, ENTRANCE LEVEL.

Overall Condition

GOOD - Better than would be expected given the age of the property.

Severity

NONE

Action Required

MONITOR ACTION

Notes

No elevated moisture readings detected at time of inspection other than notes. All moisture readings were normal 0-18% moisture.

Reference Images



PRIMARY BEDROOM



Area Location/ Description

WEST, NORTH, ENTRANCE LEVEL.

Overall Condition

GOOD - Better than would be expected given the age of the property.

Severity

NONE

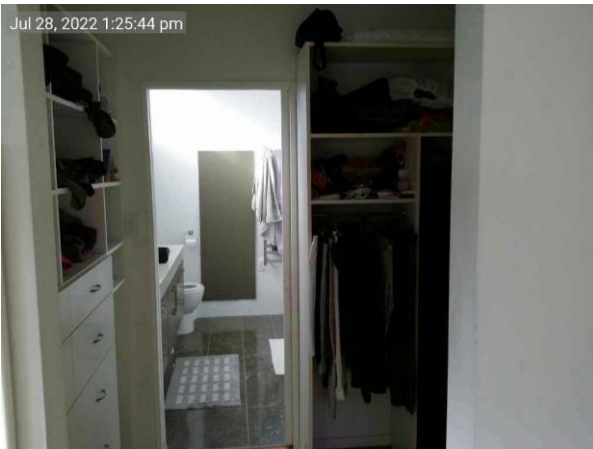
Action Required

MONITOR ACTION

Notes

No elevated moisture readings detected at time of inspection other than notes. All moisture readings were normal 0-18% moisture.

Reference Images



ENSUITE



Area Location/ Description

NORTH, ENTRANCE LEVEL.

Overall Condition

GOOD - Better than would be expected given the age of the property.

Severity

NONE

Action Required

MONITOR ACTION

Notes

No elevated moisture readings detected at time of inspection other than notes. All moisture readings were normal 0-18% moisture.

Reference Images



GARAGE / LAUNDRY



Area Location/ Description

NORTH, SOUTH, ENTRANCE LEVEL.

Overall Condition

GOOD - Better than would be expected given the age of the property.

Severity

NONE

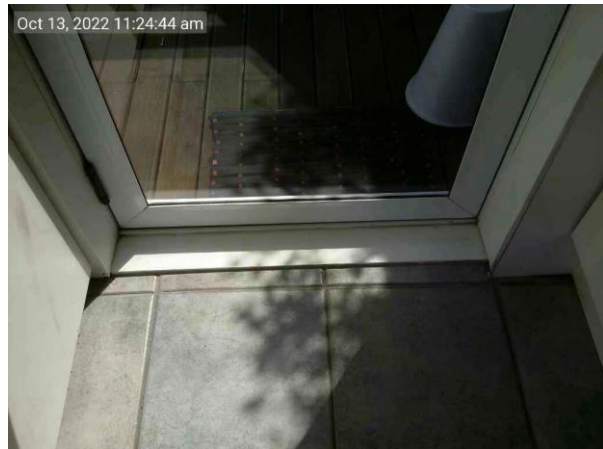
Action Required

MONITOR ACTION

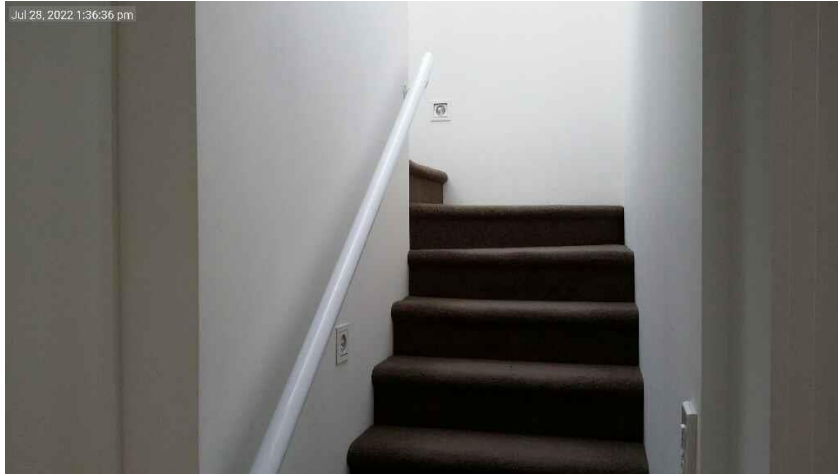
Notes

No elevated moisture readings detected at time of inspection other than notes. All moisture readings were normal 0-18% moisture.

Reference Images



STAIRS / LANDING



Area Location/ Description

INTERNAL, ENTRANCE LEVEL to EAST, SOUTH, LEVEL ONE.

Overall Condition

GOOD - Better than would be expected given the age of the property.

Severity

NONE

Action Required

MONITOR ACTION

Notes

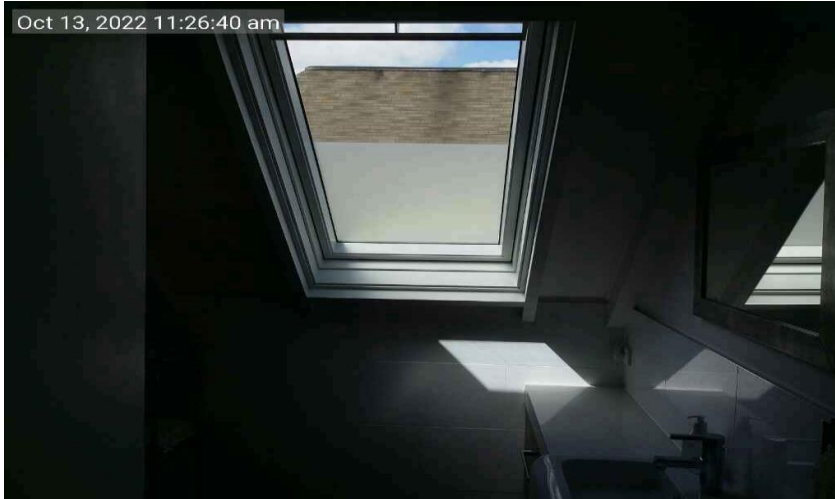
No elevated moisture readings detected at time of inspection other than notes. All moisture readings were normal 0-18% moisture.

Reference Images





BATHROOM



Area Location/ Description

INTERNAL, SOUTH, LEVEL ONE.

Overall Condition

GOOD - Better than would be expected given the age of the property.

Severity

NONE

Action Required

MONITOR ACTION

Notes

No elevated moisture readings detected at time of inspection other than notes. All moisture readings were normal 0-18% moisture.

Reference Images



POWDER ROOM



Area Location/ Description

INTERNAL, LEVEL ONE.

Overall Condition

GOOD - Better than would be expected given the age of the property.

Severity

NONE

Action Required

MONITOR ACTION

Notes

No elevated moisture readings detected at time of inspection other than notes. All moisture readings were normal 0-18% moisture.

Reference Images

BEDROOM 2



Area Location/ Description

SOUTH, NORTH, LEVEL ONE.

Overall Condition

GOOD - Better than would be expected given the age of the property.

Severity

NONE

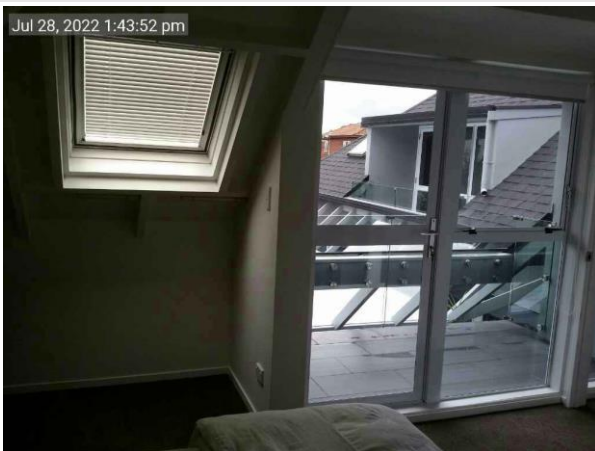
Action Required

MONITOR ACTION

Notes

No elevated moisture readings detected at time of inspection other than notes. All moisture readings were normal 0-18% moisture.

Reference Images



OFFICE



Area Location/ Description

EAST, LEVEL ONE.

Overall Condition

GOOD - Better than would be expected given the age of the property.

Severity

NONE

Action Required

MONITOR ACTION

Notes

No elevated moisture readings detected at time of inspection other than notes. All moisture readings were normal 0-18% moisture.

Reference Images



BEDROOM 3

Oct 13, 2022 11:27:35 am



Area Location/ Description

WEST, EAST, LEVEL ONE.

Overall Condition

GOOD - Better than would be expected given the age of the property.

Severity

NONE

Action Required

MONITOR ACTION

Notes

No elevated moisture readings detected at time of inspection other than notes. All moisture readings were normal 0-18% moisture.

Reference Images

Jul 28, 2022 1:46:03 pm



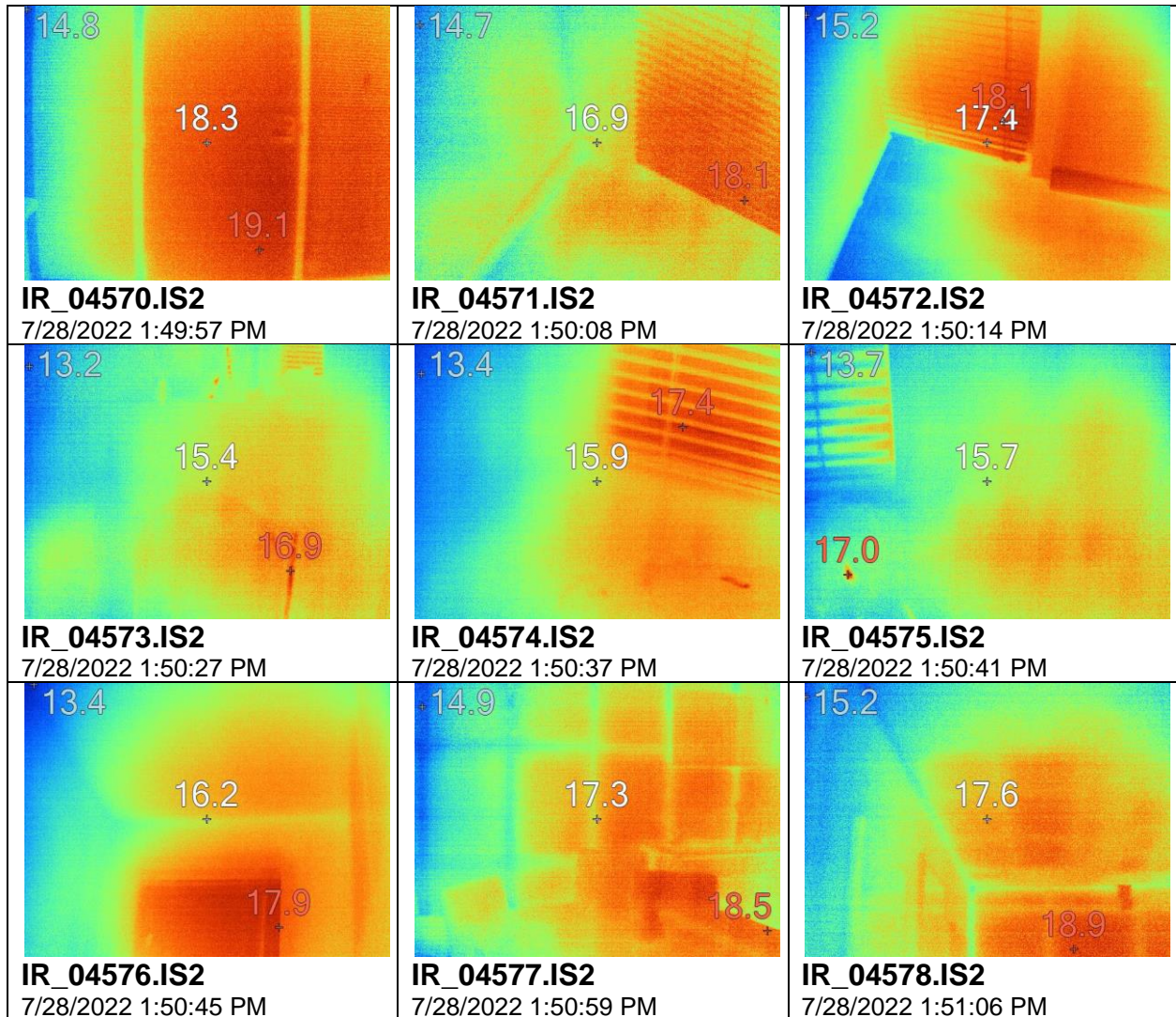
Oct 13, 2022 11:27:58 am

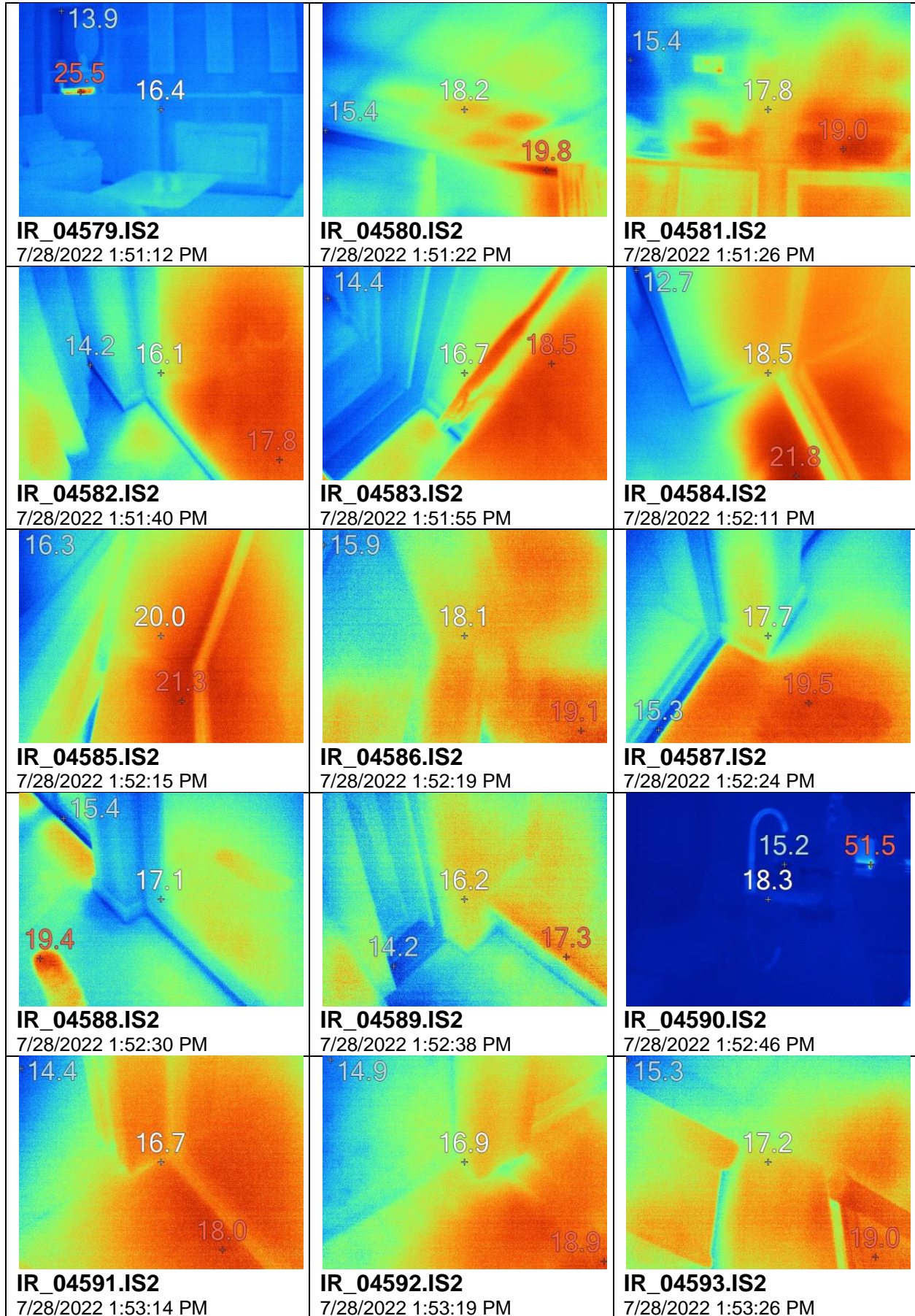


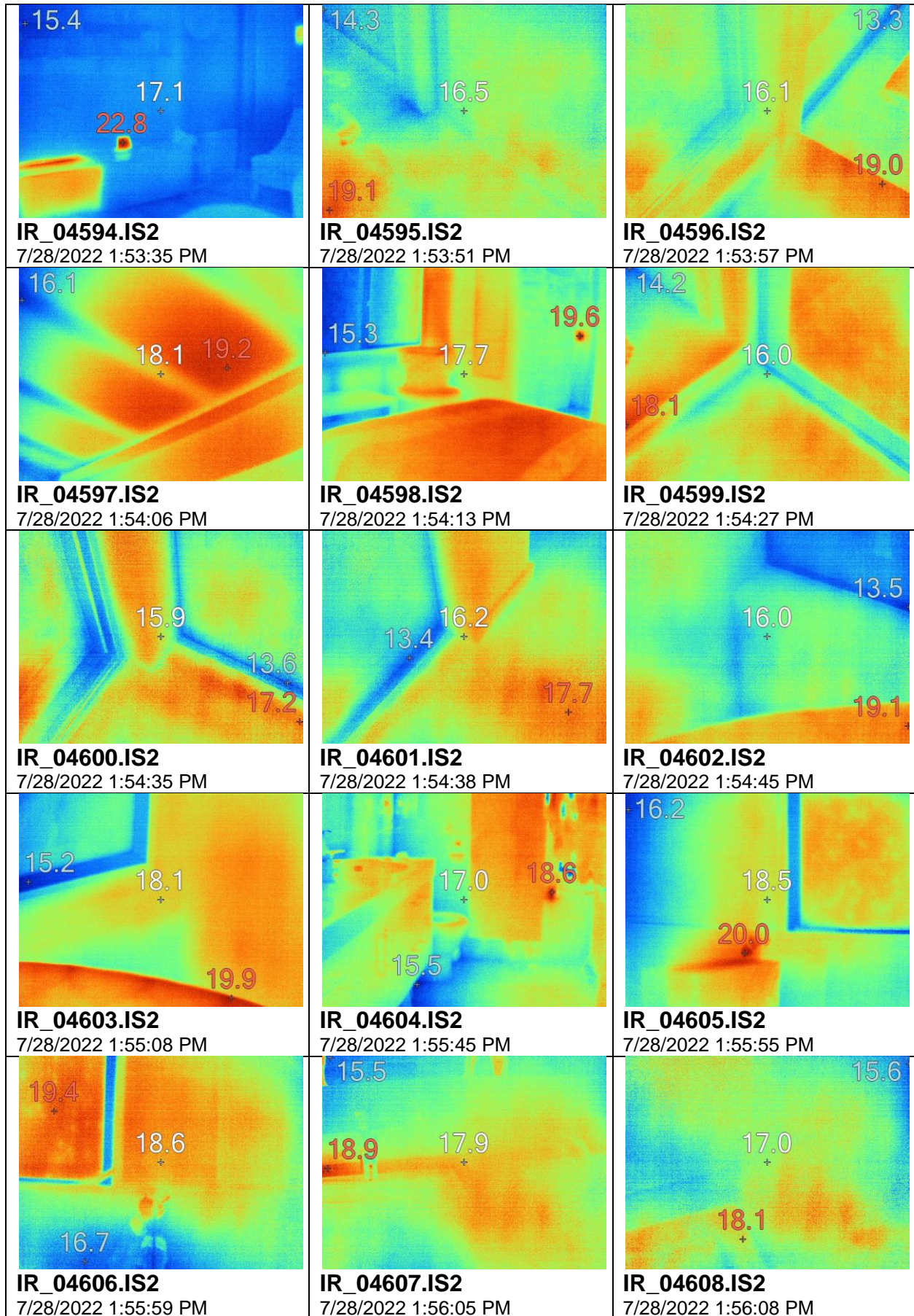
THERMAL INFRARED REFERENCE ONLY IMAGES

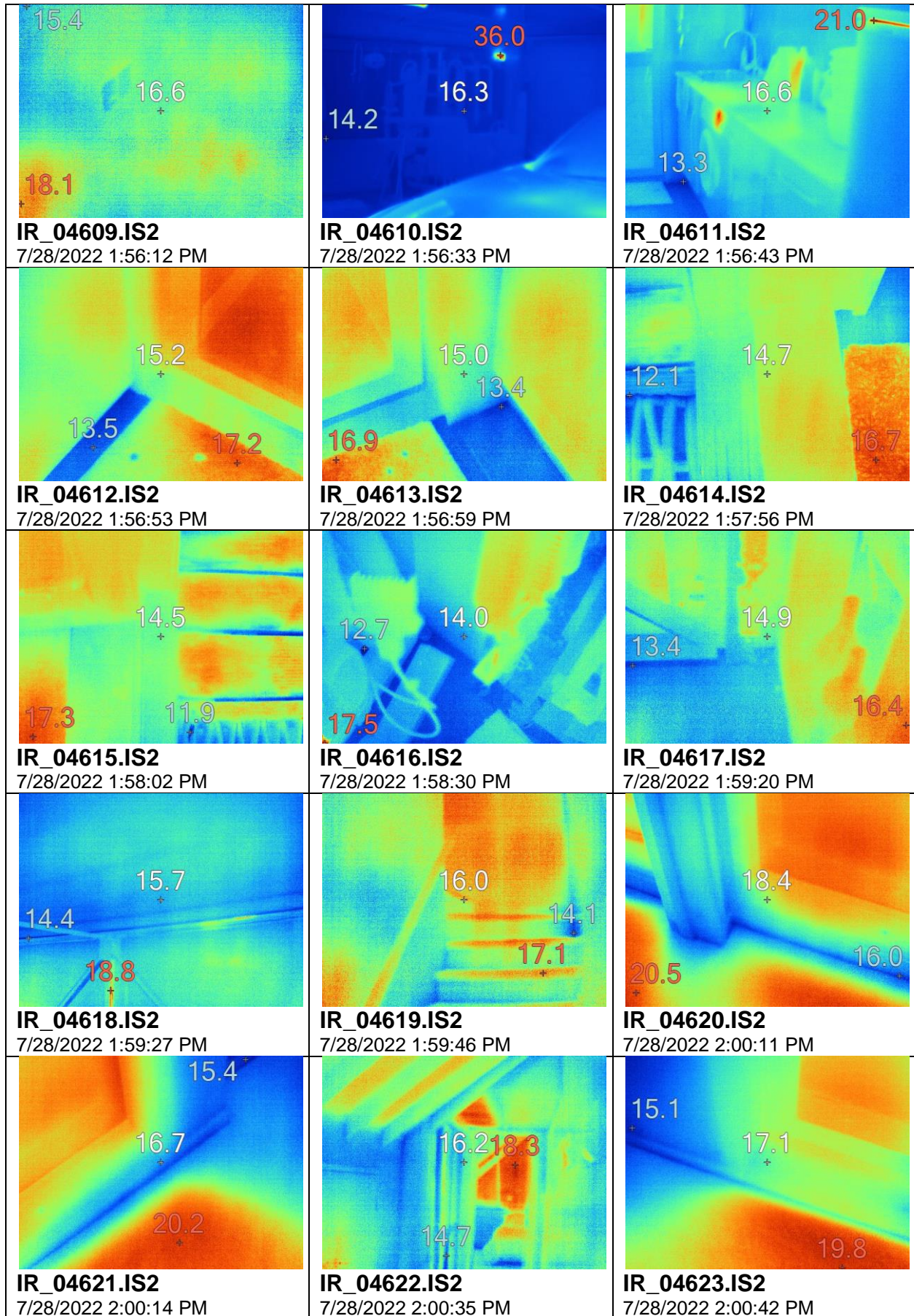
The following colour images indicate areas where the ceiling, external walls and joinery were scanned. Typically, we start from the left-hand side of an area and work to the right where practical. The colours indicate different levels of energy and temperature being emitted from the surface. Red means the surface is warm, moving through yellow, green to blue, where the surfaces are cooler. Superimposed on the images are digital readings indicating temperatures in Degrees Celsius.

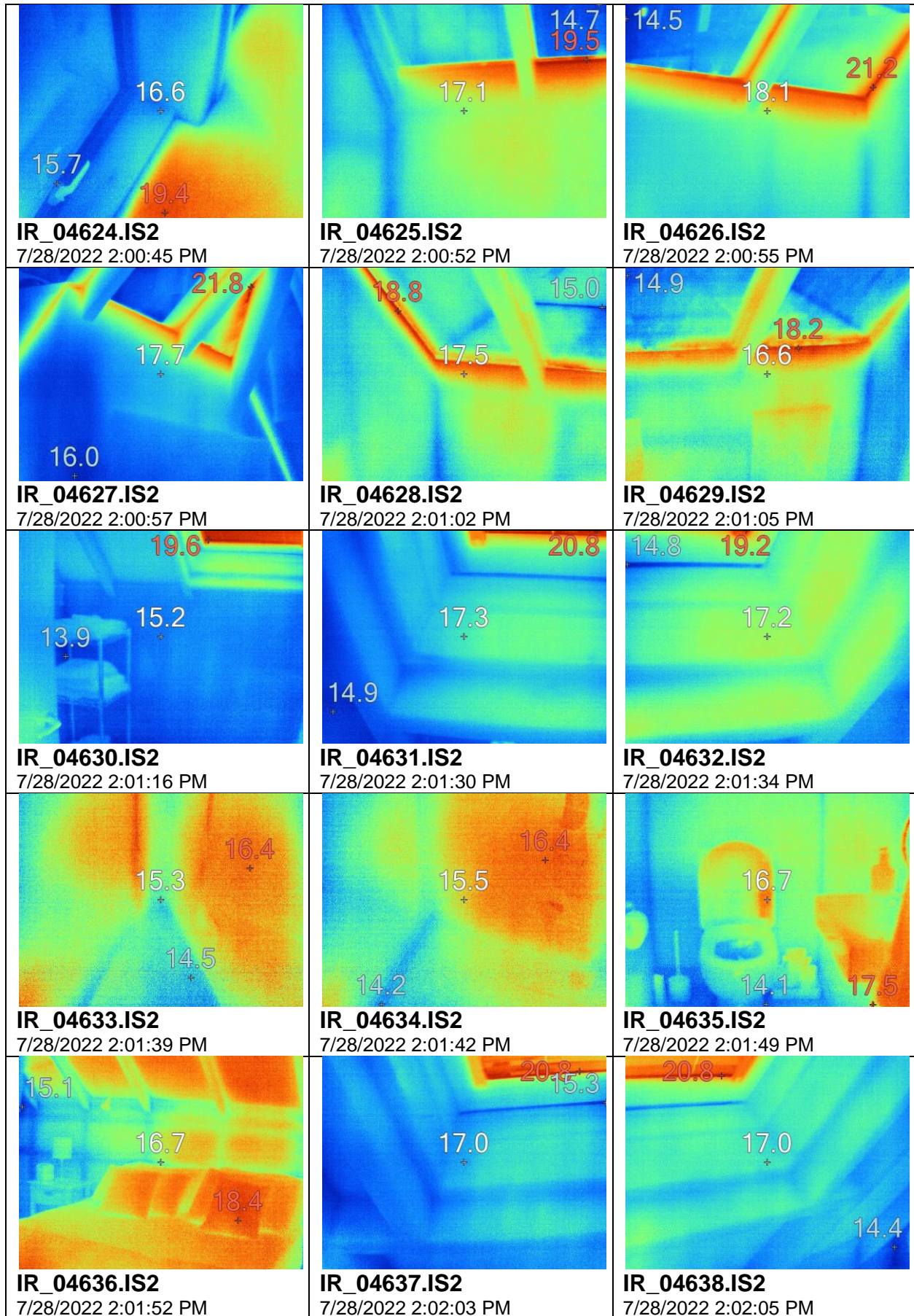
Reference Images ONLY – We advise that you do not analyse these images yourself as these images are for reference only. We will include digital photos in the Area Report of any anomalies we have analysed and any areas of elevated moisture detected.

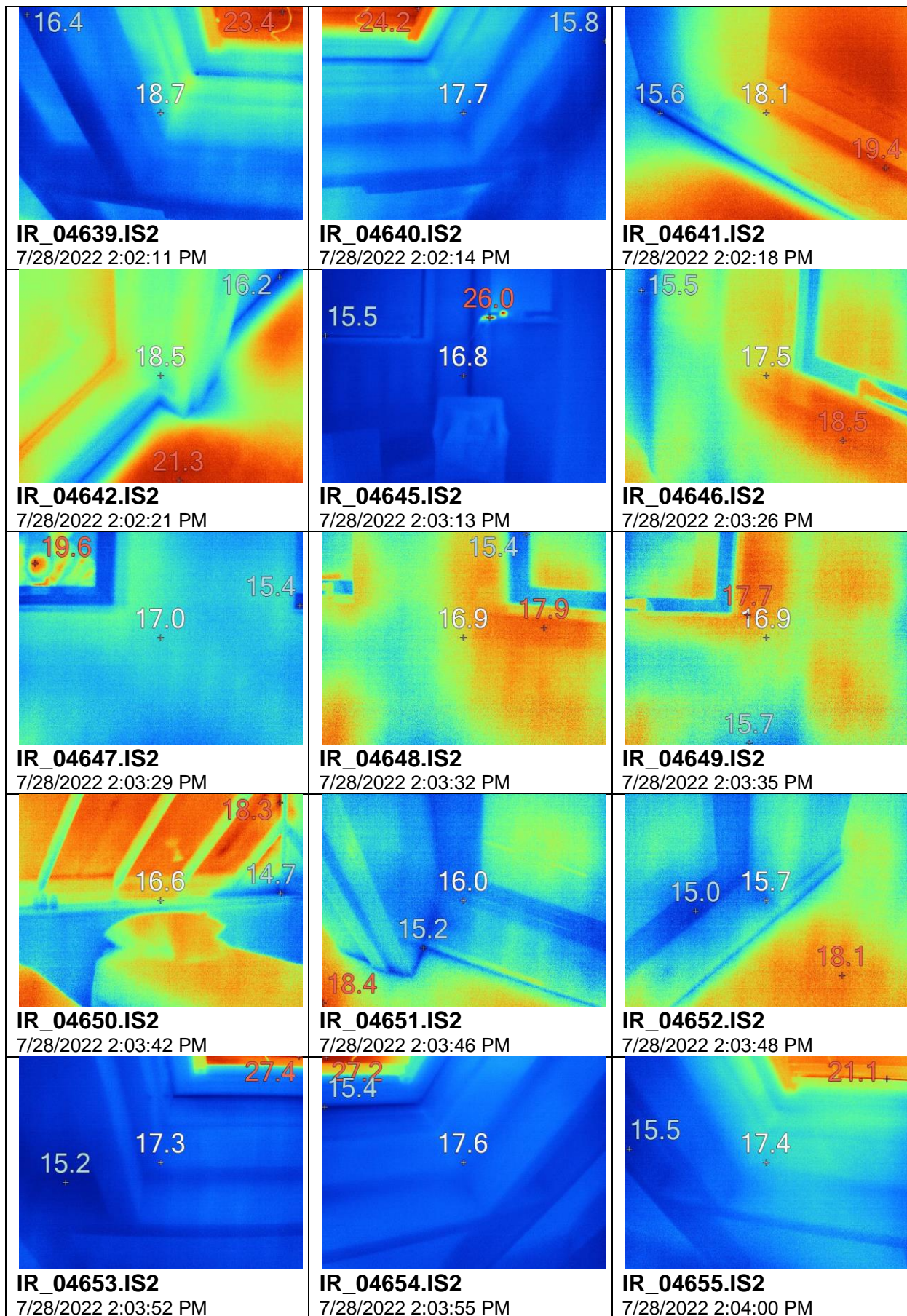


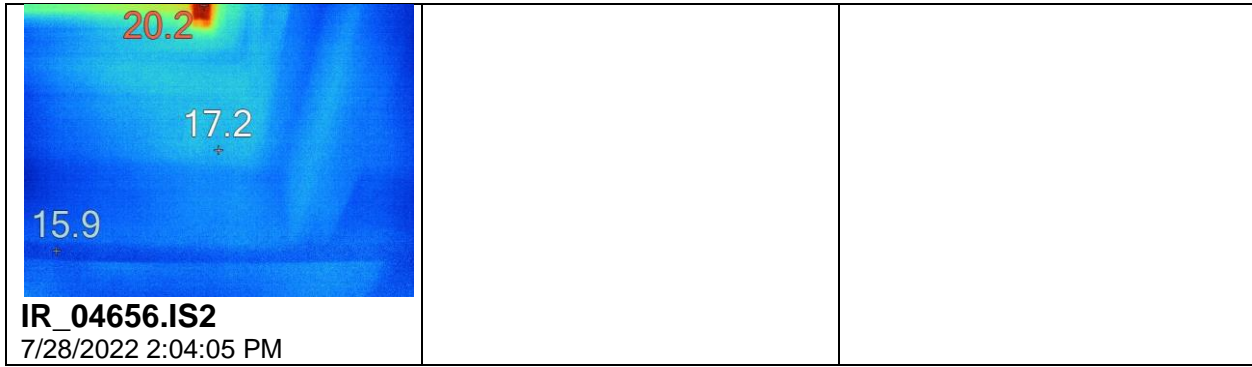












FINAL NOTE / TO BE READ ALONG WITH SUMMARY

CONDITION RANGE OF EXTERIOR

Not inspected. Recommend full inspection and any maintenance as required.


CONDITION RANGE OF INTERIOR

The interior appears to be in GOOD condition.

The property is in GOOD condition MONITOR - ACTION (priority of repair) to the exterior and interior as noted to maintain a superior level. We recommend that any maintenance is completed, followed by an annual soft wash, inspection and any remedial maintenance and a repaint of the exterior at a maximum of 7-year intervals. Consequences of not completing the described works or actions at a minimum may end in possible damage to the property.

We recommend that all buildings should be Inspected and Thermal Imaged as part of a Preventable Maintenance programme on an annual basis. This report requires yearly inspections by HS Building Inspections and documented for owners. This will identify any problems yearly and prioritise maintenance action.

CERTIFICATE

CLIENT INFORMATION			
Full Name	Glen Ogilvie	Date	13/10/2022
Site Address	5B Domett Avenue, Epsom		
Clients Contact Number	0274922629		
AGENT INFORMATION			
Agent	Na	Email	
Agent's Mobile		Agency	
Date of Inspection	28/07/2022 & 13/10/2022		
INSPECTION			
<i>The following areas of the property have been inspected</i>			
<input type="checkbox"/> Site			
<input type="checkbox"/> Sub floor			
<input type="checkbox"/> Exterior			
<input type="checkbox"/> Roof Exterior			
<input checked="" type="checkbox"/> Interior	As per report		
<input type="checkbox"/> Services			
<input type="checkbox"/> Accessory units, ancillary spaces in building			
AGENT INFORMATION			
Weather at time of inspection	As per report		
Any limitations to the coverage of this inspection are detailed in the written report.	As per report		
CERTIFICATION			
Signature PP. 	Graham Walton c/o HS BUILDING INSPECTIONS, a division of HEAT SEEKERS LTD		

DISCLAIMER / LIMITATIONS OF THIS REPORT

- (a) This report is a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection.

The inspection did not include any areas or components which are concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or required the removal of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal, vehicles, vegetation, debris or soil).

- (b) This inspection did not assess compliance with the NZ Building Code, including the codes weather tightness requirements, or structure aspects.

- (c) The purpose of this inspection is to report on the general condition of the building based on the limited visual inspection as described in section (a).

This report may not identify all past, present or future defects.

Descriptions in this report of systems or appliances relate to existence only and not specifically identified in this report as having been inspected and have been excluded from the scope of inspection.

- (d) This report is based on experience and reasonable opinion and is not a guarantee against moisture ingress at the time of inspection or the future.

This inspection has been done to the best ability with all reasonable care using visual and non-invasive testing with moisture meters.

This report is a guide only and not a guarantee against moisture ingress or structural failure and is to be accepted as such by the owner.

- (e) It is acknowledged that no geotechnical investigation has been included in this report.

An investigation of the condition and location of underground drainage and services and electrical, gas and plumbing are not included in this report (except as otherwise may be described in this report) is not included in this brief.

- (f) No warranty can be given as to other defects, not apparent to the visual inspection at the time inclusive of underground services, waterproofing, soil stability or the moisture content in partitions or exterior cladding.

- (g) Weather conditions can affect moisture found eg: long dry spells, driving rain in certain directions which can cause localised leaks and may only occur a few times per year.

- (h) This property report does not include any structural, electrical, plumbing or gas piping or fittings or home heating state of the premises, as we are not qualified for this but can arrange inspections for these areas by qualified tradesmen.

- (i) This report does not include any positioning of buildings or improvements in relation to site boundaries or provide any guarantee whatsoever that the items surveyed will not fail at a later date, and information herein pertains strictly to observations on the day of inspection only.

- (j) If the property is controlled by a Body Corporate or similar it would be advisable prior to obtain a copy of the minutes from the Corporate Secretary to establish the history of the inspected property under such Body Corporate.

This inspection will be on the internal of the sole dwelling and does not extend to the remainder of the complex, exterior or common areas.

- (k) This document and information contained in this document is intended only for the Customer (Client) named above.

Reasonable access – areas where safe, unobstructed access is provided and the minimum clearances specified below are available, or where these clearances are not available, areas within the inspector's unobstructed line of sight.

- (a) Roof space-access manhole 450mm x 400mm, crawl space 600mm x 600mm height accessible from a 3.6m ladder or such other means of access that meet OSH requirements.
- (b) Subfloor - access manhole 500mm x 400mm crawl space vertical clearance timber floor 400mm (from underside of bearer) Concrete floor 500mm.
- (c) Roof exterior – accessible from a 3.6m ladder or such other means of access that meet OSH requirements.

The author of this report was not present at the time of construction or renovation and cannot be responsible for failures if work was not done to manufacture specifications.

Thank you for engaging us to provide your inspection.

End of Report.