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# PRELIMINARY REPORT

## INTERNAL PERIMETER WALLS MOISTURE SCAN

For the property located at:

SAMPLE \*\*\* NOT A REAL PROPERTY \*\*\* SAMPLE

11 October 2013



Pro-Spect House Inspection Services  
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## 1. DISCLAIMER

This report reflects the current condition of the areas/elements tested on this particular day.

Moisture Test is based on non-invasive moisture measurements and performed according with attached Procedure.

This report is preliminary and superficial only and although it is indicative of the current condition, it should not be used to base any purchase decisions on. A more comprehensive building report is recommended.

## 2. LIMITATIONS OF LIABILITY

2.1 Because this is a limited inspection, we can make no guarantee, expressed or implied, that our observations and random moisture readings offer conclusive evidence that no installation or moisture problems exist, or that problems found are all-inclusive. It is a no way an assessment of a compliance of any building codes or regulations and is not a guarantee that no moisture issues exist or that issues will not develop in future.

2.2 This inspection company, its employees and any divisions shall not be liable for non-visual defects, unseen defects, unspecified defects or hidden damage and conditions existing on the subject property and hereby disclaims any liability or responsibility thereof. All parties concerned agree to hold harmless and indemnify this inspection company involving any liabilities that may result.

## 3 STANDARD OPERATING PROCEDURES.

### 3.1 Non-Invasive Internal Moisture test

The standard procedure, is to inspect all and each outside facing walls, room by room, starting by taking a photo of each wall to be inspected and then scan or measure predefine areas from top to bottom and from left to right, taking images of all moisture readings and publish the highest reading in each room in the report, with a comment if applicable.

Steps:

- \* Visually scan each room's ceiling and walls for signs of moisture damage (i.e. discolouration, mould, etc.)
- \* Moisture test all outside facing walls in each room by scanning all four corners and mid points between them for a minimum of 6 scan points.
- \* Moisture test around all windows in each room by scanning all four corners, where applicable scan below any mullion, for a minimum of 4 scan points.
- \* Moisture test around all outside facing doors in each room by scanning all four corners and mid points between them for a minimum of 5 scan points.
- \* Moisture test all wet areas by scanning bottom corners where the shower meet the wall and/or where pipes enter or exit the wall.
- \* Interior walls adjacent to any shower will also be moisture tested if accessible.
- \* Moisture test the hot water cupboard's floor (Subject of accessibility).
- \* Report on all elements covered in the inspection with images and comments.

Note: "Occupied houses" - due to vendor's belongings, only readily accessible areas inspected and therefore further investigation of concealed areas might be needed.

### 3.2 External Observation and Risk Assessment

The standard procedure, is to inspect elevation by elevation, starting by taking a photo of each area to be inspected and then performing a visual observation of every element included in a Table – "Preliminary Risk Assessment"

Note: Only areas and elements included in above table are inspected and reported on. To obtain information on other elements it is recommended to order a full building inspection.

## 4 COPYRIGHTS:

The Inspection Company will retain copyright of all documents prepared by the Company in performing the Inspection.

## 5 MOISTURE TEST – EQUIPMENT, INTERPRETATIONS, LIMITATIONS

### 5.1 Equipment used

Tramex Surveymaster Pro – capacitance non-invasive moisture meter  
Trotec T650 – capacitance non-invasive moisture meter  
Flir B-Cam infrared thermal camera \* (If ordered)  
Digital Camera(s), various small instruments and tools, ladder

### 5.2 Testing Drywall, Ceramic tiles and other wall and floor covering.

5.2.1 Using moisture meters on materials other than exposed timber is not a reliable indication of the amount of moisture below the surface. As calibration is not practical because of the variation in composition of these types of construction, tests are carried out on a comparative basis selecting the most appropriate scale, and readings are taken from the 0 to 100 (Tramex); 0-160 (Trotec) comparative scale on the meter dial (not %%).

5.2.2 The information gained can only be useful in comparative terms, not in absolute terms – when readings in known dry areas are low but are higher in a suspect location of similar construction, there may be elevated moisture levels.

#### 5.2.3 Interpreting the scanning results:

- No elevated readings noted - readings obtained at this particular area are consistent with “dry” areas throughout the house.
- Elevated readings noted - readings obtained at this particular area are slightly higher in comparison with “dry” areas throughout the house.
- High readings noted – readings obtained at this particular area are sharp higher in comparison with “dry” areas throughout the house.

### 5.3 Limitations

5.3.1 Please note that dry weather can affect a moisture inspection as less moisture will retain in the structure. A wet season or after rain will produce a more accurate result. A non-invasive inspection has the limitation of only being able to read into any timber framed wall to the depth of 5-40 mm depending on the density of the material being tested, construction and the type of meter used (TRAMEX up to 30mm; Trotec 650 up to 40mm\* as per Specifications). This does mean that if there is some dampness on the outside of the wall framing and it has not leaked into the wall far enough towards the above dimension then it may not be discovered.

5.3.2 The non-invasive moisture meters will not detect or measure moisture through any electrically conductive materials including metal sheeting or cladding, black EPDM roofing, butyl roofing, aluminum siding or wet surfaces.

5.3.3 Decayed timber (dry) is not detected by non-invasive moisture meter, visual inspection with timber strength testing, collecting “shavings” and further investigation is recommended.

5.3.4 In some cases a vendor may disguise a problem by drying affected areas prior the inspection, installing new lining, painting surfaces over or placing the furniture in front of problematic areas. As our inspection is non-invasive and is of a visual nature, we can not move the vendor’s furniture or belongings there are some limitations in inspections and we can’t be held liable for concealed or disguised problems.

Obtaining a vendor statement about the house’s moisture condition and a final re-inspection before settlement when the house is empty is highly recommended. Immediate notification about any problems to your solicitor and inspector is advised.

## SUMMARY of non-invasive scan, room by room external walls only

Room	Visual observation			Attention	Non-invasive scan
Entrance	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	No elevated readings noted
Lounge	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	No elevated readings noted
Family room	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	N/A
Kitchen	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	No elevated readings noted
Dinning	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	No elevated readings noted
Stairs	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	No elevated readings noted
Garage	<input type="checkbox"/> Mould	<input checked="" type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input checked="" type="checkbox"/> Attention	HIGH readings noted
Laundry	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	No elevated readings noted
N/A	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	N/A
N/A	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	N/A
Bedroom	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	No elevated readings noted
Bedroom	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	No elevated readings noted
Bedroom	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	No elevated readings noted
Bedroom	<input type="checkbox"/> Mould	<input checked="" type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	No elevated readings noted
N/A	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	N/A
N/A	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	N/A
Bathroom	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input checked="" type="checkbox"/> Attention	ELEVATED readings noted
Bathroom	<input type="checkbox"/> Mould	<input checked="" type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	No elevated readings noted
N/A	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	N/A
N/A	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	N/A
N/A	<input type="checkbox"/> Mould	<input type="checkbox"/> Mark(s)	<input type="checkbox"/> Damage	<input type="checkbox"/> Attention	N/A

## Inspected areas

## Visual observations



Hallway

—



No elevated readings noted

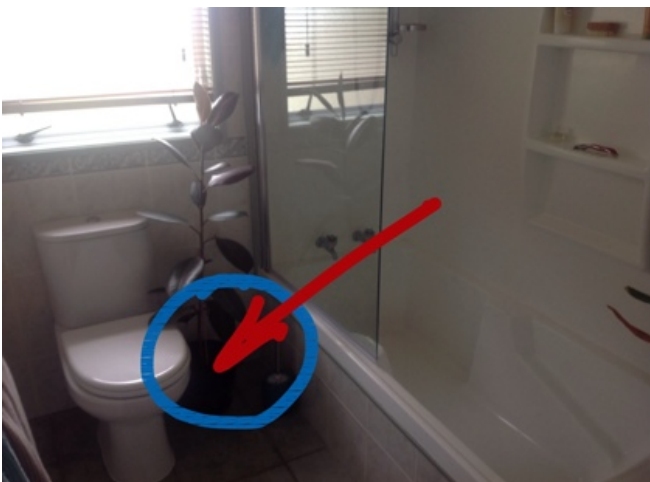


Bedroom

1st left



No elevated readings noted



Ground

Bathroom

1st left



Elevated readings noted



## Inspected areas

## Visual observations

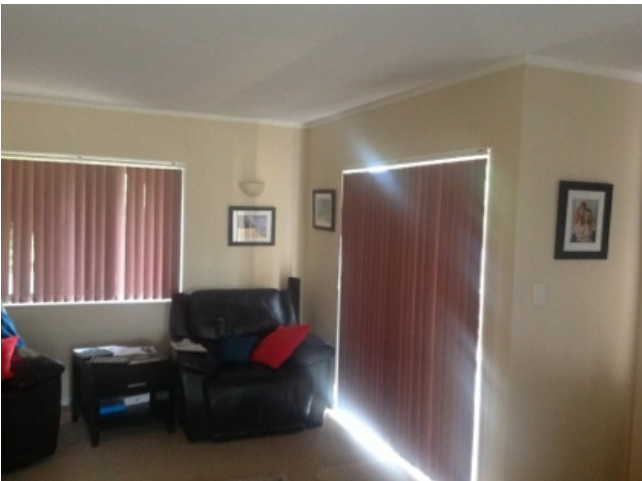


Bedroom

2nd left



No elevated readings noted



Lounge

—



No elevated readings noted



Kitchen

—



No elevated readings noted

## Inspected areas

## Visual observations



Dinning

—



No elevated readings noted



Bedroom

1st right



No elevated readings noted



Bedroom

1st right

Not inspected area

## Inspected areas

## Visual observations



Stairs

—



No elevated readings noted



1st storey

Bedroom

—



No elevated readings noted



1st storey

Bathroom

—



No elevated readings noted



## Inspected areas

## Visual observations



1st storey

Bedroom

—



Water damage



1st storey

Bathroom

—



Water damage



Garage

—



High readings noted