

## BUILDING INSPECTION REPORT

# 42 Queen Street, Ponsonby, Auckland 1011

Thursday, March 26, 2026

## CLIENT INFORMATION

NAME

**Sarah Thompson**

EMAIL

[sarah.t@example.com](mailto:sarah.t@example.com)

PHONE

021 555 0142

## ABOUT YOUR INSPECTOR

**AP**

License: 123-123

20+ years experience

EMAIL

[alex@y.com](mailto:alex@y.com)

PHONE

123456

QUALIFICATIONS

Bldg inspector

REPORT STATUS

**Complete**

## Table of Contents

AREA	PHOTOS	STATUS
1. Exterior	2	Complete
2. Kitchen	1	Complete

2. Kitchen	1	Complete
3. Bathroom	2	Complete
4. Master Bedroom	1	Complete

# Executive Summary

Overview of inspection findings and statistics

This report provides a comprehensive inspection of the property located at 42 Queen Street, Ponsonby, Auckland 1011, conducted on Thursday, March 26, 2026 for Sarah Thompson.

The inspection was carried out by AP in accordance with NZS 4306:2005 Residential Property Inspection guidelines. The purpose of this inspection was to identify any significant defects, maintenance issues, or areas of concern that may affect the property's condition or value.

This report should be read in conjunction with the Terms and Conditions provided. Please note that this is a visual inspection only and does not include invasive testing unless specifically noted.

4

AREAS COMPLETE

6

PHOTOS TAKEN

2

ISSUES FOUND

## ISSUES BY SEVERITY

0

Critical

0

Major

1

Moderate

1

Minor

# Property Details

Property information and inspection parameters

Address	42 Queen Street, Ponsonby, Auckland 1011
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Property Type	Single Family
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Inspection Date	March 26, 2026
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# About Your Inspector

Professional qualifications and experience



**AP**

Professional Property  
Inspector

[alex@y.com](mailto:alex@y.com)

123456

## Professional Background

E11FERyQDRZ2B5yN62ag8wvmlgDdRvlsW0k0Hkiw  
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nrU6SEa

LICENSE  
NUMBER

123-  
123

EXPERIEN  
CE

20+  
Years

QUALIFICATIONS

Bldg inspector

# Findings

2 issues identified, sorted by severity

## #1 — Bathroom

MODERATE

Shower sealant — early mould visible

## #2 — Exterior

MINOR

South wall — paint peeling near downpipe

2 photos documented   0 items inspected   Inspector notes included

### AREA NOTES

Weatherboards in good condition overall. Minor paint peeling on south-facing wall near downpipe. Gutters clear, no blockages observed.

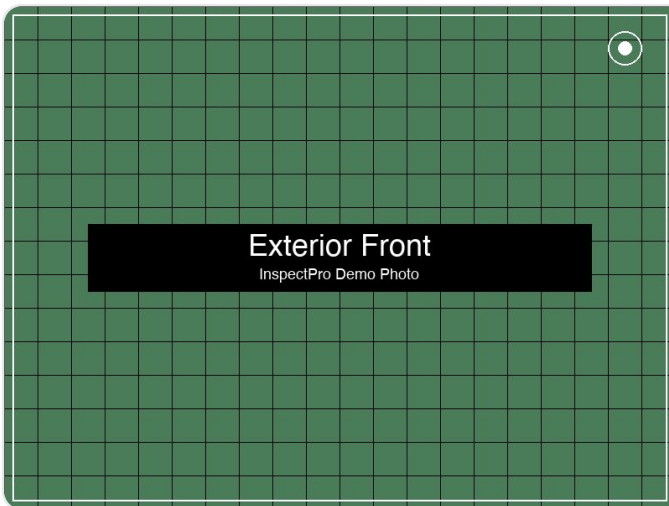


Photo 1

MINOR

#### NOTES

South wall — paint peeling near downpipe

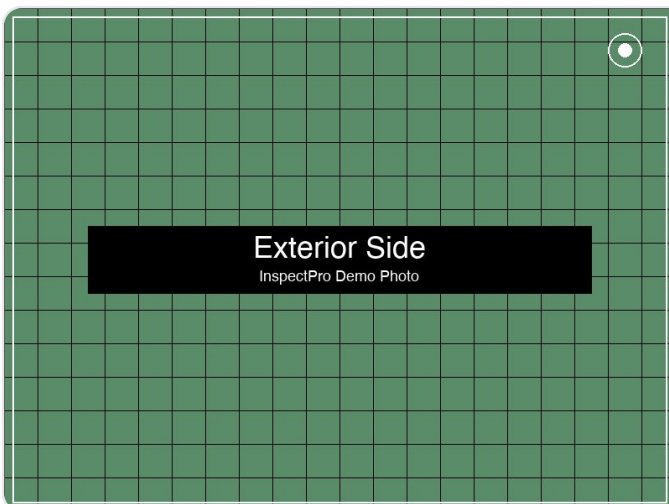


Photo 2

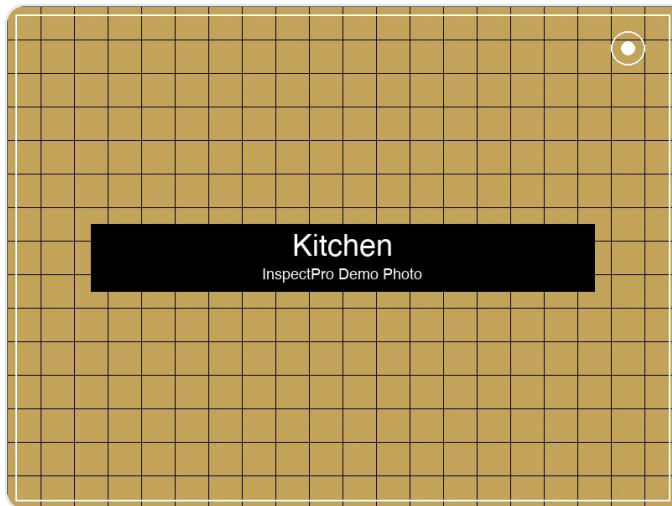
#### NOTES

Front entrance in good condition

1 photo documented    15 items inspected    Inspector notes included

### AREA NOTES

Kitchen recently renovated. Benchtops, splashback, and cabinetry all in excellent condition. Rangehood functioning.



### Photo 1

#### NOTES

Kitchen overview — recent renovation

# Bathroom

COMPLETE

2 photos documented    14 items inspected    Inspector notes included

## AREA NOTES

Silicone sealant around shower shows early signs of mould. Recommend resealing within 6 months. Exhaust fan operational.



### Photo 1

MODERATE

#### NOTES

Shower sealant — early mould visible



### Photo 2

#### NOTES

Vanity and basin — good condition

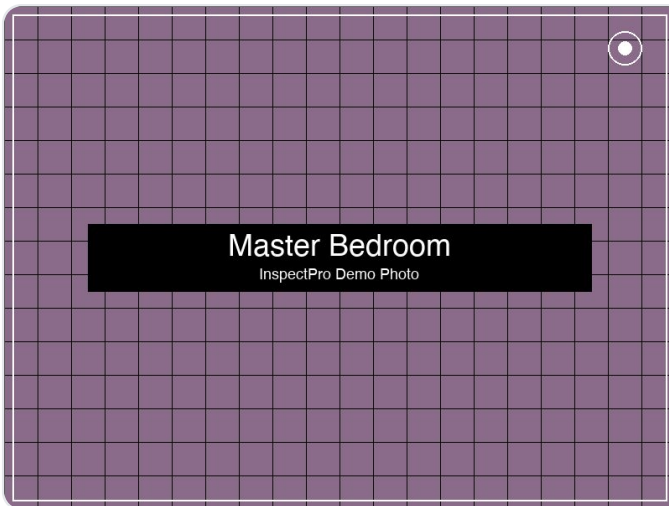
# Master Bedroom

COMPLETE

1 photo documented    0 items inspected    Inspector notes included

## AREA NOTES

Carpet shows normal wear. No visible damage to walls or ceiling. Window latches functional.



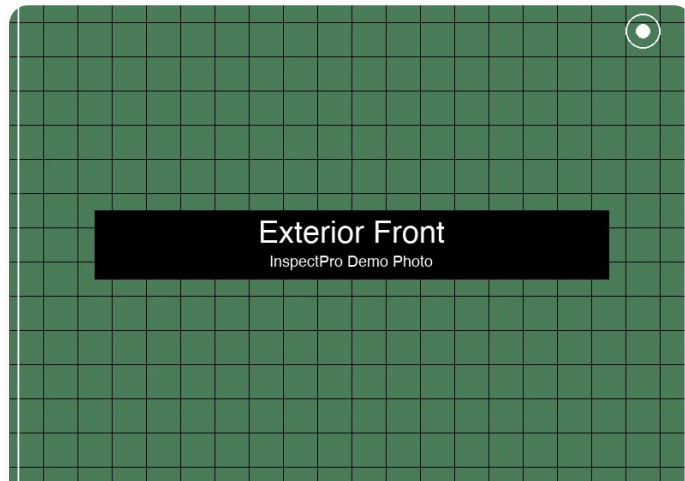
### Photo 1

#### NOTES

Bedroom overview — normal wear

# Photo Gallery

All 6 photos from the inspection



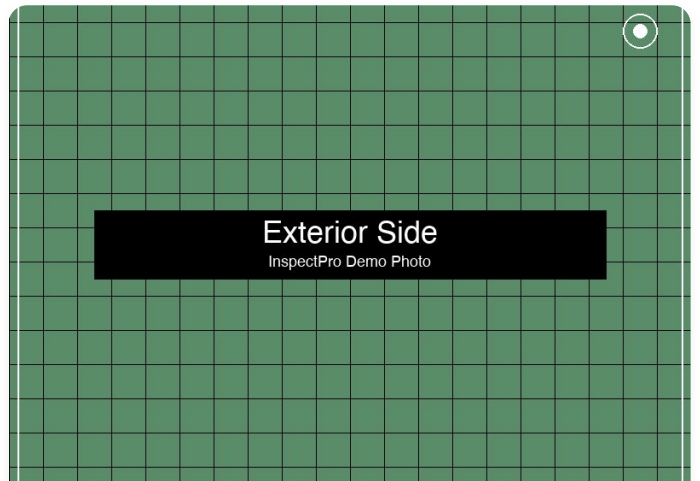
**Exterior Front**

InspectPro Demo Photo

**Exterior**

South wall — paint peeling near downpipe

**MINOR**

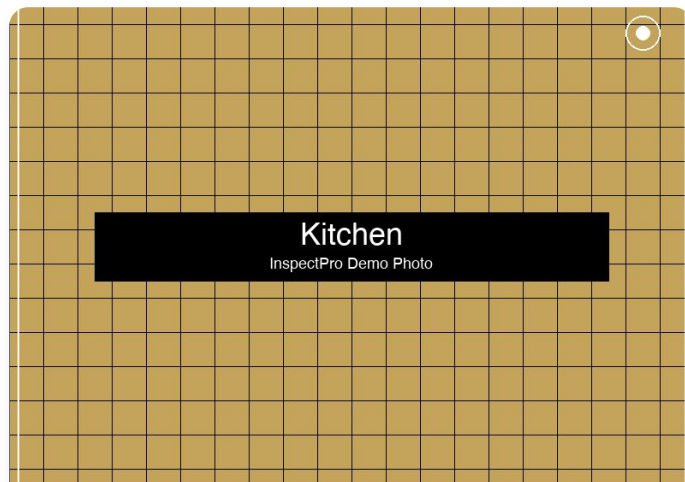


**Exterior Side**

InspectPro Demo Photo

**Exterior**

Front entrance in good condition



**Kitchen**

InspectPro Demo Photo

**Kitchen**

Kitchen overview — recent renovation



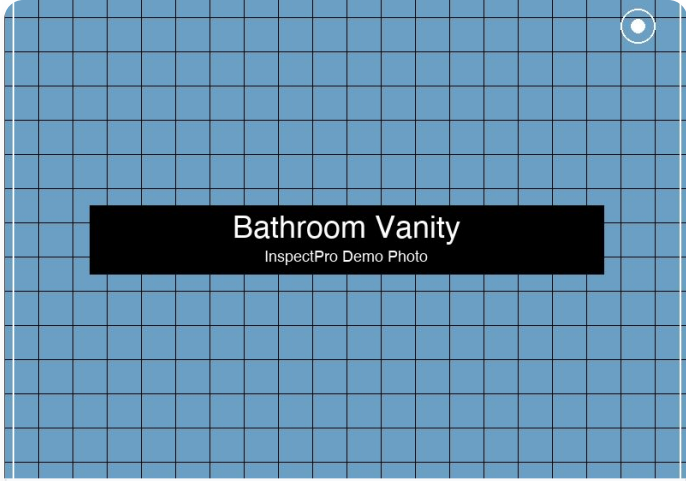
**Bathroom Shower**

InspectPro Demo Photo

**Bathroom**

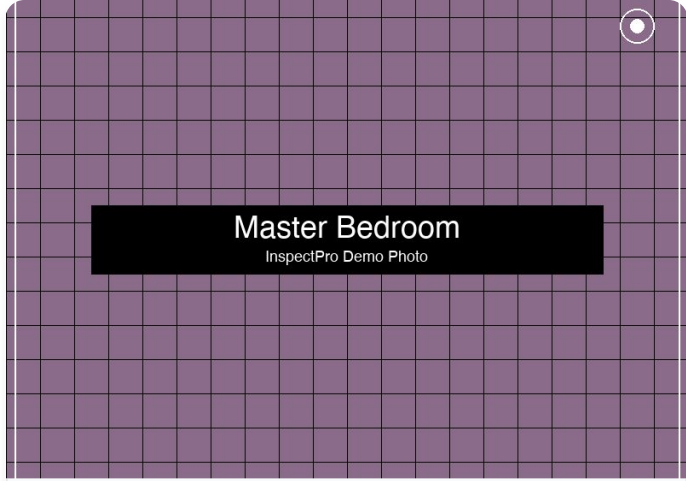
Shower sealant — early mould visible

**MODERATE**



**Bathroom**

Vanity and basin — good condition



**Master Bedroom**

Bedroom overview — normal wear

# Recommendations

Suggested actions based on inspection findings

No specific recommendations at this time. The property appears to be in satisfactory condition.

# Report Certification

Inspector certification and client acknowledgement

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## INSPECTOR

**AP**

ABC



Signed: 16/04/2026

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Signature

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Date

## CLIENT ACKNOWLEDGEMENT

**Sarah Thompson**

sarah.t@example.com

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Signature

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Date

**ABC**

Professional Property Inspections

25 Kiddle st

123456 | alex@y.com

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Approved by AP on 16/04/2026

Inspector confirmed qualifications & PI insurance on 16/03/2026

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