

KNOW WHAT YOU WILL RECEIVE

A home in context. A useful written record.

This is an abridged, illustrative format sample. The scenario and findings are examples. No customer, property address or completed inspection is represented.

Never use this sample for a purchase, landlord approval or compliance decision.
Your actual report is prepared for the agreed property, date and scope.

01 / Agreed scope

One residential home. A non-invasive visual inspection of safely accessible areas, with photographed observations, limitations and recommended next steps. The actual property determines the sections and findings.

02 / Property and visit record

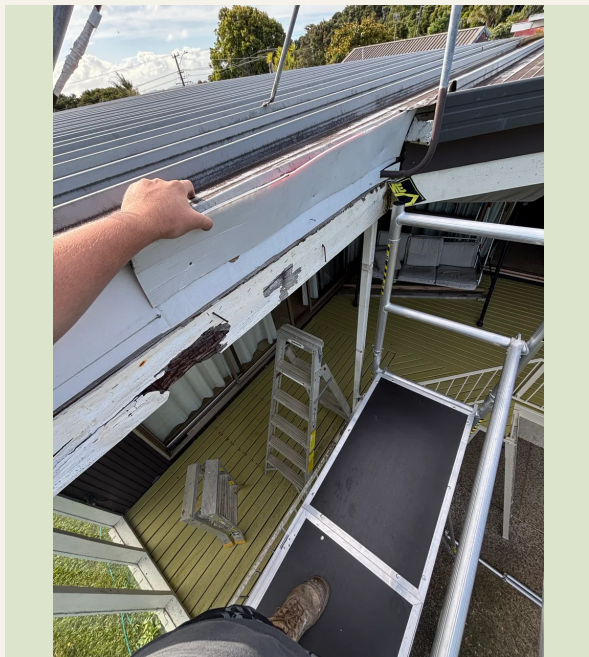
An actual report records the customer, property address, inspection date, inspector, agreed purpose, weather, documents received, areas accessed and important access restrictions. These are intentionally absent from this sample.

03 / Delivery

The full photographed written format is different from the shorter written summary option. Pricing depends on floor area and format. The PDF follows within 3 working days.

EXAMPLE FINDING / NOT AN INSPECTION RESULT

Observation. Evidence. Recommended action.



EXAMPLE 01

Visible timber deterioration

Location: an exterior beam above a balcony.

Example observation: exposed timber shows deterioration and loss of material. Concealed timber and foundations were not assessed. Remaining load capacity cannot be established by a visual inspection.

Educational image: the original beam before the Waitakere replacement project. This photograph comes from building work, not a customer inspection report.

Recommended next step

Example recommendation: arrange assessment by a suitably qualified specialist to establish the extent and significance of deterioration before relying on the structure or planning repairs. Further access may be needed. Repair design, approvals and pricing are separate from this visual report.

Priority and responsibility

Example priority: further investigation required. The owner arranges the specialist assessment; the inspection report does not itself confirm structural adequacy. This is illustrative wording, not a current assessment or diagnosis of the photographed project.

THE REST OF THE RECORD

Limitations matter. So does the next step.

Not inspected is not the same as sound.

Example: an underside could not be accessed safely. Record the obstruction, the areas affected, the consequence for the opinion and whether further access or investigation is recommended.

Keep a clear findings register.

For each item record: reference, location, observation, photograph, significance, recommendation and priority. Distinguish visible findings from customer statements and documents supplied.

Use specific scope limits.

No destructive testing, opening linings, excavation or structural load testing. Hidden foundations, concealed decay and treatment grades are not established from appearance. Engineering, council approvals and specialist investigations are separate.

Agree any follow-up work.

Clarify recommended maintenance, repairs or specialist input. Repair pricing is separate from the inspection. A report records conditions observed on the day and does not guarantee that a property is defect-free.

Questions after delivery.

Contact Project Support through trickybuilds.com/project-support. An actual report identifies the customer and agreed purpose. Consumer rights are unaffected by the stated scope and limitations.

Explore the actual service at trickybuilds.com/building-reports-auckland