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To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.

SOLD ON KĀPITI



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Building Report

57 Matai Road

Paraparaumu

This report has been exclusively prepared for Susan Handisides



Building Consultant:	Ian Hall, NZIBI
Present for inspection:	Ian Hall
Weather at time of inspection:	Fine
Date/s of inspection:	25-Feb-2025
Type of inspection:	Building Inspection
Name of property inspected:	57 Matai Road Paraparaumu
Report prepared for:	Susan Handisides

Introduction



The inspection of the building at 57 Matai Road has been carried out in accordance with the New Zealand Standard 4306:2005.

The New Zealand Standard states that:

‘A property report should not be seen as an all-encompassing report dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection.’

‘A building report is not a Code Compliance Certificate or a certificate of acceptance under the building act. It is also not a statement that the property complies with the requirements of any other act, regulation, or by-law. Nor is the property report a warranty against problems developing with the building after the date of the report.’

‘The scope of the report is to provide you with the information gained at the time of the inspection. The inspection is visual and non-invasive.’

‘The inspection shall include an assessment of the condition of each of the following areas....site, subfloor, exterior, roof exterior & roof space, interior, services & identified ancillary spaces and buildings including accessory units.’

If you have any queries after reading your report or you require any additional information, please do not hesitate to contact me.

Ian Hall
All Building Inspections Limited

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Site

The site is considered for general condition and particular attributes. Please note that commenting on the structural integrity of any retaining walls or ground stability is outside the scope of this report.

57 Matai Road is easily accessed from the street up a shared drive, which leads to the property's concrete drive to the garage or a short path to the front door.

The front door is protected from the elements with a covered area and the dwelling has a northerly aspect from the kitchen sink window and is well situated for local amenities with the bonus of all-day sun.

The concrete drive leading to the dwelling was in good condition with a fall away from the dwelling's foundations.

The concrete paths, around areas of the dwelling, slope away from the house to facilitate surface water run-off.

The property has a variety of fence types, which were generally in reasonable condition where visible and in terms of maintenance planning, areas would benefit from a coat of paint or stain to protect the integrity of the timber.

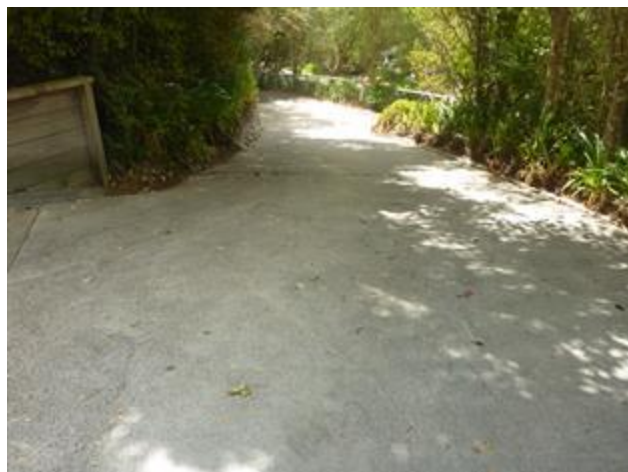
The pergola to the side of the lounge is direct fixed through the cladding, which can allow moisture retention that can contribute to progressive damage. A gap between the cladding and the pergola is recommended. The top of the pergola would also benefit from a new paint seal

The decking was in reasonable condition with a recent stain finish applied.

There was no access below the decking to allow for further appraisal.

The property has numerous retaining walls in place, the majority appeared in good condition with no evidence of movement or subsidence except the wall to the front of the dwelling that has a small area that would benefit from repair to ensure stability.

Some tree root penetration was also noted to the small brick wall to the side of the lounge.





Direct fixed



Pergola



Decking



Front of the property



Small repair recommended



Tree root penetration

Sub floor

The sub floor is inspected where possible to assess general condition and attributes. For further information about the assessment of the sub floor please see the further information section at the end of this report.

The access point for the subfloor area is a small door located at the rear of the dwelling. Access was limited to only a small area.

No evidence of structural issues, subsidence or decay was found where accessible.

The sub floor appeared well ventilated which is a positive in reducing moisture levels.

The original dwelling foundation construction consists of a concrete ring foundation to the exterior walls with concrete piles to the mid span. Wood bearers sit on top of these piles and the floor joists run over the bearers. The timber is tied to the piles with wire.

The dwelling has had additions carried out front, rear and sides.

A small area of concrete slab to the lounge area and concrete block to the front addition were noted.

The concrete foundation and the concrete block foundation to the front addition was visually inspected where possible and was found to be in good condition and to have satisfactory perimeter alignment. I didn't find any visual evidence of disrepair, subsidence or cracks to the exterior facing of the concrete foundation surround line.

There wasn't any exposed reinforcement mesh or indications of tree root penetration under the foundation line and there was no indication of surface water accumulation around the foundations.

Technobond underfloor insulation was identified in the sub-floor where accessible and to the ceiling of the garage.

The manufacturers state the product has an indefinite life and carries a 50 year durability warranty, the insulation should not slump or lose loft over time and is made in New Zealand.

On visual inspection the insulation appeared to be fitted adequately but due to this insulation, a detailed inspection of the flooring was not possible.

The flooring of the original dwelling that was sighted was identified as native tongue and groove.



Garage

Exterior

The exterior is considered, where visible, for its construction and cladding type, it's apparent condition and any particular attributes.

The exterior of the dwelling is constructed with a fibre cement weatherboard, cement board cladding to areas of the ground level and the front and rear gable with a timber fascia.

Cement weatherboard is a composite material composed of silica, cement, sand and water. It is manufactured in layers forming a sheet of the desired thickness and a wood grain is usually imprinted onto the surface. The manufacturer's state that the advantages are that it doesn't buckle, warp or fade. It won't rot, be penetrated by insects and it has a class 1 a fire rating.

The cladding appeared to be generally in good condition. Some impact damage was sighted to a small area to the northern side of the dwelling with a crack to the cladding sighted to the southern side.

The paint finish was of a good standard.



Small area off impact damage



Crack



On this dwelling there are no soffits to the top level, soffits provide an amount of protection to the cladding from the elements.

The cement board cladding to the ground level has a texture coating applied to give the appearance of concrete.

The cement board cladding forms the junction between the ring foundation and the plaster texture coating is carried down over the foundation.

The cement board cladding was in good condition except for a small crack in the cladding to the side of the garage that would benefit from further appraisal and repair.

Given the age of the original dwelling there would be the likelihood that there are some asbestos containing products (ie. Cement board) as they were in general use up until the early 1980's. Asbestos wall or roof cladding is common on older houses.

The Ministry of Health is more relaxed about the historical use of asbestos containing products if it is sealed (painted) as this product is. Although there are no perceived health issues with this product when sealed, there are precautions with working with asbestos such as no dry sanding or scraping. You should not grind, water-blast, cut or remove asbestos sheet and contacting professionals is recommended.

Further information can be found on the Ministry of Health web site:

<https://www.health.govt.nz/your-health/healthy-living/environmental-health/hazardous-substances/asbestos>

Further information about Laboratory testing can be found at: <https://www.hill-laboratories.com/testing/asbestos-testing/>





Garage cladding crack



Front gable



Rear gable

The timber fascia appeared in good condition with no visible signs of decay and had a good level of paint finish.

The corner junction of the fascia to the southeastern side had a small area of deterioration and would benefit from repair and a flashing to seal the corner.



Repair recommended



Dirt/ grime buildup can shorten the life of the cladding material. As part of the maintenance schedule, I recommend carefully washing down sealed cladding, windows and frames regularly. Particular attention should be paid to the areas that do not get rain washed, such as under the eaves. A soft brush and a low-pressure hose is recommended and not a high-pressure water blaster.

Exterior joinery

The exterior joinery is assessed where possible for overall apparent condition.

The window and door joinery are of timber construction with an embossed metal garage door.

Metal head flashings were fitted to all the exterior joinery except the lounge windows that are fitted to a concrete block wall and one window to the southern side that could have a flashing retro fitted, head flashings have a weather tightness function.

One window flashing to the southern side has aged with a new seal recommended.

All the opening windows and doors functioned as designed.

One window in the office, the west facing windows of the master bedroom and one window to the second bedroom upstairs were painted closed limiting appraisal.

The paint finish to the window joinery was of a good standard. The side garage door however would benefit from a touch up.

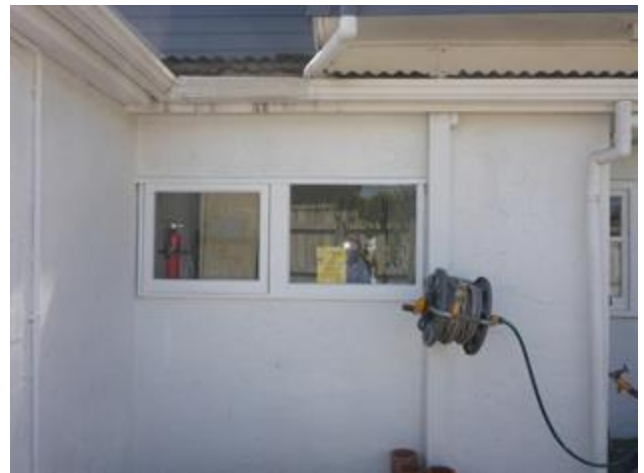
Some window hinges were showing signs of corrosion. I recommend removing the corroded hinges from the windows to be cleaned and oiled or replaced with brass or stainless-steel hinges if existing hinges cannot be cleaned and re-installed.



Head flashing detail









Touch up



Flashing deterioration, new flashing could be retro fitted



Hinge corrosion

Roof

The roof is physically assessed where possible to identify material type, condition and possible defects visible at the time of inspection. For further information about the assessment of the roof please see the further information section at the end of this report.

The roof is usually physically assessed for any structural issues, general condition and maintenance requirements however I was unable to access the top front part of the roof due to the height and health and safety restrictions.

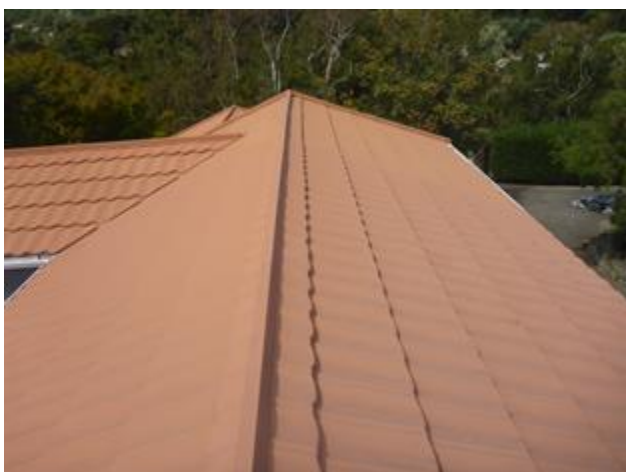
The majority of the colour tile roof cladding was in good condition however foot traffic over the roof has led to noticeable dents across small areas of its surface. These dents can compromise the integrity and performance of the roofing system. Not only can these dents reduce the roof's lifespan, but they can also be the direct cause of leaks and accelerated deterioration. The dented tiles could be replaced as part of the dwelling's maintenance planning.

In terms of ongoing maintenance, it is recommended that any moss is removed as it will retain moisture and start the corrosion process.

I recommend that the roofing material have further appraisal by a licensed roofer to give you advice on the degree of tile repair and potential costs.



Dented tiles





The dwelling has two flat roofs clad with a butynol membrane. Butynol roofing membrane is a synthetic rubber waterproofing membrane designed for use on roofs and decks. The product is installed as a single layer system.

Butynol Roofing Membrane when subjected to normal conditions of environment and with proper maintenance can expect to have a serviceable life of at least 20 years. No maintenance of the membrane is normally required provided significant substrate movement does not occur. In the event of damage to the membrane the membrane must be repaired by removing the damaged portion and applying a patch, as for new work.

The roofs although around the twenty-year mark appeared well sealed with no signs of pitting or deterioration and the substrates appeared solid when walked on.

The small flat roof above the back door access has a galvanized corrugated iron cladding that also appeared well detailed and sealed.

Painting this roof is recommended as part of the maintenance planning. Maintaining a good level of paint finish will ensure the maximum life of the materials can be achieved. Painting is also beneficial in forming a seal around the screw fixings and joins.

The polycarbonate cladding above the front door covered area appeared in good condition.

A once-a-year check of the roof cladding, any chimneys and the flashings is recommended to ensure problems are not developing.

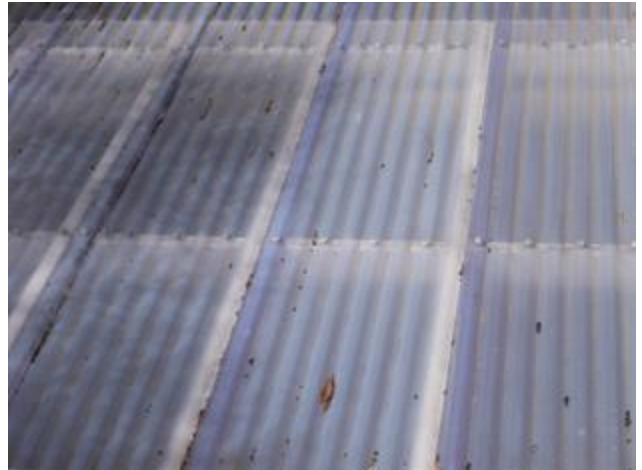
Things to look for include flashings that have corroded or lifted or the degradation of any sealant around the base of roof penetrations.



Butynol membranes



Galvanised



Polycarbonate

Spouting & downpipes

The spouting and downpipes are visually inspected where possible.

The spouting is a Marley product with the classic profile that is based on an original Roman design.

The spouting appeared in good condition with the correct fall to the downpipes.

There were small amounts of debris in areas of the spouting and this needs to be removed to prevent moisture build up, which can lead to moisture ingress to the interior.

Clearing of the spouting is part of the general maintenance for all dwellings.

To clean out your spouting, disconnect the downpipe and hose out the debris. If disconnecting the downpipe is impractical, you can block it off with a tennis ball wrapped in an old sock before hosing. Afterwards, remove the ball, hose again and check the downpipe for any blockages or leaks.



Roof Space

The attic is visually assessed where accessible for any signs of leaks and structural defects in the roof. For further information about the assessment of the roof please see the further information section at the end of this report.

The space was accessed via a ceiling hatch in the hall and the master bedroom wardrobe.

No signs of decay or leaks were identified where accessible.

Entering attics or roof spaces that are heavily insulated can cause damage to the insulation and the attic framing. Attics with deep insulation cannot be safely inspected due to the limited visibility of the framing, which the inspector must walk on. In such cases the attic is only partially accessed, thereby limiting the review of the attic areas from the hatch only in these circumstances. Only areas where safe and reasonable access is possible were inspected.

The insulation in the attic was identified as Mammoth insulation. Mammoth thermal insulation is made in New Zealand from 100% lofted thermally bonded polyester fibres. The manufacturer states that all Mammoth products contain recycled polyester fibre made from plastic bottles.

There were no gaps identified in the attic insulation except to a small area of wall lining where the insulation has dropped.

Heating and cooling require high levels of insulation, especially in ceilings. The insulation needs to be uniform, continuous, and well installed to ensure its potential performance is reached.

It is also recommended that insulation is fitted snugly between framing without gaps, tucks or folds but not compressed or packed tightly around electrical wiring.





Dropped insulation

Interior

The inspection focused on identifying building defects and not issues of a more cosmetic nature.

Non-invasive moisture testing was carried out around the windows, doors, and wet areas of the dwelling. Please see the attached Terms & Conditions for more information about moisture testing.

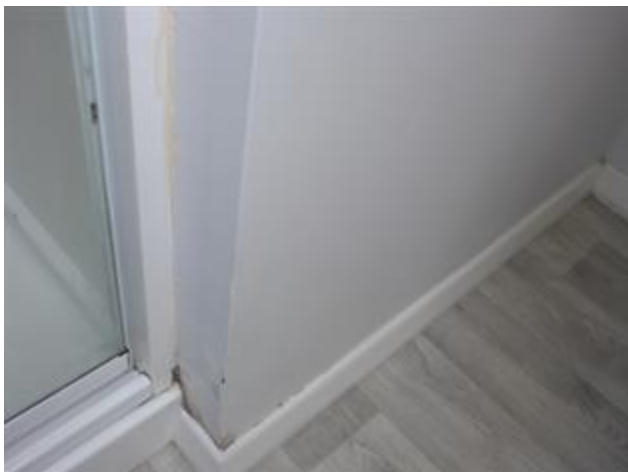
The T650 moisture meter was used for this inspection. It is a handheld instrument that uses a dielectric scanning method for fast, nondestructive determination of moisture content in areas of up to 40mm from the surface.

When using the moisture meter during the inspection I look for evidence of variation from normal levels and areas where higher than normal levels are recorded.

The interior comprises of a kitchen, dining room, lounge, office, family room, four bedrooms, three bathrooms with separate toilet and a separate laundry area.

All moisture readings were within acceptable parameters except to the right side of the end bathroom shower enclosure.

I suggest first removing the skirting to assess the wall lining to ensure there are no further indications of moisture issues. If further indications are present a small piece of wall lining could then be removed to determine the extent of the moisture damage.



High moisture levels



Overall, the interior appeared to have normal wear and tear and could be addressed the next time the dwelling is to be redecorated.

The ceilings appeared to be in good condition with no signs of sagging.

All wardrobe and cupboard spaces were full of personal property, so I was unable to appraise these wall linings.

The cabinet below the sink was full of cleaning products limiting an appraisal.

Fixed floor coverings were fitted throughout the living areas limiting appraisal of the flooring. Small rises and falls were noted to areas of the dwelling's flooring. This can be due to settlement over an extended period of time.

There was no external vent fitted in two of the bathrooms or laundry if a dryer is to be fitted. This increases humidity and dampness in the dwelling. Installing and directing a vent to the exterior is usually a straightforward job for either a qualified carpenter or electrician.

There was a gas fire in the lounge. All gas consumers are advised to have appliances checked for safety at least every 12 months by a gas safe registered engineer.

A full assessment of the garage interior was not possible as the area contained personal property but where visible there were no discernible issues.





Services & Plumbing

Services are noted at the time of an inspection, but this does not constitute a detailed appraisal. Circuit or pressure testing was not undertaken, and I recommend that a registered electrician or plumber be contacted for a full inspection.

Power supply

The power supply to this dwelling is via an underground cable.

Circuit Board

The electrical system consists of an internal circuit board located in the hall with an external meter.

All the fuses were modern circuit breakers.



Wiring

Electrical cable was viewed from within the attic space. TPS cable (new plastic-coated cable) was observed in the attic.

All visible sockets and light switches were tested and were found to be functioning correctly at the time of inspection.

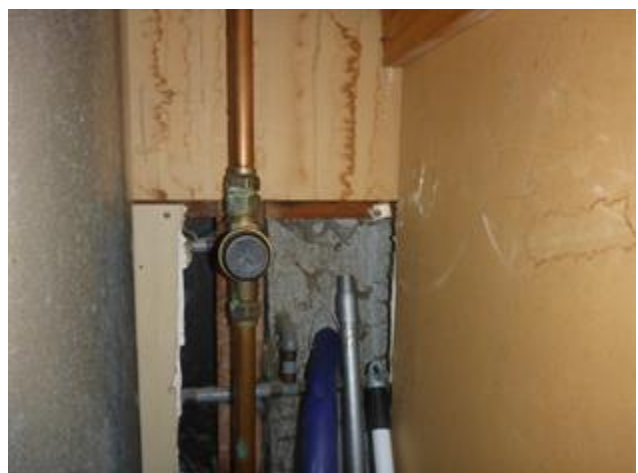
Plumbing

An appraisal of the plumbing is difficult because most of the piping is behind the walls however the plumbing and drainage are inspected where possible.

As part of the inspection all taps have been run, showers turned on and toilets flushed. Then where accessible, pipes are checked for leaks.

The water piping sighted was a mixture of products, most of the piping was Polybutylene (grey plastic) which is an industry standard product. Some copper water piping was also present and supplying the hot water cylinder.

Where the plumbing was visible, there were no indications of any issues to report.



Hot water system

The hot water supply to the dwelling is via a 180 litre Rheem mains pressure electric cylinder manufactured 10/2002. The cylinder is located in a laundry cupboard.

Hot water cylinders built prior to 2003 benefit from additional insulation to reduce heat loss. Heating a home's hot water makes up one-third of the average power bill. Insulating the hot water cylinder with a hot water cylinder wrap is a quick easy way to make a difference to the energy use.

Located on the top of the cylinder is a valve to relieve pressure in the hot water cylinder. It is recommended that the relief valve be checked for adequate performance or replaced at intervals not exceeding 5 years, or more frequently in areas where there is a high incidence of water deposits and that the valve easing gear be operated at least every six months.

The hot water supply to the upstairs bathrooms is via a 180 litre low pressure hot water cylinder manufactured 1967.



Drainage

The gully traps and exterior service drains of the dwelling are visually inspected for any signs of blockages or over flowing at the exterior. For further information about the assessment of a drainage system please see the section at the end of this report.

The visible gully trap appeared clear and clean at the time of inspection.

Gully traps are designed to relieve blocked drain sewerage externally, as they are the lowest discharge point, they also prevent drainage smells from escaping.



Summary

My inspection found that the dwelling was generally in good condition for age & type.

I recommend that the area identified with high moisture levels now have further invasive appraisal to ensure repairs can be fully carried out and any compromised material can be removed and replaced.

The pergola to the side of the lounge is direct fixed through the cladding, which can allow moisture retention that can contribute to progressive damage. A gap between the cladding and the pergola is recommended. The top of the pergola would benefit from a new paint seal.

The cement board cladding was in good condition except for a small crack in the cladding to the side of the garage that would benefit from further appraisal and repair.

The corner junction of the fascia to the southeastern side had a small area of deterioration and would benefit from repair and a flashing to seal the corner.

I recommend that the roofing material have further appraisal by a licensed roofer to give you advice on the degree of tile repair and potential costs.

There was no external vent fitted in two of the bathrooms or laundry if a dryer is to be fitted. This increases humidity and dampness in the dwelling. Installing and directing a vent to the exterior is usually a straightforward job for either a qualified carpenter or electrician.

In terms of other ongoing maintenance, almost all sealed materials and finishes used on the outside of a building will last longer if they are regularly cleaned. Cleaning removes dust, dirt, mould, mosses and salt spray- all of which can hasten deterioration.

Cleaning is especially necessary for:

Those areas of a building that are not rain-washed

Areas of wall immediately under the eaves

Covered verandahs and porches

The top of garage doors where sheltered by the wall

Cleaning should be carried out with a low-pressure hose and a soft brush, leaving the water blasting equipment just for paths and driveways.

I always advise that Council records are checked to ensure that the dwelling is fully permitted with consents and code of compliance certificates. Plans need to correctly document any additions or alterations since original construction.

Finally, this inspection summary is not intended to replace details documented throughout the report. It is intended that the entire document be read as there may be information detailed throughout the report that you may consider significant, that may be omitted from the summary.

I hope that this report furthers your understanding of the building. If there is anything you would like me to clarify or enlarge upon I will be happy to discuss this with you.

Ian Hall
All Building Inspections Ltd



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Certificate of Inspection

(in accordance with NZS 4306:2005)

Client:	Susan Handisides
Site address:	57 Matai Road
Inspector:	Ian Hall
Company:	All Building Inspections Limited
Qualifications:	New Zealand Trade Certificate Member of New Zealand Institution of Building Inspectors

The following areas of the property have been inspected:

Site	Inspected
Subfloor	Inspected/ restricted
Exterior	Inspected
Roof Exterior	Inspected / restricted in areas
Roof Space	Inspected / restricted in areas
Interior	Inspected
Services	Inspected
Accessory Units etc.	N/A

Certification

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

Inspector:	Ian Hall
Date:	25-Feb-2025



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Further Information:

Assessment of the sub floor:

The sub floor is assessed where possible for general condition and attributes but it does not constitute a full structural engineer's report and it is outside the scope of this report to comment on how the construction may perform during a significant seismic event.

Assessment of drainage systems:

For the purposes of this report the gully traps and exterior service drains of the dwelling are visually inspected for any signs of blockages or over flowing at the exterior. A registered plumber will generally be able to make an assessment of the internal condition of the drainage system via a video camera.

Assessment of the roof

The roof is physically assessed where possible to identify material type, attributes and possible defects visible at the time of inspection. Please note that without signs of moisture ingress/ damage it is not possible to identify potential roof leaks if the inspection is carried out in dry weather conditions.

Definitions of Weathertightness Risk

Taken from The New Zealand Standard NZS 4306:2005 Appendix A (Informative). Please note this 'Informative appendix is only for information and guidance. Informative provisions do not form part of the mandatory requirements of the Standard'. We refer you to the Council's Land Information Memorandum and the BRANZ website for further information. www.weathertight.org.nz/new-buildings/risk-evaluation/

A: Wind zone:

Low risk	Low wind zone
Medium risk	Medium wind zone
High Risk	High wind zone
Very High Risk	Very High wind zone

B: Number of storeys:

Low risk	One storey
Medium Risk	Two storeys in part
High Risk	Two storeys
Very High Risk	More than two storeys

C: Roof/wall intersection design:

Low Risk	Roof to wall intersection fully protected (e.g. hip and gable roof with eaves)
Medium Risk	Roof to wall intersection partly exposed (e.g. hip and gable roof with no eaves)
High Risk	Roof to wall intersection fully exposed (e.g. parapets or eaves at greater than 90° to vertical with soffit lining)
Very High Risk	Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys etc.)

D: Eaves width:

Low Risk	Greater than 600 mm at first floor level
Medium Risk	450-600 mm at first floor level or over 600 mm at second-floor level
High Risk	100-450 mm at first floor level or 450-600 mm at the second floor level
Very High Risk	0-100 mm at first-floor level or 100-450 mm at second-floor level, or 450-600 mm at third floor level

Note: Eaves width measured from external face of wall cladding to outer edge of overhang, including gutters and fascias. Balustrades and parapets count as 0mm eaves.

E: Envelope complexity:

Low Risk	Simple rectangular, L, T a boomerang shape with single cladding type
Medium Risk	More complex, angular or curved shapes (e.g. Y arrowhead with single cladding type)
High Risk	Complex angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types
Very High Risk	As for high risk, but with junctions not covered in C or F of this table (e.g. box window, pergolas, multi story re-entrant shapes etc.)

F: Deck Design:

Low Risk	None, timber slate deck or porch at ground level
Medium Risk	Fully covered in plan by roof, timber slate deck attached at first or second floor level
High Risk	Enclosed deck exposed in plan or cantilevered at first-floor level
Very High Risk	Enclosed deck exposed in plan or cantilevered at second-floor level or above

Terms and Conditions

All Building Inspections Ltd (“the Company”) agrees to supply to you “the Client” a written Report (“the Report”) on the **visual, non-invasive inspection** of a residential building(s) in accordance with these terms and conditions.

Applicable Standard

1. The inspection and Report are undertaken in accordance with the NZS 4306:2005. A copy of this Standard is available at our office for inspection, or you may obtain a copy from Standards New Zealand.

Access

2. The Client is responsible for ensuring that reasonable access can be obtained to the residential building(s). Should reasonable access not be provided then the Report will highlight this and state the areas of the residential building(s) that could not be inspected. If a re-inspection is necessary then an additional fee will be charged.

Payment

3. The Client is responsible for paying the fee of the Company. An invoice for the inspection is sent with the Report, total payment is expected within 7 days. An additional service charge of \$100 will be added to any debt collection fees. A late cancellation fee may be charged if an inspection is cancelled within 24 hours of the time arranged.

Scope of Report

4. The purpose of the Report is to identify **significant building defects visible and reasonably accessible at the time of the inspection**. The inspection is a non-invasive visual assessment of the general condition of the building. The condition of internal framing is not known.
5. The Report shall include an assessment of the condition of each of the following areas:
 - a. Site;
 - b. Subfloor;
 - c. Exterior;
 - d. Roof Exterior;

- e. Roof space;
 - f. Interior;
 - g. Services; and
 - h. Identified ancillary spaces and buildings including accessory units.
6. In a multi-unit property the Report will only cover the condition of the interior and accessible parts of the immediate exterior of the particular unit and any related accessory units.
 7. The Inspection will consider matters such as instability, weather tightness risk, the standard of workmanship and required maintenance.
 8. Any recommendations for maintenance or remedial work to be carried out are suggestions only and specific advice and quotes should be sought from whoever is instructed to carry out that work.
 9. All our advice that may be relied upon in relation to the residential building(s) is contained in the Report. No liability is accepted for any statements made by any person conducting the inspection at the time of the inspection or prior to the supply of the Report.

Limitations of the Report

10. The Report is deemed to be valid for a period of 90 days from the date of the inspection. The Company cannot be held accountable for any damage howsoever caused after the date of the inspection, including that caused by severe weather. The prevailing weather conditions at the time of the inspection will be included in the Report and it will state where the assessment of any apparent defect is subject to the prevailing weather conditions.
11. The Report is not a structural survey and does not provide specialist plumbing, heating, gas or electrical inspection but will make general comment on age, material type, socket testing and apparent general working order. The Report does not cover building component systems, appliances, pest infestation, contamination, grounds or soil conditions.
12. The inspection does 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 which require the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation or soil).
13. As the purpose of the inspection is to assess the general condition of the building based on the limited visual inspection, the Report may not identify all past, present or future defects. Descriptions in this Report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this Report as having been inspected is excluded from the scope of the inspection.
14. A building Report is not a Code Compliance Certificate or a Certificate of Acceptance under the Building Act. Council approval for the property is not investigated and we recommend that all clients obtain a Land Information Memorandum from the Council. The Report may contain information obtained from the Council or other 3rd parties and we accept no responsibility for that information.

15. Where the investigation and/or report is being obtained for business purposes, the statutory guarantees contained in Consumer Guarantees Act 1993 will not apply.

Limitations of Weathertightness Reporting:

16. The inspection will consider areas of weathertightness risk in accordance with Appendix A of NZS 4306:2005 ("Appendix A"). However, the inspection does not assess compliance with the NZ Building Code including the Code's weathertightness requirements. Appendix A is attached to the report for informative purposes only.
17. The T650 moisture meter is used for the inspections. It is a handheld instrument that uses a dielectric scanning method for fast, nondestructive determination of moisture content in areas of up to 40mm from the surface. When using the moisture meter during the inspection evidence of variation from normal levels and areas where higher than normal levels are recorded.
18. Moisture testing is carried out around the windows, doors, and wet areas of the dwelling and where it is thought necessary, however the evaluation is non-invasive and so has its limits. Non-invasive moisture scanning devices are useful tools, however they have limitations due to environment and limitations of the equipment.
19. Non-invasive moisture testing does not constitute a weather-tightness guarantee and is dependent on the weather conditions prior to the inspection. Water ingress can occur intermittently and may not be detected by non-invasive moisture testing. A specialist invasive weathertightness inspection can be provided upon request (and with the permission of the home owner) and at an additional cost but this is beyond the scope of the Report. The Report is not a leaky home/ specialist weathertightness report. The Report is not a warranty against problems with the building developing or becoming apparent after the date of inspection.

Limitations on Liability

20. Where the Client disputes any condition assessed in the Report it shall notify the Company within seven days of detection of such a dispute. The Client (including its agents, employees or independent contractors) shall not, with the exception of emergency conditions, make any alteration, modification or repairs to the disputed condition prior to a re-inspection by the Company. Any failure by the Client to notify the Company in accordance with this clause shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.
21. Whilst the utmost diligence has been taken with the Report, the Company nor any of its employees or officers shall not be liable to the Client in any way unless legal proceedings are commenced against the Company within three years of the date of the Report.
22. Neither the Company nor any of its employees or officers will be liable for any indirect or consequential losses arising from an inspection carried out or Report provided by the Company.
23. If the Company or its employees or officers are found liable to the Client the amount of any liability is strictly limited to the sum of five times the fee.

Report Personal to Client:

24. The report is the intellectual property and copyright of the Company and has been prepared exclusively for the Client. The Client agrees that the Report is personal to

them and shall not be assigned or disclosed or distributed (other than disclosed or distributed to professional advisors for the purpose of complying with clause 9.3 of the ADLSI Agreement for Sale and Purchase of Real Estate, or other similar agreements, where expressly requested to do so by the vendor) without the written permission of the Company.

25. The Company accepts no liability to any person other than the Client. Any third party relying on the contents of the Report does so at their own risk and the Company disclaims any liability for any loss (direct or consequential), cost or damage resulting.