

GRIFFIOEN.

BUILDING INSPECTION REPORT

Statement of Passing Over: This building inspection has been supplied by the vendor in good faith. GRIFFIOEN. (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Prospective purchasers are advised to seek their own independent advice as to the condition of the property either prior to, or as a condition of, purchasing the property.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

The following building inspection report has identified a number of maintenance items typical for a home of this age. The vendor has already taken steps to address some of these, including:

- Exterior Cladding: Fascia with borer holes replaced
- Bedroom One: Window frames painted
- Bedroom Two: Room repainted
- Bedroom Three: Sheet movement resolved and room repainted
- Bathroom: Room painted and splashback installed
- Laundry: Walls repainted
- Lounge: Window frames painted
- Decks & Verandahs: Handrail primed and painted; verandah painted
- Concrete Deck: Crack repaired and deck painted

These works are intended to resolve some of the issues raised. Purchasers are encouraged to read the full inspection report for a complete overview of the property's condition and to seek their own independent advice as appropriate.

House Inspection at

51 Wayside Avenue Burnside





Home & Building Consultants - Copy of statement of policy

Scope: The inspection and corresponding report are based on a limited visual inspection of the standard systems and components of the home. The purpose of the inspection is to identify major current deficiencies that are visually identifiable at the time of the inspection. The report shall include: grounds, structure, exterior, roofs, plumbing, electrical, interior, and insulation/ventilation; the procedure for their inspection will be conducted in accordance with NZS 4306: 2005. New Zealand Standard, Residential Property Inspection.

Limitations: Any areas that are concealed, contained, inaccessible, or cannot be seen, due to walls, ceilings, floors, insulation, soils, vegetation, furniture, stored items, systems, appliances, vehicles, or any other object, will not be inspected or included in the report. The client agrees to assume all the risk, for any condition or problems that may be concealed at the time of the inspection. Nothing will be dismantled during the inspection, and there will be no destructive testing performed. Appliances and spa/pool equipment special cycles or features are not inspected; none of the appliances or equipment will be dismantled, and no determination of their efficiency will be made.

The client understands that the house inspector has had a minimum of ten years experience in the building industry and has had specific training in the procedures of house inspections by The NZ House Inspection Co. The report is not a guarantee, warranty, or any form of insurance, and is not to be used as a substitute for a final walk-through inspection. The report shall be considered the exclusive property of the client, and copies will not be issued to any parties without the permission of the client. The client agrees that the report shall not be given or sold to any other party, who is not directly involved with the process of the transaction.

Reasonable Access: Reasonable access is access that is safe, unobstructed and which has a minimum clearance of 450 x 400 mm opening access door that can be safely accessed from a 3.6 m ladder and a minimum crawl space of 610 x 610 mm in the ceiling space and 500 x 400 mm opening access door and a minimum crawl space of 500mm vertical clearance for the sub floor area. Roofs are able to be safely accessed from a 3.6 m ladder. (Or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision).

Items and Conditions Excluded From the Report Include: Building codes, zoning ordinance violations, geological stability, soil conditions, structural stability, engineering analysis, termites or other infestations, asbestos, formaldehyde, water or air contaminants of any kind, toxic moulds, rotting (non visual), electromagnetic radiation, environmental hazards, appraisal of property value, repair estimates, detached buildings, sheds, underground condition of pool and spa bodies and related piping, items marked as not inspected within the report, private water systems, septic systems, saunas, specialized electronic controls of any kind, elevators, dumb waiters, water softener and purification systems, solar systems, internal system components, security systems, system adequacy or efficiency, prediction of life expectancy of any item or system, minor and/or cosmetic problems, latent or concealed defects. This report does not cover any buildings suffering from rotting homes, leaky homes and toxic mould situations, areas that the inspector believes to be potential problem areas are checked with a non invasive moisture meter.. We can only detect rotting of framing by invasive testing which means removing wall linings. This would not be done without the written consent of the owner. We will consider Weather Tightness, regardless of age; however it will not be measured against appendix A of the Standards or to E2/AS1 of the Building Code, Matrix and Evaluation, as this would be subject to a specialist report.

Disputes and Limitation on Liability: The client understands and agrees that any claim against the accuracy of the report, in the form of errors or omissions is limited to the failure on the part of the inspector to follow the New Zealand Standard; NZS 4306: 2005 Residential Property Inspection (a copy is held at our office for viewing if required). The client agrees to notify the inspector of any dispute in written form, within ten days of discovery. The client further agrees that with the exception of emergency conditions, no repairs, replacements or alterations of the claimed discrepancy shall be made before the inspector can re-inspect the said item. Client understands and agrees that any failure to notify the inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

In the event of making a claim against The NZ House Inspection Co, you need to contact our office immediately and request a claim form.

Important Information: You need to be aware that it is possible for problems in a house to be disguised to prevent detection. If you notice anything's that were not visible at the time of your visit and our inspection on the day you move into the property then you should immediately contact us to discuss.

Vendor Inspections: The vendor is required to notify the inspector of any existing conditions that you are aware of that have been an issue or may become a problem at the time of the inspection.

Cancellation Policy: If the inspection is cancelled up to 24 hours before the inspection is due to be undertaken, a fee of \$100 will be charged. If the inspection is cancelled within a 24 hour period of the due date of the inspection, the full cost of the inspection will be charged. We reserve the right to apply this policy at our discretion.

Payment Policy: Payment is due on delivery of the inspection report unless otherwise arranged. NO Statement or receipt will be issued. All costs associated with debt collection will be added to the value of the invoice. Interest will be added at 2% per month for overdue accounts.

Insurers Disclaimer:

(a) This is a report of 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 were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).

(b) The inspection did not assess compliance with the NZ Building Code including the Code's weathertightness requirements, or structural aspects. On request, specialist inspections can be arranged of weathertightness or structure or of any systems including electrical, plumbing, gas or heating.

(c) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (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 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 was excluded from the scope of the inspection.



Inspector

NAME Peter Ward
PHONE 0274374861
ADDRESS NZHIC Christchurch 2016 Limited

DATE OF INSPECTION 21 / 05 / 2025

Customer

NAME Jason Thornley
ADDRESS
PHONE HOME
PHONE WORK
PHONE MOBILE
EMAIL ADDRESS



Agent

NAME
COMPANY
ADDRESS
PHONE
SITE ADDRESS 51 Wayside Avenue Burnside



Glossary

Good.

Is given when the item is believed to be in new or near new condition, or is better than would be expected given the age of the property.

Generally good.

Use as an overall comment to summaries the general condition of the item being checked.

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.

Poor.

The condition is below the standard expected. There is damage or excessive wear. Replacement or maintenance is required.

Hardware.

Catches door and window handles, hinges to windows doors and cupboards.

Built in deck.

Deck built within the exterior wall line. Decked area is often the ceiling of a room below.

Deck Exterior.

Deck built outside the exterior wall line. May be cantilevered or attached to the house and be supported on posts or piles.

Header tank.

Small tank which supplies water to the hot water cylinder normally located on the roof or in the ceiling space.

Trim.

Finishing timbers around doors and windows. Timbers to the lower and upper areas of the wall linings.

Cladding.

Exterior wall linings.

Gully trap.

Collection point outside the building line for waste water. Is connected to the sewerage system.

Water Toby.

Tap or shut of valve usually at the point where the water supply enters the property.

Soffit / Eaves.

Horizontal or pitched linings under the roof over hang.

Fascia.

Timber or pre finished metal facings at the end of the roof line.

Electrical General.

Plugs, switched and light fittings are sighted where possible for damage or poor fixing back to the wall linings. Power points are not tested.



Summary of report

TIME OF INSPECTION
WEATHER CONDITION
IN ATTENDANCE

9.30 am
FINE
Inspector owner

INTERNAL

FLOORS
WALLS
CEILINGS
TRIMS
INTERNAL DOORS
WINDOWS
KITCHEN
BATHROOMS
LAUNDRY

generally good wear noted
generally good scuffs and marks noted
generally good marks noted
generally good wear to paint noted can be repainted
generally good couple binding need eased noted
generally good for age and style, surface wear to latches noted
generally good
generally good
generally good

EXTERNAL

EXTERIOR CLADDING
FOUNDATIONS
ROOF
WINDOWS
DOORS
GARAGE

generally good borer holes noted in fascia, treat chemically or replace timber, cracks to rock type cladding noted
generally good unable to sight all
generally good
generally good for age and style
average to generally good condition for age and style, aluminum sliding door rollers rumbling noted.
average to generally good, borer holes to exterior and interior trim timbers, roof fixings need check and replace, and surface rust around fixings need treating noted

GENERAL

GARDENS
FENCING
PATHS AND STEPS
STRUCTURAL (visual)

generally good and secure
generally good some will need future maintenance
Generally good, cracks appear sound noted
generally good



MOISTURE

Although this was not a specific moisture test random areas of possible concern like around windows and doors on the exterior walls where accessible have been checked on the interior with a non-invasive moisture meter to check for moisture within the wall cavity. The condition and treatment type of internal framing is not known.

Levels were found to be	acceptable in all areas checked
Possible causes for moisture	
Further investigations recommended ?	No
Type of Meter	Trotec 660 moisture levels 10-50 ok, 50-80 getting higher, 80+ alarm goes needs further investigating. This is not a weather tightness report if that information is needed a specialist company will need to be used.



example of various tests in rooms around windows and doors, approximately 30 taken.



The summary is not intended to replace the report. There will be items in this report that the client may consider significant regarding the property that have not been mentioned in the summary. Please read the entire report. All photos without caption are for a visual effect only.

Summary Continued

This is a tidy three bedroom home with generally good carpets, decor and fittings.

Ceiling and underfloor insulation is batts in generally good condition.

Roof, cladding and windows are in average to generally good condition.

Floor levels taken throughout house using a laser type level show rise/fall of approximately 20mm on length of house, are within good degree and acceptable tolerances of MBIE guidelines which are up to 50mm.

This home will respond well to continuing interior/exterior maintenance and upgrades.

Good entertaining area and gardens.

No EQC or council files viewed.



outdoor area, secure.



sub floor, and insulation is in generally good condition, unable to sight all



Ceiling insulation in generally good condition, unable to sight all



roof is in generally good condition



gutters, in generally good condition,



example of windows and cladding, are in generally good condition.



example of windows and cladding, are in generally good condition.

The summary is not intended to replace the report. There will be items in this report that the client may consider significant regarding the property that have not been mentioned in the summary. Please read the entire report. All photos without caption are for a visual effect only.

SERVICES

ELECTRICAL

Comments

LIGHTS AND POWERPOINTS

TPS CABLE (new plastic coated cable)

yes not all power points have been checked
yes appears to be rewired but unable to confirm if all
has been replaced

TRS CABLE (old rubber coated cable)

None sighted

VIR CONDUIT WIRING (metal conduit)

yes appears obsolete

OVERHEAD (connection to house)

yes

UNDERGROUND (connection to house)

no

METER BOARD POSITION

yes outside on wall

CONDITION OF METER BOARD

yes

FUSE SWITCHBOARD

yes

CIRCUIT BREAKER SWITCHBOARD

yes

SECURITY

BURGLAR ALARM SYSTEM

none sighted

BURGLAR ALARM CONTROL PANEL

yes in the lounge not tested

EXTERIOR LIGHTS

yes but not tested

SMOKE SENSORS (should be fitted in all
houses)

yes some not tested

SECURITY DOOR LOCKS

N/A

SECURITY WINDOW LOCKS

N/A



PLUMBING AND DRAINAGE

HOT WATER CYLINDER	180lt
AGE OF CYLINDER (date on cylinder)	2018
CONDITIONS OF PIPES TO CYLINDER	Appear ok
TYPE OF HOT WATER SYSTEM	Unknown
PLUMBING (general condition)	Un sighted
PLUMBING (type)	pvc & copper and galvanised
CONDITION OF PIPES IN CEILING SPACE	Un sighted
HEADER TANK	Black plastic
DRAINAGE IN CEILING	Un sighted
DRAINAGE UNDER FLOOR	Un sighted
GULLEY TRAPS	all appear to be in generally good condition
GULLEY TRAP LIDS	Generally good
FOUL WATER (sewer and waste)	Appears ok but unable to view underground pipe work
SECTION RUN OFF	Appears ok
CESSPIT DRAINAGE	not applicable
STORMWATER	Appears ok but unable to view underground pipe work
WATER TANKS	not applicable
DOWNPIPES	some downpipes exit onto the ground plastic, generally good
DRIVEWAY OR PAVING SUMP	N/A
POSITION OF GAS METER	not applicable
POSITION OF WATER TOBY	None sighted



example of surface rust on roof vent pipe, clean/treat and paint to extend life.



Example of downpipe by deck may need directed to appropriate outlet.



SERVICES CONTINUED

Additional Services

HEATING SYSTEMS

TYPE
LOCATION
COMMENTS

heat pump x2
lounge & dining room
Tested on/off ok

VACUUM SYSTEMS

TYPE
LOCATION
COMMENTS

not applicable

VENTILATION SYSTEMS

TYPE
LOCATION
COMMENTS

not applicable

SOLAR HEATING

TYPE
LOCATION
COMMENTS

not applicable

PUMPS

TYPE
LOCATION
COMMENTS

not applicable



example of surface rust on meter box cover noted, clean/ prime and paint



CEILING SPACE & INSULATION

LOCATION OF MANHOLE		in the bath room photos taken from hatch
MANHOLE LID		Sheetboard
CONSTRUCTION	TYPE	pitched roof
	CONDITION	generally good
	COMMENTS	unable to sight all
INSULATION	TYPE	batts
	CONDITION	generally good
	COMMENTS	unable to sight all, ensure electrical clearances are maintained
VERMIN 1	TYPE	none sighted
	COMMENTS	
BORER	ROOF	none sighted
	STRUCTURE	
	FLOORING	none sighted
	TRIMS	none sighted
	EXTERIOR	minor borer damage noted
	CLADDING	
BORER	COMMENTS	only a small amount of holes noted Yes, borer may be in other timbers but not always visible, treat regularly with chemicals to control

NOTE: Ceiling space should have reasonable access.

"Reasonable access" is access that is safe, unobstructed and which has a minimum clearance of 450 x 400 mm opening access door that can be safely accessed from a 3.6 m ladder and a minimum crawl space of 610 x 610 mm. (or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision).







STAIRS

STAIRS - INTERNAL	TYPE	not applicable
	CONDITION	
	COMMENTS	
HANDRAIL	CONDITION	N/A
	COMMENTS	
STAIRS - EXTERNAL	TYPE	not applicable
	CONDITION	
	COMMENTS	
HANDRAIL	CONDITION	N/A
	COMMENTS	



BEDROOM One

FLOORING	carpet
WALLS	plasterboard
CEILINGS	plasterboard mark noted tested ok
DOORS	hollow core
WINDOWS	timber wear to window paint noted

GENERAL COMMENTS

This bedroom has a built in wardrobe



surface wear to window timber paint,
can repaint noted noted,



BEDROOM Two

FLOORING	carpet
WALLS	plasterboard
CEILINGS	plasterboard
DOORS	hollow core binding noted
WINDOWS	timber

GENERAL COMMENTS

This bedroom has a built in wardrobe





BEDROOM Three

FLOORING	carpet
WALLS	plasterboard
CEILINGS	plasterboard
DOORS	hollow core
WINDOWS	timber one needs unsticking noted

GENERAL COMMENTS

This bedroom has a built in wardrobe



sheet joint movement noted



BATHROOM

FLOORING	Overlay
WALLS	plasterboard redecorating to be finished noted
CEILINGS	plasterboard
DOORS	hollow core
WINDOWS	timber
SHOWER	Over bath
BATH	plastic wear noted
TOILET	China double flush
TAPWARE	Modern
VANITY TOP	China
VANITY UNITS	pre finished type
MIRROR	Wall

GENERAL COMMENTS

The heater and vent tested on/off ok



wear to bath surface noted



LAUNDRY

FLOORING	Overlay
WALLS	plasterboard
CEILINGS	plasterboard
DOORS	Aluminium/glass
WINDOWS	no windows
LAUNDRY TUB	Supertub
DRYER VENT	no ventilation
TAPWARE	Yes
W/MACHINE TAPS	yes
OTHER FITTINGS	Shelves

GENERAL COMMENTS





LOUNGE

FLOORING	carpet
WALLS	plasterboard scuffs noted
CEILINGS	plasterboard
DOORS	hollow core
WINDOWS	timber some sticking and need easing, and paint wear noted

GENERAL COMMENTS

This room has a heat pump that tested on/off ok



surface wear to window trim noted,
can re paint





KITCHEN /DINING

FLOORING	Overlay
WALLS	plasterboard and tiles
CEILINGS	plasterboard
DOORS	Aluminium/glass, rollers rumbling noted
WINDOWS	timber and aluminium
OVEN	free standing electric, not tested
ELEMENTS	Free standing electric, not tested
EXTRACT	Tested on/off ok
DISHWASHER	Not tested
WASTE DISPOSAL	no waste disposal
BENCHTOP	formica
UNITS	pre finished type
SINK	Stainless steel single

GENERAL COMMENTS





PROPERTY CONSISTS OF :

EXTERIOR SUMMARY

COMMENTS

FENCING	yes	timber fences , pre finished metal and concrete block
GATES	yes	metal
DRIVEWAY	yes	concrete cracks noted
PATHS	yes	concrete cracks noted but appear sound
OUTSIDE TAPS	yes	
LAWNS/GARDENS	yes	generally good and secure
SPRINKLER SYSTEMS		none sighted
RETAINING WALL	N/A	
GARAGE - DETACHED	yes	
GARAGE - ATTACHED	no	
GARAGE - UNDERHOUSE	no	
CARPORT	N/A	
SHED	yes	garden shed noted single lined room shed, not inspected
CONSERVATORY	N/A	
SWIMMING POOL	N/A	
SPA POOL	N/A	
GAZEBO	yes	timber type
CLOTHES LINE	yes	rotating type
LETTERBOX	yes	
OTHER	no	



example of cracking in driveway noted



example of cracking in paths, noted,
appears sound

DECKS AND VERANDAHS

DECK BUILT IN	CONSTRUCTION	N/A
	CONDITION	
	COMMENT	
HANDRAIL	CONDITION	N/A
	COMMENT	
DECK EXTERNAL	CONSTRUCTION	concrete
	CONDITION	generally good
	COMMENT	
HANDRAIL	CONDITION	generally good Metal
	COMMENT	Surface rust, can clean/prime and paint noted
VERANDAH	CONSTRUCTION	attached to side of house clearlite/timber roof, steel poles over concrete deck.
	CONDITION	generally good
	COMMENT	paint on some of timber wear noted

RETAINING WALLS

RETAINING WALLS - CONCRETE	CONSTRUCTION	not applicable
	TYPE	
	CONDITION	
	COMMENT	
RETAINING WALLS - TIMBER	CONSTRUCTION	not applicable
	TYPE	
	CONDITION	
	COMMENT	



example of cracking to deck steps noted

example of surface rust to deck railing,
clean/treat and repaint noted



SUB-FLOOR

EXTERIOR FOUNDATION	TYPE	concrete ring foundation
	CONDITION	generally good unable to sight all
INTERIOR FOUNDATION, INCLUDING SLAB	TYPE	concrete piles
	CONDITION	generally good unable to sight all, all photos taken from hatch
BEARERS & JOISTS	CONDITION	generally good unable to sight all, timber
BEARER TO PILE CONNECTIONS	SUFFICIENT	
BASE	COMMENT	Generally good unable to sight all, wire
	TYPE	No
VENTILATION	CONDITION	
	SUFFICIENT	
GROUND CONDITION	TYPE	Concrete grill, generally good dry
FLOORING	COMMENT	
	TYPE	timber
INSULATION	CONDITION	Unsighted
	TYPE	batts
ACCESS DOOR	CONDITION	generally good unable to sight all
	POSITION	Hot water cupboard
	CONDITION	

NOTE: Sub floors should have reasonable access.

"Reasonable access" is access that is safe, unobstructed and which has a minimum clearance of 500 x 400 mm opening access door and a minimum crawl space of 500 mm vertical clearance(or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision





EXTERNAL STRUCTURE & CLADDING

WALL STRUCTURE	TYPE	timber framed
	CONDITION	appears sound but unable to sight
	COMMENT	
BASEMENT	TYPE	not applicable
	FINISH	
	CONDITION	
WALL CLADDING	COMMENT	
	TYPE	Rock type sheetboard
	FINISH	natural
	CONDITION	generally good unable to determine condition of timber behind cladding.
	COMMENT	Step cracking/sheet joint movement noted



example of step cracking on cladding noted,



example of lichen on roof ,treat chemically to control



example of borer hole in timber fascia. Treat chemically or replace



EXTERNAL STRUCTURE & CLADDING CONTINUED

ROOF	TYPE	concrete tiles
	FINISH	painted
	CONDITION	generally good slightly wavey noted, typical for product
	INSPECTED COMMENT	from ladder
SOFFIT	TYPE	hardboard
	FINISH	painted
	CONDITION	Generally good
	COMMENT	
FASCIA	TYPE	timber painted
	CONDITION	Generally good, borer holes noted can treat chemically to control or replace timber
FLASHINGS	TYPE	Metal painted
	CONDITION	generally good
	COMMENT	
SPOUTING	TYPE	plastic
	CONDITION	generally good
	COMMENT	Clean in some areas noted
CHIMNEY	TYPE	no chimney
	COMMENT	
TV AERIAL		yes
	COMMENT	dish



hip tile may need repositioning noted.

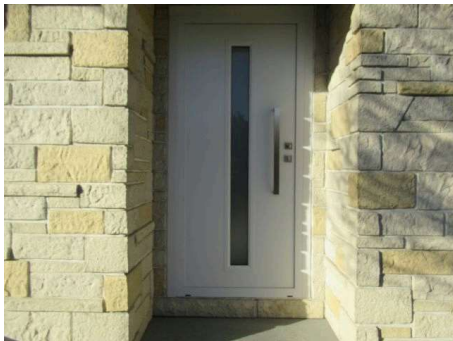


example of paint flaking on timber
fascia, will need painting in future

example of spouting requiring cleaned in
areas

EXTERNAL DOORS

FRONT DOOR	FINISH	aluminium with glass double glazed
	CONDITION	generally good
	COMMENT	
BACK DOOR	FINISH	aluminium with glass double glazed
	CONDITION	generally good
	COMMENT	
OTHER DOORS	FINISH	aluminium with glass single glazed
	CONDITION	average to generally good
	COMMENT	rollers rumbling noted
EXTERNAL WINDOW CHECK	FINISH	timber single and double glazed, and aluminium single glazed
	CONDITION	generally good
	FLASHINGS	
	COMMENT	Gaps noted



front door



Back door



Side door





GARAGE

GENERAL	TYPE	stand alone timber construction Cladding concrete block, rock sheet and sheetboard. corrugate iron roof
	CONDITION	average to generally good
	COMMENT	Unable to sight all external and internal due to storage and boundary. No spouting on RHS noted. Borer holes on exterior/interior timber, can treat chemically/replace affected timber.
DOOR	TYPE	auto sectional door
	CONDITION	Generally good
	COMMENT	
POWER SUPPLY LIGHTING FLOOR	TYPE	yes
	CONDITION	yes
	COMMENT	concrete generally good unable to sight all due to vehicle and storage

CARPORT

GENERAL	TYPE	no carport
	CONDITION	
	COMMENT	
POWER SUPPLY LIGHTING FLOOR	TYPE	
	CONDITION	
	COMMENT	



example of garage roof surface
rust/ clean/prime to prolong life,
check fixings



Downpipe at on garage needs directed to a stormwater outlet,



example of soft timber fascia on small garage door, repair/replace noted



example of borer hole in garage fascia. Treat chemically or replace timber.



AREAS THAT WERE NOT INSPECTED

From time to time there are some areas in certain houses that can not be visually inspected for various reasons such as items being stored in areas like ceiling spaces and sub floor areas; some older houses are built fairly close to the ground limiting the access under them or access panels being covered over.

AREA	SIGHTED?	REASON
Ceiling space	yes	Tight access, not all accessible
Roof	yes	unable to safely get on roof due to height and did not want to damage.
Sub Floor	yes	Tight access, not all accessible
out buildings	yes	not inspected



**CERTIFICATE OF INSPECTION IN ACCORDANCE
WITH NZS 4306:2005**

CLIENT Jason Thornley
SITE ADDRESS: 51 Wayside Avenue Burnside
INSPECTOR - **NAME:** Peter Ward
COMPANY: NZHIC Christchurch 2016 Limited
QUALIFICATION:

DATE OF INSPECTION: 21 / 05 / 2025

The following areas of the property have been inspected:

SITE	yes
SUBFLOOR	yes
EXTERIOR	yes
ROOF EXTERIOR	yes
ROOF SPACE	yes
INTERIOR	yes
SERVICES	yes
ACCESSORY UNITS, ANCILLARY SPACES AND BUILDINGS	N/A

Any limitations to the coverage of the inspection are detailed in the written report.

Certification:

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

Signature:

Date:

21 / 05 / 2025

NZHIC Christchurch 2016 Limited

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with requirements of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

SUMMARY LIST OF FEATURES INSPECTED

For any features not present on the property, mark as N/A (not applicable)

SITE	inspected	INTERIOR	inspected
Orientation of living spaces	Yes	Ceilings	Yes
Site exposure, contour & vegetation	Yes	Walls	Yes
Retaining walls	N/A	Timber floors	No
Paths, steps, handrails & driveways	Yes	Concrete floors	N/A
Fencing	Yes	Doors & frame	Yes
Surface water control	Yes	Electrical-operation of switches, etc	Yes
SUBFLOOR		Heating Systems	Yes
Location of access point	Yes	Kitchen - Bench top	Yes
Accessibility	Yes	Kitchen - Cabinetry	Yes
Foundation type & condition	Yes	Kitchen - Sink	Yes
Foundation Walls	Yes	Kitchen - Tiles	Yes
Ground Condition	Yes	Kitchen - Air extraction system	Yes
Ground Vapour Barrier	N/A	Bathroom, WC, Ensuite-	Yes
Drainage	No	Bathroom, Floor	Yes
Ventilation Adequacy	Yes	Bathroom, Cistern, pan & bidet	Yes
Pile type, instability & condition	Yes	Bathroom, Tiles	N/A
Pile to bearer connections	Yes	Bathroom, Bath	Yes
Obvious structural alterations	No	Bathroom, Shower	Yes
Ground clearance of timber framing	No	Bathroom, Vanity/Washbasin	Yes
Floor type (timber or suspended concrete)	No	Bathroom, Ventilation	Yes
Timber framing & bracing	No	Bathroom, Special features	No
Insulation type, approximate thickness, coverage & condition	Yes	Laundry - Location	Yes
Plumbing - material types, leakage & support	No	Laundry - Floor	Yes
Electrical - wiring type and support	No	Laundry - Tubs/cabinet	Yes
Insect and pest infestation	No	Laundry - Tiles	N/A
Rotting timbers	No	Laundry - ventilation	N/A
Debris	No	Storage	Yes
EXTERIOR		Stairs	N/A
Construction type	Yes	Exterior windows & doors	Yes
Cladding	Yes	SERVICES	
Chimneys	N/A	Fire warning & control systems	Yes
Exterior Stairs	N/A	Heating systems	Yes
Balconies, verandahs, patios, etc	Yes	Central vacuum system	N/A
ROOF		Ventilation systems	N/A
Roof material	Yes	Security system	No
Roof condition	Yes	Electrical services	No
Roof water collection	Yes	Gas services	N/A
Downpipes	Yes	Water services	No
Eaves, fascia & soffits	Yes	Hot water services	Yes
ROOFSPACE		Foul water disposal	Yes
Accessibility	Yes	Grey water recycling system	N/A
Roof Cladding	Yes	Rainwater collection systems	N/A
Thermal insulationtype, clearances, approximate thickness and clearance	Yes	Solar heating	N/A
Sarking	N/A	Aerials & antennae	Yes
Party Walls, fire proofing	N/A	Shading Systems	N/A
Roof underlay & support	Yes	Telecommunications	No
Roof frame construction & connections	Yes	Lifts	N/A
Ceiling construction	No	ANCILLIARY SPACES	
Obvious structural alteration	No	Exterior Claddings	N/A

Insect and pest infestation	No	Floors	N/A
Rotting timbers	No	Roofs	N/A
Discharges into roof space	No	Subfloor	N/A
Plumbing - material types, leakage and support	No		
Electrical - wiring type & support	No		
Tile fixings	No		

For full details of the inspection refer to the inspector's "Property Report" and to NZS 4306:2005