



RESIDENTIAL PROPERTY INSPECTION



The site was visited to undertake a pre-listing inspection for the purposes of apprising the owner of the present condition of the property. This report is offered as guidance only to any potential purchaser(s) and purchasers are encouraged to obtain independent advice on the property.

Customer Name: Chris Laughton

Inspection Address: 5C Gilmore Place, Christchurch

Inspection Date: Wednesday, 13 August 2025

Weather Conditions: Fine

Inspector Name: Kelvin Johnston

Company Contact Phone: 021 460 422

Registration: LBP No BP126214

Version Control Version 1

BuildQual NZ Ltd

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MISSION STATEMENT

To provide an outstanding customer-focused service in a professional manner.

ABOUT THIS REPORT

This inspection is a point in time one which has been conducted by a Licensed Building Practitioner who has significant achievement and experience in the residential building industry. The report is an **exception-based report** primarily focusing on and commenting on issues that are present. While the inspector may comment from time-to-time about elements of the property where no issues exist, mainly the report highlights any defects found during the inspection.

The report closely follows the requirements of NZS 4306:2005 (the New Zealand Standard for property inspections) and complies with that standard.

NZS4306:2005 states that ... “A property inspection 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 inspection. Whether or not a defect should be regarded as significant depends to a large extent upon the age and the type of building being inspected.”

Where an issue is highlighted, it remains the client’s responsibility as to what further action is taken, whether any is recommended or not. Consider visiting the address again with the report and satisfying your own mind about any issues.

DETAILS OF BUILDING

The property at 5C Gilmore Place, Christchurch is a four-bedroom, single-storey dwelling constructed of brick resting on a concrete slab foundation, with a decramastic coated pressed steel tile roof. The interior walls are plasterboard over timber frames. The floors are concrete with carpet, vinyl and tiled flooring in the wet areas and the kitchen.

The property has a shared tar-sealed driveway. There is a double attached garage.

The property was built circa 1970 and all fittings appear to be in average condition.

Building Use:	Residential
Technical Category (CERA):	Technical Category 1
Estimated Ground Profile:	flat
Number of Storeys:	single
Foundation Construction:	concrete slab
External Wall Construction:	brick
Internal Wall Construction:	plasterboard
Mid-floor Construction	-
Roof:	pressed steel tile
Floor Type:	concrete
Year Built:	circa 1970



INSPECTION SUMMARY

There was no evidence of significant structural damage to the building noted during our visual, non-invasive inspection.

I attended the property and inspected inside, outside and around the section, making notes and taking photographs as I went. I noted any defects, and these are summarised below

The defects noted are:

THE SITE

- Minor cracking noted on the shared tar-sealed driveway
- Gaps between the concrete slabs outside the pool area
- Loose brick on the pillar of the pool fence
- Crack in the brick garden wall in the pool area
- Damage to the paving at the rear of the dwelling

EXTERIOR

- There is a gap between the flashing and the cladding above the toilet window

ROOF

- Loss of coating on the decramastic coated steel tiles
- Corrosion on barge flashing adjacent to the garage, loss of coating noted on the roof tiles
- Corrosion noted at the end of the apron flashing at the rear of the dwelling
- Paint maintenance required on fascia boards, some deterioration noted where the fascia meets the roof

INTERIOR

- The roof tiles in the office and inside the main entrance are sagging
- The interior walls are in worn condition, maintenance required. Some cracking noted at weak points in the plasterboard lining, i.e. above windows.
- Crack above the doorway in the living area. Wallpaper lifting in the WC. Damage to the wall lining in the laundry
- Floor coverings in worn condition, possible carpet beetle damage.
- Small piece of mortar missing between the tiles in the main entrance. Cracked tile at the threshold in the main entrance
- Damage to the floor covering in the laundry
- A gap between the reveal and the window frame has been filled with sealant in the lounge.
- **Elevated moisture readings** on the reveal of the small window of the main bedroom, and on the skirting board below the window. **Elevated moisture readings** below the kitchen sink. **Wet moisture readings** adjacent to the toilet
- Some paint maintenance required on the interior timber reveals
- The garage wall and ceiling linings are in worn condition

FLOOR LEVELS

A full floor-level survey was not conducted at the address; however, an assessment was made using a laser level device within the confines of working around furniture and fixtures. Refer to the floor section under the Interior heading in the body of the report.



MOISTURE TESTS

Interior moisture levels were tested using a Trotec® T660 moisture tester. This is a non-invasive capacitive tester that injects an electric field into the wall and measures the moisture levels through that. It is an indicative test which directs more invasive testing should elevated or wet readings be returned. The only certain way to determine a moisture problem is through invasive inspection.

The reading scale is an exponential one from one to 200; with readings less than 50 considered dry, readings between 51 and 80 considered elevated and readings over 80 considered wet.

A total of 60 locations were chosen to take moisture readings.

The readings are typically taken about 50mm from the floor – the assumption being that if the wall is damp the moisture will be near the bottom of the wall. Readings were also taken in the bottom of the shower or bath, vanity units, laundry tub cabinet, kitchen under sink and adjacent the toilet.

The moisture readings were between 18.1 and 166.4 – these are in the dry through wet range.

The four locations of the three elevated and one wet moisture test readings are on the reveal of the small window of the main bedroom, on the skirting board below the window, below the kitchen sink and the wet reading adjacent to the toilet.

Further investigation is required to determine the cause of these moisture test readings and any remedies. The remaining moisture test readings were in the dry range.

OTHER

There was no evidence of land damage, liquefaction or lateral spreading noted during the inspection.

Overall, from the visual non-invasive inspection, the property appears to be in fair condition with some defects noted, as outlined above.

ASBESTOS

This property has the following elements and is of an age where it is likely it may contain asbestos.

- Textured ceilings
- Ceiling tiles
- Linoleum flooring
- Fibre cement board (in the soffit linings and gable ends)
- Decramastic tiles (in the backing medium).

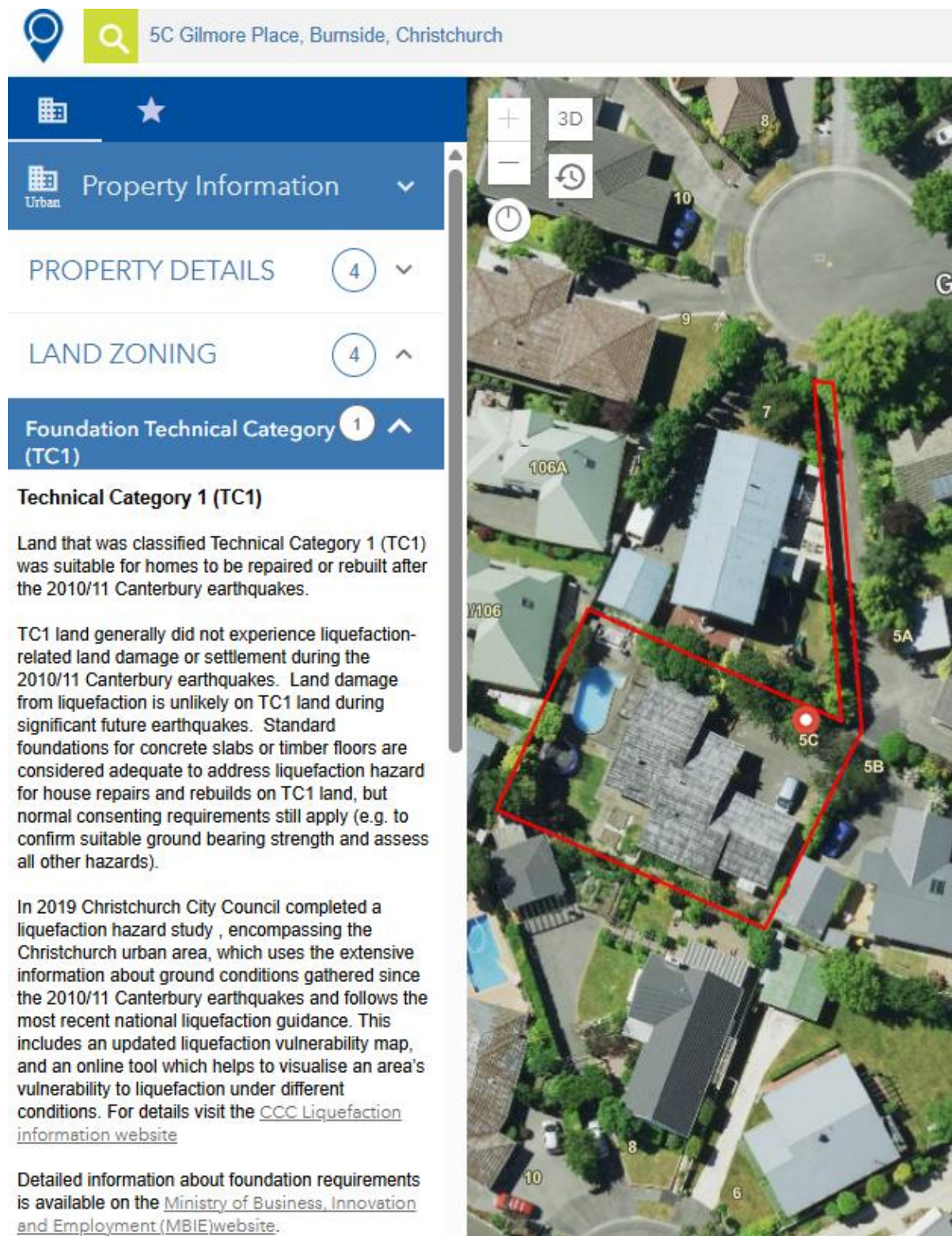
Undisturbed these elements are considered safe.

For the benefit of anyone who would likely work on the property - before any work is conducted on them (lifting, scraping, sawing, drilling, sanding or anything that would disturb the surface) we highly recommend that they be tested for asbestos.

Similarly, before the decramastic debris is cleared from the spouting the material should be tested and treated appropriately after that. This is included to protect everyone's health & safety.

LAND AND ZONING

The property is zoned Technical Category 1, under the former Canterbury Earthquake Regional Authority guidelines.





PROPERTY ASSESSMENT FORM

THE SITE

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Retaining Walls	N/A	-
Stairs	N/A	-
Steps, Handrails, Paths, Driveway	Minor	Cracking noted on the shared tar-sealed driveway. Damage to the paving at the rear of the dwelling
Swimming Pool/Tennis Court	Minor	Gaps between the concrete slabs outside the pool area
Fencing ○ Material Type ○ Height ○ Condition	Minor	No significant defects noted, Mostly timber approx. 1.8m high. Loose brick on the pillar of the pool fence. Crack in the brick garden wall in the pool area
Ground Movement/cracking	None	No defects noted
Surface water control	None	No defects noted

EXTERIOR

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Balconies, Verandas, or patios etc.	None	No defects noted
External stairs	N/A	-
Framing (verticality, defects)	None	No defects noted
Wall Cladding (condition, tied to frame, weep holes.)	None	No defects noted
External Doors & Windows (condition, defects)	Minor	There is a gap between the flashing and the cladding above the toilet window.
Chimney	N/A	-

SUBFLOOR SPACE

This section is largely not applicable due to the concrete slab foundation.

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Location of Access Point (if applicable)	-	N/A
Accessibility – Minimum 500x400mm	-	About minimum
Foundation Type & Condition	None	Concrete slab
Foundation Walls	N/A	-
Ground Space Condition	N/A	-
Ground Vapour Barrier	N/A	-
Drainage – drains, haunching etc	None	No defects noted
Ventilation Adequacy	N/A	-
Pile Type, Instability & Condition	N/A	-
Pile to Bearer Connections	N/A	-
Obvious Structural Alteration	-	No
Ground Clearance of Timber Framing Minimum 450mm – timber, 500mm - suspended concrete	-	N/A
Floor Type (timber or suspended concrete)	-	Concrete
Timber Framing & Bracing	N/A	-
Insulation Type, Approximate Thickness, Coverage & Condition	N/A	-
Plumbing – materials, leakage, supports	N/A	-
Electrical – wiring & supports	N/A	-
Insect or Pest Infestation	N/A	-
Rotting Timbers	N/A	-
Debris	N/A	-



ROOF

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Roof System - material	-	Decramastic coated pressed steel tile
Roof condition	Moderate	Loss of coating on the decramastic coated steel tiles. Corrosion on barge flashing adjacent to the garage. Surface rust on the barge flashing adjacent to the garage. Corrosion noted at the end of the apron flashing at the rear of the dwelling
Gutters/Spouting/downpipes	None	No defects noted
Eaves/Fascia/Soffits	Minor	Paint maintenance required on fascia boards, some deterioration noted where the fascia meets the roof.

ROOF SPACE

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Accessibility – location and size of manhole. Minimum 450x440mm	-	In the pantry Does not meet the minimum allowance
Roof Cladding – from the inside (efflorescence, leaks, daylight)	None	No defects noted
Thermal Insulation	None	Batts in two layers approx. 200mm
Sarking	None	No defects noted
Party Walls & Fireproofing	N/A	-
Roof Underlay & Support (mesh/wire)	N/A	-
Roof Frame Construction & Connections	None	No defects noted
Ceiling Construction	None	No defects noted
Obvious structural alteration	-	No
Insect or Pest infestation	-	No
Roofing timbers	None	No defects noted
Discharges into roof space (Vents/fans)	-	No
Plumbing – materials, leakage, supports	None	No defects noted
Electrical – wiring type & supports.	None	No defects noted
Tile Fixings	None	No defects noted



INTERIOR

ITEM ASSESSED

DEFECT

COMMENTS/NOTES

Ceilings – condition, defects.

Minor

The roof tiles in the office and inside the main entrance are sagging

Walls – condition, defects.

Minor

The interior walls are in worn condition, maintenance required. Some cracking noted at weak points in the plasterboard lining, i.e. above windows. Crack above the doorway in the living area. Wallpaper lifting in the WC. Damage to the wall lining in the laundry

Timber Floors

N/A

-

Concrete Floors

None

No defects noted. Measurements were taken with a laser level device across the floor plan, and the variation was around 30mm. The MBIE Guidelines for the level variations of the floor plan have set the limit at 50mm.

Carpets, floor coverings

Minor

In worn condition, possible carpet beetle damage. Small piece of mortar missing between the tiles in the main entrance. Cracked tile at the threshold in the main entrance. Damage to the floor covering in the laundry

Internal Doors & Frames, Skirtings

Moderate

Elevated moisture readings taken on the reveal of the small window of the main bedroom, and on the skirting board below the window.

Electrical – operation of switches etc.

None

No defects noted

Kitchen

○ Floor – sealed around perimeter

None

No defects noted

○ Bench Top

None

No defects noted

○ Cabinetry

None

No defects noted

○ Sink/taps

Minor

Elevated moisture readings below the kitchen sink

○ Tiles (sealed and condition)

None

No defects noted

○ Air extraction system

None

No defects noted

**Bathroom, WC, Ensuite -**

○ Floor - sealed	None	No defects noted
○ Cistern, Pan (Bidet if Applicable)	Moderate	Wet moisture readings adjacent to the toilet
○ Tiles (sealed and condition)	None	No defects noted
○ Bath (sealed and condition, pressure)	None	No defects noted
○ Shower (sealed & condition, pressure)	None	No defects noted
○ Vanities/washbasin (taps, sealed & condition)	None	No defects noted
○ Ventilation	None	No defects noted
○ Special Features (if applicable)	None	No defects noted

Laundry

○ Location (state location)	-	Next to the kitchen
○ Floor (sealed & condition)	Minor	Damage to the floor covering in the laundry
○ Tubs/cabinet (taps, catches & condition)	None	No defects noted
○ Tiles (sealed and condition)	N/A	No defects noted
○ Ventilation	None	No defects noted

Storage	None	No defects noted
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Inside of Windows (catches & condition) Single or double glazed	Minor	Single glazed, some paint maintenance required on the timber reveals. A gap between the reveal and the window frame has been filled with sealant in the lounge.
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Electrical Connections	None	No defects noted
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Interior Stairs	N/A	-
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Garage – opener, doors.	Minor	No electric opener, wall and ceiling linings are in worn condition
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Other	None	No defects noted
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SERVICES

These items are technical in nature and commented on only, following a visual inspection.

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Fire Warning/Control System (Not just smoke detectors)	-	No
Heating System (specify type)	-	Heat pump – as per the Appliances Section below.
Ventilation System (HRV/DVS)	-	No
Central Vacuum System (if applicable - untested)	-	No
Security System	-	Not tested
Electrical – Meter Board/Switch Board	None	No defects noted
Gas Services (Wall straps, vents blocked)	N/A	-
Water Services (incl. pressure)	None	No defects noted
Wet areas (suitably sealed from walls or floors – incl. cabinets)	None	No defects noted
Hot Water (incl. pressure) ○ Date on cylinder ○ Seismic straps	None	2019, with seismic straps, there is a small cylinder below the kitchen sink, circa 1970, with no seismic straps
Wastewater/Sewerage (Flush toilets)	None	No defects noted
Grey Water Recycling (if applicable)	N/A	-
Rainwater Collection System (if applicable)	N/A	-
Solar Panels	-	No
Aerials or antennae	-	Yes
Shading Systems (if applicable)	N/A	-
Telecommunications (phone/internet lines – number and location. Untested)	-	Yes, internet
Lifts	-	No



APPLIANCES

Appliances are commented upon only and no warranty as to fitness for purpose is offered or implied

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Stove	None	No defects noted
Oven	None	No defects noted
In-sink waste disposal	N/A	-
Exhaust fan(s)	None	No defects noted
Dishwasher	None	No defects noted
Heat Pump	None	No defects noted
Bathroom Heater	None	No defects noted
Heated towel rails	None	No defects noted
Night-Store Heater – not specifically tested	-	No
Fridge if being left	N/A	-
Smoke detector(s) – ○ Max 3m to bedroom ○ One on each storey ○ Do they work?	None	No defects noted

OTHER MATTERS

Any other issue that has not already been described in the report.

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NATURAL HAZARDS

Damage to surrounding land (e.g., slippage, subsidence, damage to public roading, creeks etc.) in the immediate area.

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YOU MAY CONSIDER FURTHER INVESTIGATION/REPORTS

OTHER ADDITIONAL



Further investigation should be undertaken to determine the cause of the elevated and wet moisture readings and any remedies.



SUPPORTING PHOTOS



Cosmetic cracking to shared drive



Gaps in the paving



Column cap loose



Crack in bed wall



Coating loss to the roof tiles



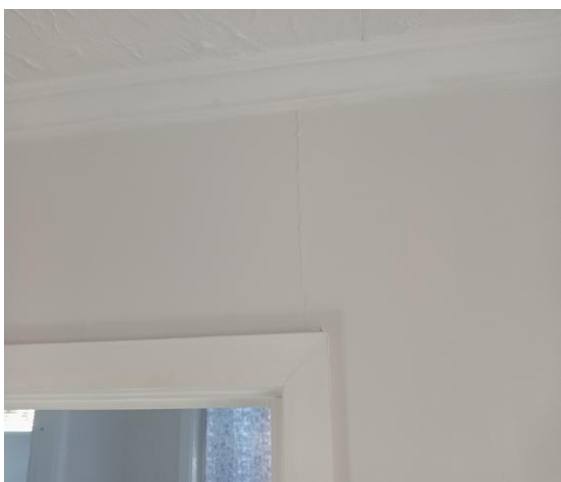
Fascia has paint peel and decay



Fascia decay



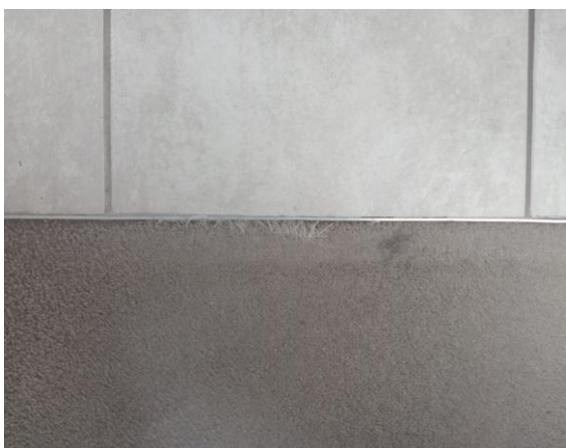
Insulation



Cracking to the head at door heads



Patch on wall, join on skirting



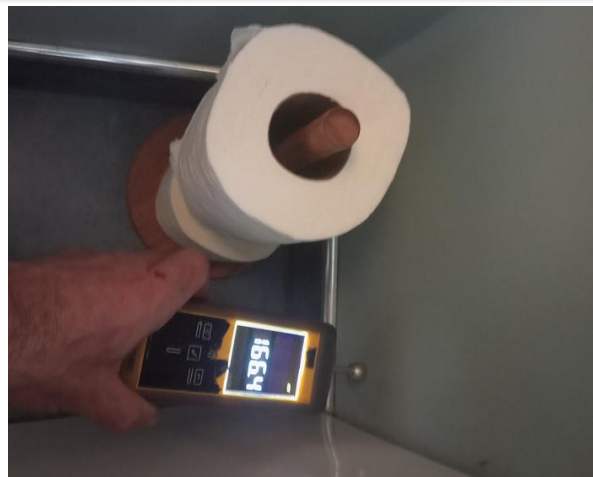
Carpet wear



Elevated moisture readings under the kitchen sink



Moisture testing adjacent shower – dry range



Wet moisture readings behind the toilet - LHS



Paint peel to the windowsills



Wet moisture readings on windowsills

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Client: Chris Laughton

Site Address: 5C Gilmore Place, Christchurch

Inspector – Kelvin Johnston

Company – BuildQual NZ (2016) Limited

Qualifications: Licensed Building Practitioner and qualified builder

Date of inspection: Wednesday, 13 August 2025

The following areas of the property have been inspected:

	Yes	No
(a) Site	☒	☐
(b) Subfloor	☐	☒
(c) Exterior	☒	☐
(d) Roof exterior	☒	☐
(e) Roof space	☒	☐
(f) Interior	☒	☐
(g) Services	☒	☐
(h) Accessory unit, ancillary space and buildings	☐	☒

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 *Kelvin Johnston*

Date: 13 August 2025

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement 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. A signed copy of this certificate is held on file.



LIMITATIONS

The purpose of the report is to summarise the inspection of the building for the above-mentioned client only. The inspection is limited to a visual inspection only and is to give you a better understanding of the buildings condition as noted at the time of inspection. There are, therefore, a few limitations to the inspection, which you need to be aware of. These include the following:

- a) The report is of a visual only, non-invasive inspection of the areas of the building which were readily visible at the point in time of the inspection. The inspection does 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.) Any appliances are commented on only and no warranty as to fitness for purpose is offered or implied. BuildQual has no mandate to move, cause any damage to or change anything in the property.
- b) The inspection does not draw conclusions about the weather tightness of the building. It does, however, assess internal moisture readings directed by the inspector's expertise using a state-of-the-art tester, from which a recommendation may be made for further investigation. The testing is indicative only and makes no representation about the structure meeting the requirements of the building code as it relates to leaks, water penetration, weatherproofing, moisture or any effective water exit or control systems; this extends to any resultant mould, fungi, mildew, rot, decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure. Invasive investigation is usually the only way to conclusively determine such issues.
- c) As the purpose of the inspection is to assess the general condition of the building based on the limited visual inspection described in (a), the report may not identify all past, present or future defects. Descriptions in the 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 the report as having been inspected was excluded from the scope of the inspection. The report will not back-date today's code requirements onto works undertaken at an unknown time prior.
- d) Without limiting the general nature of that statement, we mean that the report does not extend to areas behind walls, below the ground, behind other fixtures or obstructions such as signage, cladding, under floor coverings or in areas which pose health or safety hazards, or which are too small and difficult to reach. Also excluded are areas, which would require specialised equipment to reach e.g. cranes or cherry pickers. BuildQual inspects houses as they are presented, and if subfloor or roof access spaces don't exist or are obstructed, the report will reflect that. Returning to complete that part of an inspection will incur a fee.
- e) The assessment does not extend to any facilities servicing the premises such as electrical systems, plumbing, ventilation plant, lifts or other mechanical systems. Any photographs taken during the inspection were to support the inspector's report and remain the property of the inspector.
- f) Although property inspections can provide independent advice, they do not cover everything. For example, the inspector normally would not check the adequacy of the following: footings; concealed damp-proof membranes; concealed drainage; swimming pools, saunas and associated equipment; the operation of fireplaces and chimneys; intercom systems; floor coverings; appliances including but not limited to dishwashers, waste disposal units, ovens, ducted vacuum systems; Structural stability (other than pipe instability); hazards; and hot water cylinders. Whether or not services have been used for some time before an inspection being carried out may affect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily that the enclosure will not leak. **This is reproduced from NZS 4306:2005.**
- g) The report closely follows the requirements of NZS 4306:2005 (the New Zealand Standard for property inspections) and as such complies with that standard. There are minimum requirements for access to confined spaces in NZS 4306:2005, however, if in the inspector's view a space is too confined or the atmosphere inside that space is not safe, and it presents a risk to their safety under the Health & Safety at Work Act 2015, the inspector's safety is considered foremost. Similarly, if in the inspector's view an element of the property presents an unacceptable risk to inspect (height, proximity to safe ground, animal hazards etc.), the report will reflect that this element has not been inspected and the reason why.
- h) While EQC documentation may be checked against a property during an inspection, the general nature, the volume of that documentation and the elapsed time since the Canterbury Earthquakes makes it difficult to say with any certainty that damage listed is the same as evident during the inspection; similarly, it is difficult to ascribe some damage to an earthquake with any certainty.
- i) Damage and defects identified in the report may alter upon further work being carried out either to the building or any adjacent buildings, which may also be undergoing remedial or demolition work. Subsequent land movement or earthquakes may also alter the building.
- j) The report is not a substitute for any structural engineering or geotechnical assessment report which you are strongly recommended to obtain and therefore the report is not to be relied upon as a statement that the building is fit for use either in part or in whole.
- k) The persons carrying out the inspection to compile the report are limited by this agreement and cannot be expected to find or discover all defects in the building and you accept that we did not build or perform work on the building and are not responsible for or liable for anything other than the completion of the report and our opinion on the aspects reviewed.
- l) Any third-party report or externally sourced information annexed to this report is the responsibility of that third party and is attached for information only and we make no warranty regarding the same nor accept any responsibility for incorrect information contained therein.
- m) While we will use best endeavours to use all reasonable care and skill in carrying out the assessment consistent with that applied by reputable consultants practising in the property assessment field at this time, we provide no warranty (expressed or implied) as to the information presented in this report, except and only to the extent that the laws of New Zealand impose a warranty or guarantee such as under the Consumer Guarantees Act 1993.

OTHER SERVICES WE OFFER



Floor Level Survey

While an assessment is usually made using a laser level device during our inspections, we can further survey the floor levels of the building using a Zip level Pro device for greater detail. The results are then plotted on a floor plan, which is detailed within the report along with supporting information that demystifies the requirements – the MBIE guidelines.



Meth Testing

BuildQual NZ Ltd can arrange a contractor to do Meth Testing. Testing is conducted at various points of the house with results available two days later allowing for lab analysis. More in-depth testing can be done after a positive indication which will detail the levels of contamination to help inform your next steps.



New Build Pre-Handover Inspections

BuildQual NZ Ltd will inspect your newly built house and prepare a report before the pre-handover meeting with your builder, allowing you to ensure that the standard of work you expected is evident and to confidently request any defects be remedied before you move in.



Damage Assessment

BuildQual NZ Ltd conducts damage assessments on houses where repairs have not yet been completed and on houses where the repairs have been completed but a determination of the standard of work is required. We compare the works against the scopes of works and collect the producer statements to provide a level of comfort around the condition of the property.



BuildQual can arrange tradesmen – if required

BuildQual can arrange or recommend tradesmen plumbers, electricians, roof repairers and heat pump maintenance for your consideration when required. Tried and trusted otherwise we wouldn't recommend them. Let us help take the stress away from finding a tradesman.

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For clarity, only the client and professionals working with the client to either buy or sell the subject property at 5C Gilmore Place, Christchurch may have access to the report.

If the report is on-sold to a purchaser, they need to be aware that the consumer protections do not pass with that transaction. In accordance with the Contract and Commercial Law Act 2017; the purchaser was not a party to the contract which initiated the inspection, was not intended to be a party, and cannot join that contract retrospectively.