

# 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.



# House Inspection Team

## Building Inspection Report

51 Wayside Avenue, Burnside





## Summary of Report

### Summary

|                      |           |
|----------------------|-----------|
| Time of inspection   | 9.30am    |
| Weather condition    | variable  |
| People in attendance | inspector |

### Internal

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Floors         | generally good. wear noted                                        |
| Walls          | generally good. scuffs/marks noted                                |
| Ceilings       | generally good, marks                                             |
| Trims          | generally good. surface wear noted, can be repainted. noted       |
| Internal doors | generally good. binding need eased noted                          |
| Windows        | generally good. for age and style, surface wear to latches noted. |
| Kitchen        | generally good                                                    |
| Bathrooms      | generally good                                                    |
| Laundry        | generally good                                                    |

### External

|                   |                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior cladding | generally good, borer holes in timber fascia noted, can treat chemically to control, cracks to rock type sheet board cladding noted.                                                                                                           |
| Foundations       | generally good. unable to sight all                                                                                                                                                                                                            |
| Roof              | generally good                                                                                                                                                                                                                                 |
| Windows           | generally good, for age and style,                                                                                                                                                                                                             |
| Doors             | generally good, for age and style                                                                                                                                                                                                              |
| Garage            | average, to generally good, borer holes in exterior/interior timber trims, can treat chemically or replace affected timber where needed. roof fixings need checked/replace, surface rust around roof fixing, clean/treat and paint to protect. |



## Overview

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

Ceiling insulation is batts in generally good condition.

Under floor insulation is batts in generally good condition.

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

Good entertaining area and gardens.

No EQC files and council files viewed.

## Maintenance

Some items to consider for maintenance

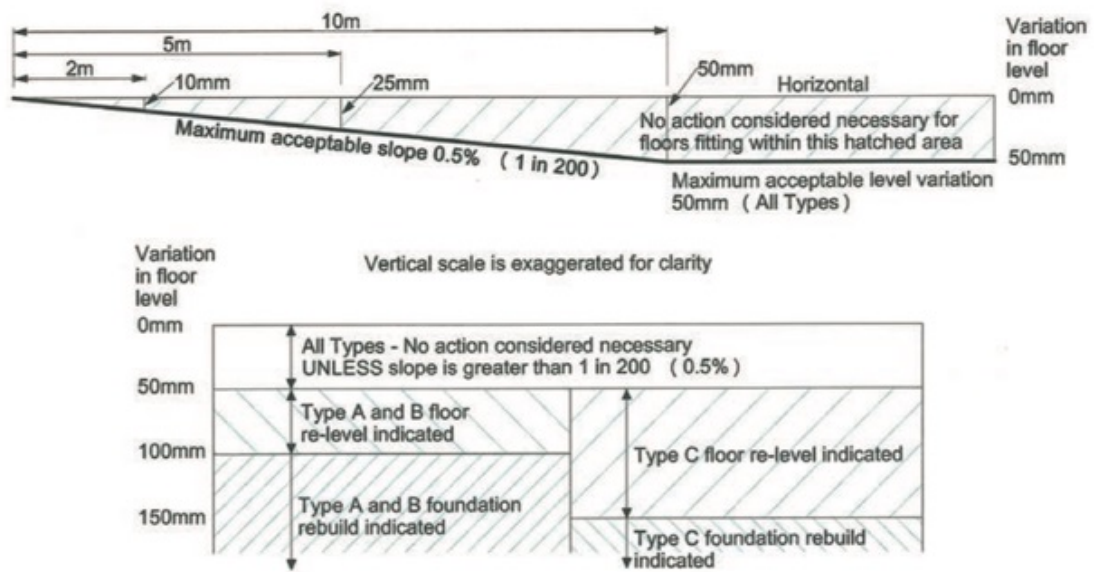
- cladding cracks can be sealed
- minor repaint to some timber window trims



## Floor Level

Floor levels taken throughout the house, using a laser type level, are good and within the degree and acceptable tolerances of MBIE guidelines, which are up to 50mm and within 5 degrees slope.

### *Diagrammatic representations of slope and overall variation limits*



Laser floor tec used, green laser should be 45mm above floor



acceptable



acceptable



acceptable



acceptable

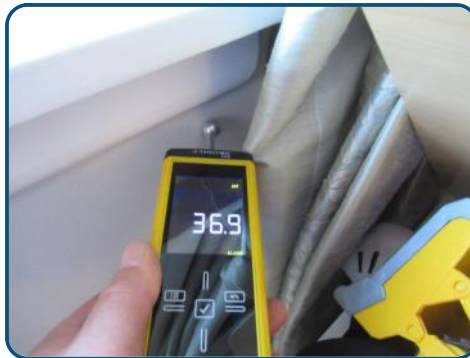




## Moisture

Although this was not a dedicated moisture test, random areas of concern - such as around accessible windows and doors on exterior walls - were checked from the interior using a non-invasive moisture meter. This tool helps detect moisture within the wall cavity. The condition and treatment type of the internal framing remain unknown.

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



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

|                                      |                                                                               |
|--------------------------------------|-------------------------------------------------------------------------------|
| Lights and Powerpoints               | yes. not all power points have been checked                                   |
| TPS cable (new plastic coated cable) | yes                                                                           |
| TRS cable (old rubber coated cable)  | none sighted                                                                  |
| VIR conduit wiring (metal conduit)   | yes. appears to have been rewired, unable to confirm if all has been replaced |
| Overhead (connection to house)       | yes                                                                           |
| Meter board position                 | outside wall                                                                  |
| Condition of meter board             | appears ok. surface rust to cover noted, clean/treat and paint to protect     |
| Fuse Switchboard                     | yes. consider changing to circuit breakers when needed                        |
| Circuit breaker switchboard          | yes                                                                           |



surface rust to cover noted,  
clean/treat and paint to protect

### Security

|                                                |                  |
|------------------------------------------------|------------------|
| Burglar alarm system                           | not tested       |
| Burglar Alarm Control Panel                    | in lounge/living |
| Exterior Lights                                | yes.             |
| Smoke Sensors (should be fitted in all houses) | some, not tested |



## Plumbing And Drainage

|                                     |                                                     |
|-------------------------------------|-----------------------------------------------------|
| Hot Water Cylinder                  | 180 ltr (40 gal)                                    |
| Age Of Cylinder (date on cylinder)  | 2018                                                |
| Condition Of Pipes To Cylinder      | appears ok                                          |
| Type Of Hot Water System            | electric                                            |
| Plumbing (general condition)        | unsighted                                           |
| Plumbing (type)                     | pvc and copper, galvanised.                         |
| Condition Of Pipes In Ceiling Space | unsighted                                           |
| Header Tank                         | black plastic                                       |
| Drainage In Ceiling                 | unsighted                                           |
| Drainage Under Floor                | unsighted                                           |
| Gulley Traps                        | all appear to be in good condition                  |
| Gulley Trap Lids                    | all appear to be good                               |
| Foul Water (sewer and waste)        | appears ok, but unable to view underground pipes    |
| Section Run Off                     | appears good                                        |
| Stormwater                          | appears ok but unable to view underground pipe work |
| Downpipes                           | plastic. generally good                             |
| Position Of Water Toby              | not sighted                                         |







example of surface rust to roof vent pipe, clean/treat and paint to protect.



example of downpipe needing directed to appropriate outlet noted.

## Heating Systems

|          |                      |
|----------|----------------------|
| Type     | heat pump. on/off ok |
| Location | lounge and dining.   |





## Ceiling Space And Insulation

### Location Of Manhole

Location of manhole      bathroom

### Manhole Lid

Type                              sheet board

### Construction

Type                              pitched. generally good. unable to sight all, all photos taken from hatch.

### Insulation

Type                              batts. generally good. unable to sight all



### Vermin

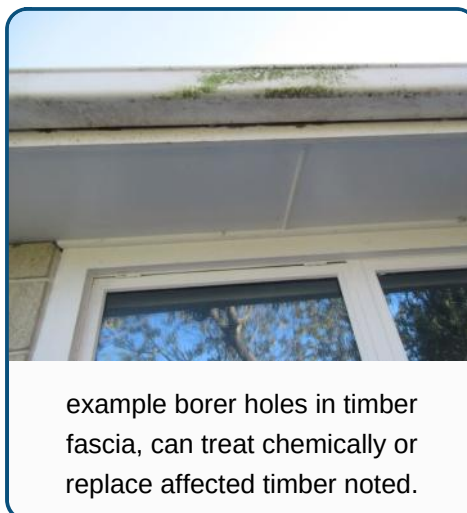
Type                              none sighted



## Borer

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).

|           |                                                                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Roof      | none sighted                                                                                                                                            |
| Structure | none sighted                                                                                                                                            |
| Flooring  | none sighted                                                                                                                                            |
| Trims     | none sighted                                                                                                                                            |
| Cladding  | minor amount of borer holes sighted.                                                                                                                    |
| Comments  | borer can exist in other timbers without being visible. control with regular applications of a suitable borer insecticide, or replace affected timbers. |



example borer holes in timber fascia, can treat chemically or replace affected timber noted.





## Property Consists Of

### Exterior Summary

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Fencing           | concrete block, timber, and pre finished metal, generally good. |
| Gates             | metal                                                           |
| Driveway          | concrete. cracks noted,                                         |
| Paths             | concrete. cracking noted, appears sound.                        |
| Outside Taps      | yes                                                             |
| Lawns/Gardens     | generally good. secure                                          |
| Sprinkler Systems | none sighted                                                    |
| Garage - Detached | concrete block                                                  |
| Shed              | garden type                                                     |
| Gazebo            | timber framed                                                   |
| Clothes Line      | rotary                                                          |
| Letterbox         | yes                                                             |
| Other             | sleepout, skyline type construction, lined, not inspected.      |



sleepout



example of cracking to paths  
appears sound.





## Sub-floor

### Exterior Foundation

|           |                                     |
|-----------|-------------------------------------|
| Type      | concrete ring                       |
| Condition | generally good. unable to sight all |

### Interior Foundation Including Slab

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Type      | concrete piles. unable to sight all, . photos taken from hatch |
| Condition | generally good                                                 |

### Bearers And Joists

|           |                                             |
|-----------|---------------------------------------------|
| Condition | timber, unable to sight all. generally good |
|-----------|---------------------------------------------|

### Bearer To Pile Connections

|            |                                           |
|------------|-------------------------------------------|
| Sufficient | wire, unable to sight all, generally good |
|------------|-------------------------------------------|

### Ventilation

|            |                      |
|------------|----------------------|
| Sufficient | yes, generally good. |
| Type       | concrete grill       |

### Ground Condition

|         |     |
|---------|-----|
| Comment | dry |
|---------|-----|

### Flooring

|           |                  |
|-----------|------------------|
| Type      | timber           |
| Condition | unable to sight. |

### Insulation

|           |                             |
|-----------|-----------------------------|
| Type      | batts.. unable to sight all |
| Condition | generally good              |







## Access Door

Position                      hot water cupboard

NOTE: Sub-floors should have reasonable access. Reasonable access is access that is safe, unobstructed and which has a minimum clearance of 500mm x 400mm opening access door and a minimum crawl space of 500mm vertical clearance (or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision).



## External Structure And Cladding

### Wall Structure

|           |                                         |
|-----------|-----------------------------------------|
| Type      | timber framed                           |
| Condition | appears to be sound but unable to sight |

### Wall Cladding

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Type      | rock type sheetboard.                                                       |
| Finish    | pre finished.                                                               |
| Condition | generally good                                                              |
| Comment   | cracking noted, unable to confirm the condition of timbers behind cladding. |



view of bottom of cladding, unable to sight all.



### Roof

|           |                |
|-----------|----------------|
| Type      | concrete tile  |
| Finish    | painted        |
| Condition | generally good |
| Inspected | from ladder    |



example of lichen, can treat chemically to control noted.



### Soffit

|        |           |
|--------|-----------|
| Type   | hardboard |
| Finish | painted   |

### Fascia

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Type      | timber                                                                      |
| Condition | borer holes noted, can treat chemically to control/replace affected timber. |
| Finish    | painted                                                                     |



borer holes noted, can treat chemically to control/replace affected timber.



### Flashings

|           |                |
|-----------|----------------|
| Type      | metal          |
| Condition | generally good |

### Spouting

|           |                             |
|-----------|-----------------------------|
| Type      | plastic                     |
| Condition | generally good              |
| Comment   | needs clean in areas noted. |



spouting needs clean in areas noted.



### TV Aerial

|      |      |
|------|------|
| Type | dish |
|------|------|





## External Doors

### Front Door

Finish aluminum/glass. single glazed.  
Condition generally good

### Back Door

Finish aluminum/glass. double glazed.  
Condition generally good

### Other Doors

Finish aluminum/glass, double glazed  
Condition generally good



front door



back door



other door

### External Window Check

Finish timber, single and double glazed, aluminum, single glazed





## Garage

### General

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Type      | stand alone, cladding concrete block and corrugate iron roof.            |
| Condition | generally good                                                           |
| Comment   | unable to sight all interior/exterior due to boundary and storage items. |

### Door

|           |                |
|-----------|----------------|
| Type      | sectional door |
| Condition | generally good |

### Power Supply

|         |     |
|---------|-----|
| Present | yes |
|---------|-----|

### Floor

|           |                                                       |
|-----------|-------------------------------------------------------|
| Type      | concrete                                              |
| Condition | unable to sight all due to vehicle and storage items. |



example of borer holes in garage  
timber trims noted



no spouting noted



example of borer holes in garage  
timber trims noted





example of surface rust to roof  
fixings noted

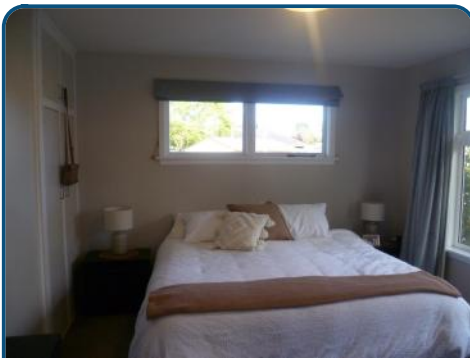


example of soft timber trim on  
garage at small door noted.

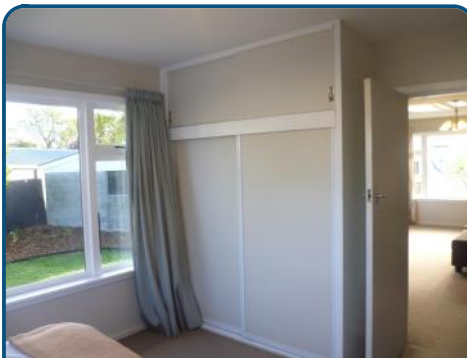


## 1,2 and 3

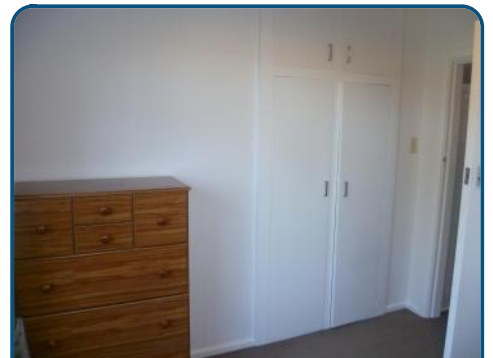
|          |                              |
|----------|------------------------------|
| Ceilings | plasterboard                 |
| Flooring | carpet                       |
| Doors    | hollow core                  |
| Walls    | plasterboard.                |
| Windows  | timber                       |
| Comments | all generally good condition |



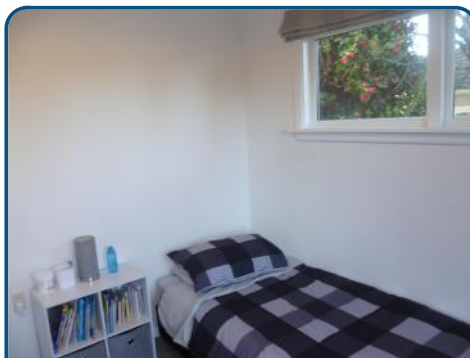
bed 1



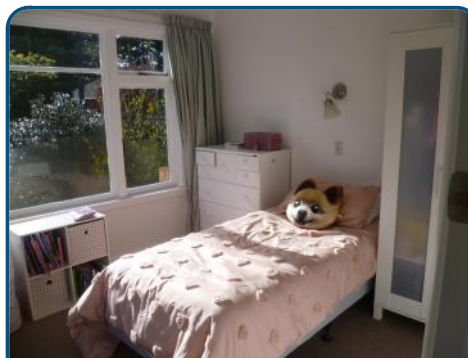
bed 1



bed 2



bed 2



bed3





## Bathroom

|              |                          |
|--------------|--------------------------|
| Walls        | plasterboard             |
| Ceilings     | plasterboard             |
| Doors        | hollow core              |
| Windows      | timber                   |
| Tapware      | generally good           |
| Toilet       | double flush             |
| Vanity Units | prefinishd type          |
| Bath         | plastic                  |
| Shower       | over bath                |
| Vanity Top   | moulded basin type       |
| Flooring     | vinyl                    |
| Comments     | generally good condition |



separate laundry room



## Lounge

|          |              |
|----------|--------------|
| Walls    | plasterboard |
| Ceilings | plasterboard |
| Windows  | timber       |
| Doors    | hollow core  |



generally good condition





## Kitchen/dining

|                |                              |
|----------------|------------------------------|
| Flooring       | vinyl                        |
| Ceilings       | plasterboard                 |
| Walls          | plasterboard                 |
| Doors          | hollow core                  |
| Benchtop       | formica                      |
| Sink           | stainless steel single       |
| Windows        | timber                       |
| Units          | pre finished type            |
| Dishwasher     | not tested                   |
| Oven           | free standing                |
| Extract        | tested and working           |
| Waste disposal | no waste disposal            |
| Elements       | part of oven                 |
| Comments       | all generally good condition |





## Areas That Were Not Inspected

From time to time, certain parts of a home may be inaccessible for visual inspection due to various factors. For example, stored items can obstruct ceiling or sub-floor spaces, older homes may have limited crawl space beneath their floors, and access panels might be covered or concealed. These conditions can prevent a full evaluation of those specific areas.

| Area     | Sighted | Reason                           |
|----------|---------|----------------------------------|
| Ceiling  | Yes     | tight access. not all accessible |
| Subfloor | Yes     | tight access. not all accessible |





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

**Client** Jason Thornley  
**Site address** 51 Wayside Avenue, Burnside  
**Inspector -** **Name** David Cook  
**Company** House Inspection Team  
**Qualifications**

**Date Of Inspection** 30/09/2025

The following areas of the property have been inspected:

(a) Site ..... Yes  
(b) Subfloor ..... Yes  
(c) Exterior ..... Yes  
(d) Roof exterior ..... Yes  
(e) Roof space ..... Yes  
(f) Interior ..... Yes  
(g) Services ..... Yes  
(h) 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**

05/10/2025



## SUMMARY LIST OF FEATURES INSPECTED

Any feature not present on the property is marked as N/A (not applicable).

### Site

|                                           |     |
|-------------------------------------------|-----|
| Orientation of living spaces .....        | Yes |
| Site exposure, contour & vegetation ..... | Yes |
| Retaining walls .....                     | N/A |
| Paths, steps, handrails & driveways ..... | Yes |
| Fencing .....                             | Yes |
| Surface water control .....               | Yes |

### Subfloor

|                                                                    |     |
|--------------------------------------------------------------------|-----|
| Location of access point .....                                     | Yes |
| Accessibility .....                                                | Yes |
| Foundation type & condition .....                                  | Yes |
| Foundation walls .....                                             | Yes |
| Ground condition .....                                             | Yes |
| Ground vapour barrier .....                                        | N/A |
| Drainage .....                                                     | No  |
| Ventilation adequacy .....                                         | Yes |
| Pile type, instability & condition .....                           | Yes |
| Pile to bearer connections .....                                   | Yes |
| Obvious structural alteration .....                                | No  |
| Ground clearance of timber framing .....                           | Yes |
| Floor type (timber or suspended concrete) .....                    | No  |
| Timber framing & bracing .....                                     | No  |
| Insulation type, approximate thickness, coverage & condition ..... | No  |
| Plumbing - material types, leakage & support .....                 | No  |
| Electrical - wiring type & support .....                           | No  |
| Insect and pest infestation .....                                  | No  |
| Rotting timbers .....                                              | No  |
| Debris .....                                                       | No  |

### Exterior

|                                         |     |
|-----------------------------------------|-----|
| Construction type .....                 | Yes |
| Cladding .....                          | Yes |
| Chimneys .....                          | N/A |
| Exterior stairs .....                   | N/A |
| Balconies, verandahs, patios, etc. .... | Yes |

### Roof exterior

|                               |     |
|-------------------------------|-----|
| Roof material .....           | Yes |
| Roof condition .....          | Yes |
| Roof water collection .....   | Yes |
| Downpipes .....               | Yes |
| Eaves, fascia & soffits ..... | Yes |

### Roof space

|                                                                             |     |
|-----------------------------------------------------------------------------|-----|
| Accessibility .....                                                         | Yes |
| Roof cladding .....                                                         | Yes |
| Thermal insulation type, clearances, approximate thickness & coverage ..... | Yes |
| Sarking .....                                                               | N/A |
| Party walls, fire proofing .....                                            | N/A |
| Roof underlay & support .....                                               | Yes |
| Roof frame construction & connections .....                                 | Yes |
| Ceiling construction .....                                                  | No  |
| Obvious structural alteration .....                                         | No  |
| Insect and pest infestation .....                                           | No  |
| Rotting timbers .....                                                       | No  |
| Discharges into roof space .....                                            | No  |
| Plumbing - material types, leakage & support .....                          | No  |
| Electrical - wiring type & support .....                                    | No  |
| Tile fixings .....                                                          | No  |

### Interior

|                                                    |     |
|----------------------------------------------------|-----|
| Ceilings .....                                     | Yes |
| Walls .....                                        | Yes |
| Timber floors .....                                | No  |
| Concrete floors .....                              | N/A |
| Doors & frames .....                               | Yes |
| Electrical - operation of switches, etc. ....      | Yes |
| Heating systems .....                              | Yes |
| Kitchen - Bench top .....                          | Yes |
| Kitchen - Cabinetry .....                          | Yes |
| Kitchen - Sink .....                               | Yes |
| Kitchen - Tiles .....                              | Yes |
| Kitchen - Air extraction system .....              | Yes |
| Bathroom, WC, ensuite - Floor .....                | Yes |
| Bathroom, WC, ensuite - Cistern, pan & bidet ..... | Yes |
| Bathroom, WC, ensuite - Tiles .....                | N/A |
| Bathroom, WC, ensuite - Bath .....                 | Yes |
| Bathroom, WC, ensuite - Shower .....               | Yes |
| Bathroom, WC, ensuite - Vanity/washbasin .....     | Yes |
| Bathroom, WC, ensuite - Ventilation .....          | Yes |
| Bathroom, WC, ensuite - Special features .....     | No  |
| Laundry - Location .....                           | Yes |
| Laundry - Floor .....                              | Yes |
| Laundry - Tubs/cabinet .....                       | Yes |
| Laundry - Tiles .....                              | N/A |
| Laundry - Ventilation .....                        | N/A |
| Storage .....                                      | Yes |
| Stairs .....                                       | N/A |
| Exterior windows & doors .....                     | Yes |

### Services

|                                      |     |
|--------------------------------------|-----|
| Fire warning & control systems ..... | Yes |
| Heating systems .....                | Yes |
| Central vacuum systems .....         | N/A |
| Ventilation systems .....            | N/A |
| Security system .....                | No  |
| Electricity services .....           | No  |
| Gas services .....                   | N/A |
| Water services .....                 | No  |
| Hot water services .....             | Yes |
| Foul water disposal .....            | Yes |
| Grey water recycling system .....    | N/A |
| Rainwater collection systems .....   | N/A |
| Solar heating .....                  | N/A |
| Aerials & antennae .....             | Yes |
| Shading systems .....                | N/A |
| Telecommunications .....             | No  |
| Lifts .....                          | N/A |

### Accessory units, ancillary spaces and buildings

|                          |     |
|--------------------------|-----|
| Exterior claddings ..... | N/A |
| Floors .....             | N/A |
| Roofs .....              | N/A |
| Subfloor .....           | N/A |



## 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 summarise 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 Tap.**

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

**Soffit / Eaves.**

Horizontal or pitched linings under the roof overhang.

**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



# Terms and Conditions

## 1. This agreement

- a. This agreement defines the scope of our inspection and limits our liability for errors or omissions in our work as set out in clause 4(c).
- b. This document contains all of the terms of this agreement and anything inconsistent we or you have said or written to each other is excluded.
- c. Some words in this agreement have special meanings as defined in Schedule 1 or elsewhere in this agreement.
- d. By accepting the Quote, you agree to pay the Price and agree to the terms of this agreement.
- e. If any term of this agreement is in breach of any law, then that term remains part of this agreement but is to be amended only as much as is necessary to comply with that law.
- f. If any part of this agreement conflicts with Standards New Zealand NZS4306:2005, this agreement takes precedence.

## 2. What we will do

- a. We will visually inspect the Building.
- b. We will write the Report, summarising the condition of the Building in our opinion as experienced inspectors and listing Major Defects, and deliver the Report to you.
- c. The Report is intended only as a general guide to help you make your own assessment of the condition of the building. The Report is not an assessment of the value of the building or the advisability of purchase.
- d. We will only inspect Accessible Areas of the Building.
- e. We will not inspect or report on hidden defects.
- f. We do not carry out specialist leaky building, pest, asbestos, electrical, plumbing inspections or test for contamination from drugs or chemicals used in the manufacture of drugs, as defined by the Misuse of Drugs Act 1975, and the Report will not deal with these or other areas outside of our expertise. A non-invasive moisture meter is used but readings are indicative only and their results are not conclusive.
- g. We will not estimate the costs of any repairs or rectification work.

## 3. What you will do

- a. You will pay us the Price at or before the Inspection Time. Where any inspection is performed before the Price is paid, we may withhold the Report until payment is made, and we will not be liable for any consequence of the late delivery of the Report.
- b. You will get authority for us to access the Building for an adequate period at the inspection time and will coordinate access for us.
- c. If you delay us or give us an incorrect instruction you will pay us any extra costs we incur.
- d. The Report is written for and may be relied upon only by you. If you show the Report to another person you will tell them that they must not rely on it.
- e. If you are purchasing a property you indemnify us and keep us indemnified against any claim by the vendor or any third party arising from your release of the Report.
- f. If you or anyone on your behalf give us any information about the Building, we can use that information in our Report and will not be liable if it is inaccurate.

## 4. Breaches of this agreement and limitations on liability

- a. If you fail to pay us the Price at or before the inspection time, or fail to pay any amount due under this agreement, we can charge you interest on the unpaid money at the rate of the Westpac business overdraft rate interest rate at the date payment was due.
- b. If you breach any part of this agreement you will reimburse us in full the amount of any loss or damage we suffer as a direct or indirect consequence, including legal costs and debt recovery costs.
- c. If we breach this agreement or are negligent, including omitting to mention a Major Defect or expressing an inaccurate opinion to you, any liability we might have to you for any loss or damage that you suffer is limited to repaying to you the Price.
- d. The person performing the inspection may be our employee or sub-contractor. If so, you agree that they have no personal liability for the inspection or the Report.

## SCHEDULE 1

### 1. Words with special meanings

- a. Accessible Area: means any area of the Building we deem can be safely and reasonably accessed and extends to include:
  - i. any roof space with an opening access hole at least 400mmx500mm in size and available space for crawling through the roof space of at least 600mmx600mm and where access does not require the use of a ladder of a length greater than 3600mm
  - ii. any roof exterior accessible by using a ladder 3600mm long, placed on the ground.but does not include any other areas of the Building, and particularly does not include:
  - i. any area that can only be accessed by cutting an access hole, removing screws, nails, bolts, sealants or other fasteners;
  - ii. any under floor space that has been treated with chemicals;
  - iii. any area at a height at which safe and reasonable access is not available, or where it is not close enough to be seen directly when safely using a ladder 3600mm long placed on the ground;
  - iv. any part of the Building that can only be accessed or inspected from land adjacent to the Inspection Address.
- b. Building Rules: means the applicable rules and bylaws from the Territorial Authority, Building Code and the Building Act 2004 and its Regulations.

- c. Building: means the main building at the Inspection Address, and does not include any outbuildings, sheds, retaining walls or other structures.
- d. Major Defect: means a defect severe enough to require rectification in order to avoid unsafe conditions, loss of utility or accelerated deterioration of the Building.
- e. Report: means the written report we will provide to you but excludes any verbal comment we make to you prior to or during the inspection.

### 2. Important exclusions from the Report

- a. If the Building is part of a multiple dwelling building, such as an apartment block, a strata titled unit, or a cross leased dwelling, we will only report on the main dwelling and will not report on any common or communal parts of the Building.
- b. We will not report on maintenance issues or defects other than Major Defects.
- c. We will not move any furniture, household items, floor coverings, plants or soil.
- d. We will not cut access holes or remove access covers.
- e. We will not cut, scrape, or destroy anything to inspect or test it.
- f. We will not assess the Building for compliance with any Building Rules, past or present.
- g. We will not make any enquiry of the local Council or any other authority.
- h. We will not test any electrical equipment, appliances, smoke alarms, air conditioning, swimming pool plant, security systems or similar.
- i. We will not inspect, test or report on any of the following:
  - I. Contamination from drugs or chemicals used in the manufacture of drugs, as defined by the Misuse of Drugs Act 1975.
  - II. Footings below ground.
  - III. Concealed damp-proof course or membranes.
  - IV. Electrical installations, light switches and fittings, TV, sound and communications, intercom systems or security systems.
  - V. Concealed plumbing or drainage.
  - VI. Swimming pools, spa pools and associated equipment.
  - VII. Adequacy of roof drainage.
  - VIII. Gas fittings and fixtures.
  - IX. Air-conditioning.
  - X. Automatic garage door mechanisms.
  - XI. The operation of incinerators, fireplaces or heaters, including chimneys and flues.
  - XII. Floor coverings.
  - XIII. Electrical appliances including hot water cylinders, hotplates, stoves, dishwashers, ovens, microwave ovens or ducted vacuum systems.
  - XIV. Paint coatings, except external protective coatings.
  - XV. Health hazards (e.g., allergies, soil toxicity, lead content, radon, presence of asbestos or urea formaldehyde).
  - XVI. Timber or metal framing sizes and adequacy.
  - XVII. Structural stability.
  - XVIII. Concealed tie-downs or bracing.
  - XIX. Timber pest activity.
  - XX. Mechanical or electrical equipment (such as gates or adequacy of locks).
  - XXI. Soil conditions.
  - XXII. Control joints.
  - XXIII. Concealed framing-timbers or any areas concealed by wall linings/sidings or cladding.
  - XXIV. Landscaping.
  - XXV. Rubbish.
  - XXVI. Furniture or accessories.
  - XXVII. Stored items.
  - XXVIII. Insulation.
  - XXIX. Environmental matters.
  - XXX. Energy efficiency.
  - XXXI. Lighting efficiency.
- j. You accept we will not detect some issues with the property because:
  - i. The fault is intermittent or only occurs after regular use.
  - ii. The type of weather which reveals the fault did not occur during the inspection.
  - iii. The fault or defect had been deliberately concealed.
  - iv. Furnishings, vegetation or other material obscured the fault or defect.
  - v. We were given incorrect information by you, the vendor or their agent.
  - vi. The fault or defect is not visible when a visual inspection is undertaken.

# 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.

|                                             |                                                                                                                                                                                                                        |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Levels were found to be</b>              | acceptable in all areas checked                                                                                                                                                                                        |
| <b>Possible causes for moisture</b>         |                                                                                                                                                                                                                        |
| <b>Further investigations recommended ?</b> | No                                                                                                                                                                                                                     |
| <b>Type of Meter</b>                        | 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

### MANHOLE LID

### CONSTRUCTION

#### TYPE

#### CONDITION

#### COMMENTS

### INSULATION

#### TYPE

#### CONDITION

#### COMMENTS

### VERMIN 1

#### TYPE

#### COMMENTS

### BORER

#### ROOF

#### STRUCTURE

#### FLOORING

#### TRIMS

#### EXTERIOR

#### CLADDING

### BORER

#### COMMENTS

in the bath room photos taken from hatch

Sheetboard

pitched roof

generally good

unable to sight all

batts

generally good

unable to sight all, ensure electrical clearances

are maintained

none sighted

none sighted

none sighted

none sighted

minor borer damage noted

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

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



example of cracking in driveway noted



example of cracking in paths, noted,  
appears sound





## DECKS AND VERANDAHS

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

## RETAINING WALLS

|                                       |              |                |
|---------------------------------------|--------------|----------------|
| <b>RETAINING WALLS -<br/>CONCRETE</b> | CONSTRUCTION | not applicable |
|                                       | TYPE         |                |
|                                       | CONDITION    |                |
|                                       | COMMENT      |                |
| <b>RETAINING WALLS - TIMBER</b>       | 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

|                                            |            |                                                                 |
|--------------------------------------------|------------|-----------------------------------------------------------------|
| <b>EXTERIOR FOUNDATION</b>                 | TYPE       | concrete ring foundation                                        |
|                                            | CONDITION  | generally good unable to sight all                              |
| <b>INTERIOR FOUNDATION, INCLUDING SLAB</b> | TYPE       | concrete piles                                                  |
|                                            | CONDITION  | generally good unable to sight all, all photos taken from hatch |
| <b>BEARERS &amp; JOISTS</b>                | CONDITION  | generally good unable to sight all, timber                      |
| <b>BEARER TO PILE CONNECTIONS</b>          | SUFFICIENT |                                                                 |
| <b>BASE</b>                                | COMMENT    | Generally good unable to sight all, wire                        |
|                                            | TYPE       | No                                                              |
| <b>VENTILATION</b>                         | CONDITION  |                                                                 |
|                                            | SUFFICIENT |                                                                 |
| <b>GROUND CONDITION</b>                    | TYPE       | Concrete grill, generally good dry                              |
| <b>FLOORING</b>                            | COMMENT    |                                                                 |
|                                            | TYPE       | timber                                                          |
| <b>INSULATION</b>                          | CONDITION  | Unsighted                                                       |
|                                            | TYPE       | batts                                                           |
| <b>ACCESS DOOR</b>                         | 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

|                       |           |                                                                         |
|-----------------------|-----------|-------------------------------------------------------------------------|
| <b>WALL STRUCTURE</b> | TYPE      | timber framed                                                           |
|                       | CONDITION | appears sound but unable to sight                                       |
|                       | COMMENT   |                                                                         |
| <b>BASEMENT</b>       | TYPE      | not applicable                                                          |
|                       | FINISH    |                                                                         |
|                       | CONDITION |                                                                         |
| <b>WALL CLADDING</b>  | 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

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



hip tile may need repositioning noted.



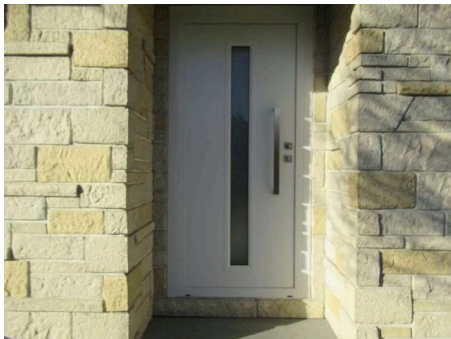


example of paint flaking on timber  
fascia, will need painting in future

example of spouting requiring cleaned in  
areas

## EXTERNAL DOORS

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



front door



Back door



Side door





## GARAGE

|                                            |           |                                                                                                                                                                                         |
|--------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>GENERAL</b>                             | 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. |
| <b>DOOR</b>                                | TYPE      | auto sectional door                                                                                                                                                                     |
|                                            | CONDITION | Generally good                                                                                                                                                                          |
|                                            | COMMENT   |                                                                                                                                                                                         |
| <b>POWER SUPPLY<br/>LIGHTING<br/>FLOOR</b> | TYPE      | yes                                                                                                                                                                                     |
|                                            | CONDITION | yes                                                                                                                                                                                     |
|                                            | COMMENT   | concrete generally good unable to sight all due to vehicle and storage                                                                                                                  |

## CARPORT

|                                            |           |            |
|--------------------------------------------|-----------|------------|
| <b>GENERAL</b>                             | TYPE      | no carport |
|                                            | CONDITION |            |
|                                            | COMMENT   |            |
| <b>POWER SUPPLY<br/>LIGHTING<br/>FLOOR</b> | 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.

| <b>AREA</b>   | <b>SIGHTED?</b> | <b>REASON</b>                                                          |
|---------------|-----------------|------------------------------------------------------------------------|
| 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:

|                                                        |     |
|--------------------------------------------------------|-----|
| <b>SITE</b>                                            | yes |
| <b>SUBFLOOR</b>                                        | yes |
| <b>EXTERIOR</b>                                        | yes |
| <b>ROOF EXTERIOR</b>                                   | yes |
| <b>ROOF SPACE</b>                                      | yes |
| <b>INTERIOR</b>                                        | yes |
| <b>SERVICES</b>                                        | yes |
| <b>ACCESSORY UNITS, ANCILLARY SPACES AND BUILDINGS</b> | 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