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SOLD ON KĀPITI



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Building Report

14 Allen Road
Raumati Beach

This report has been exclusively prepared for Carol Saxton



Building Consultant:	Ian Hall, NZIBI
Present for inspection:	Ian Hall / Carol Saxton
Weather at time of inspection:	Fine 29-Oct-2025
Date/s of inspection:	26-Sep-2025
Type of inspection:	Building Inspection
Name of property inspected:	14 Allen Road Raumati Beach
Report prepared for:	Carol Saxton

*This report has been updated as recommendations from the initial inspection have been implemented.

Introduction



The inspection of the building at 14 Allen Road has been carried out in accordance with the New Zealand Standard 4306:2005.

The New Zealand Standard states that:

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

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

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

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

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

Ian Hall
All Building Inspections Limited

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Site

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

14 Allen Road is easily accessed from the street, up a short drive where a path and steps take you to the front door or by the drive that leads to the garage. The front door is protected from the elements with a covered area. The property consists of the dwelling with an additional garage located at the front of the property.

The dwelling has a westerly aspect facing the coast and is well situated for local amenities with the bonus of all-day sun.

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

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

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

The decking is fastened to the dwelling with direct fixing through the cladding without a flashing in place. Moisture retention between the bearer and the cladding can become an issue with this construction and a flashing would direct moisture away from the cladding and bearer.

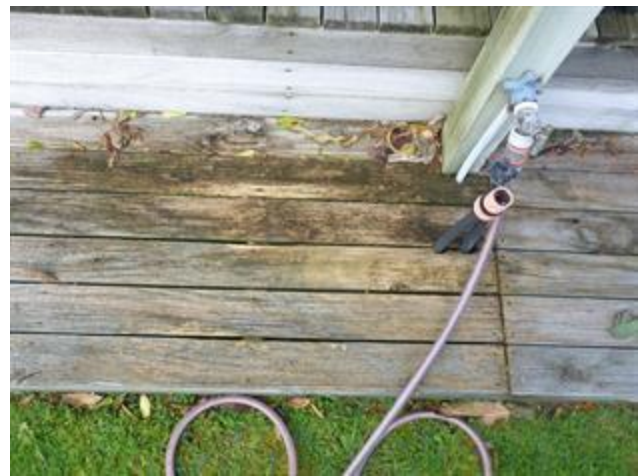
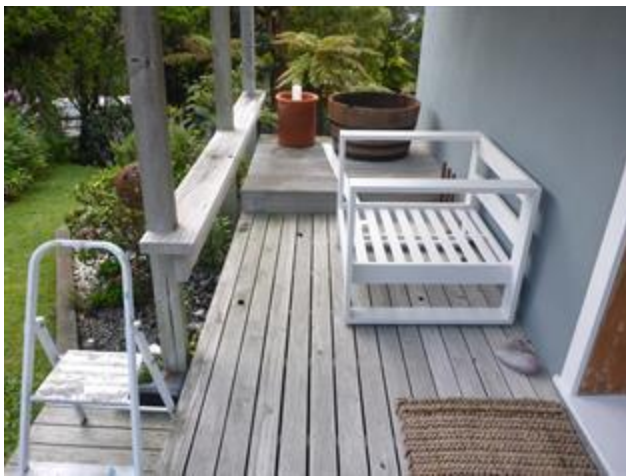
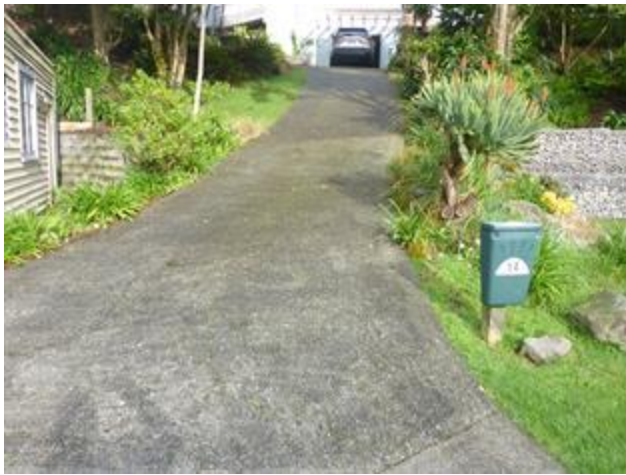
Moisture retention between the decking and the cladding can become an issue as the decking is in contact with the cladding. Creating a 12mm clearance between the two materials could be considered

The pergola is also direct fixed through the cladding, which can allow moisture retention that can contribute to progressive damage. A gap between the cladding and the pergola is recommended.

At the time of inspection there were no visible indicators of any deterioration, but the junction could be modified to avoid this known issue.

Any wall penetrations can be a high-risk area for ingress as moisture can find its way into the cladding through fixing penetrations.

The property has significant retaining walls in place that appeared in good condition with no movement or subsidence identified at the time of inspection.



Decking direct fixed



Decking in contact



Pergola direct fixed



Sub floor

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

The access point for the subfloor area is a small door located at the side of the garage.

No evidence of structural issues, subsidence or decay was found at the time of inspection.

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

Access was restricted due to the limited crawl space. In such cases the subfloor is only partially accessed, thereby limiting the review of the sub floor area from the access point. Only areas where safe and reasonable access is possible were inspected.

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

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

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

The rear of the garage is below the ground surface and reliant on the moisture barrier that is not visible as the barrier is covered. The interior of the garage to the rear and sides where below the ground surface appeared dry with no visible indications of moisture ingress.

Insulation was present to the sub floor area above the garage by Mammoth polyester insulation. The manufacturers describe the insulation as made from 100% polyester in high-density insulation segments. It incorporates a blend of technical fibres for thermal performance and a high percentage of recycled fibres for sustainability.

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

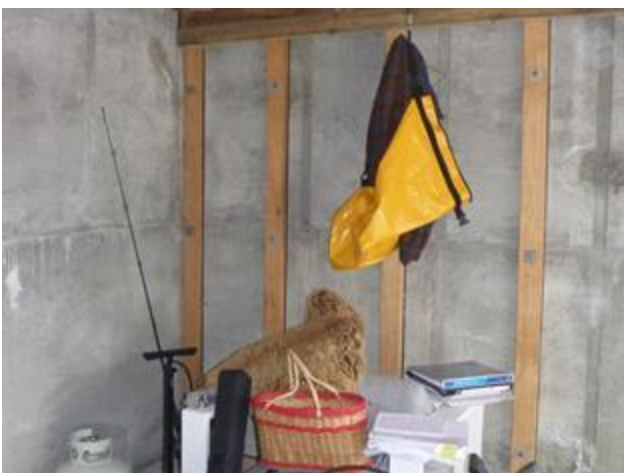
The R-value measures the resistance to the flow of heat through a given thickness of insulating material. The higher the R-value, the better the insulation, but to achieve its full R-value, the insulation must be properly installed with no gaps or compression points, and it must be kept dry.

The rest of the dwelling is still to have insulation installed. I recommend that the option of fitting some sort of under floor insulation be explored as part of the maintenance of the dwelling and to reduce the costs of heating.

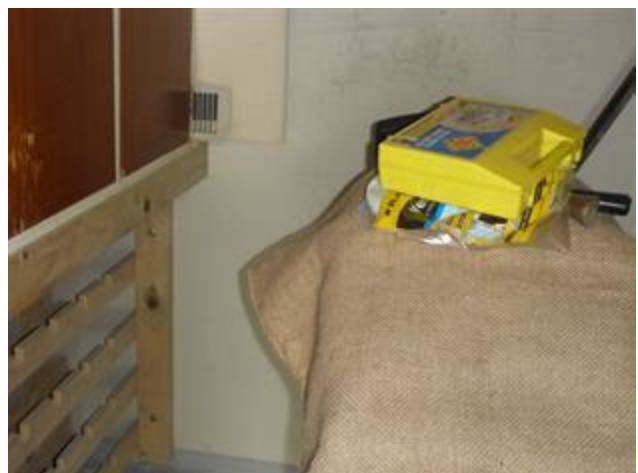
The conservatory addition sits on tanalised timber piles, wood bearers sitting on top of these piles and the floor joists running over these beams. The timber is tied to the piles with nails.

Additional fasteners are recommended with an additional support to the bearer junction to the front where the bearer is currently cantilevered.

***Update 29/10/25 Additional fasteners have been fitted.**



Garage interior





Garage insulation



Metal ties recommended



Additional support to bearer join



***Update 29/10/25 fasteners fitted**

Exterior

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

The exterior of the dwelling is constructed with a plaster mix generally made on site from sand and cement known as Stucco with cement board soffits and a timber fascia.

Fixings through the stucco need protection such as neoprene gaskets. Pipe penetrations need a sleeve and a formed sealant joint [not just sealant smeared on the surface] to prevent water getting behind the stucco.

Pergolas or decorative timbers attached to the timber frame penetrating the stucco need waterproof protection otherwise they can track water along their top surface and into the house interior.

Stucco claddings rely heavily on the application of a good quality paint system to keep out the water. The paint finish on the dwelling was in good condition. It is generally accepted that cladding should be repainted every eight years or so. The dwelling will require a new paint seal over an extended period.

Modern construction now requires a cavity system to be behind the cladding but due to the age of this dwelling there is no cavity system in place.

Scaffolding bolts were noted to the sides of the dwelling. These are no longer recommended due to health and safety requirements and as the bolts are a penetration that can allow moisture ingress. Sealing the penetrations is recommended after the bolts have been removed.



Scaffold bolts penetrations



The soffits of a dwelling offer protection for the house from the elements.

The soffits are clad with cement board. Compressed fibre cement board sheets are fixed to timber framing with the edges and corners protected with battens. This product is manufactured by James Hardies Industries.

Cement board's maintenance requirement is to ensure a good level of paint finish to protect and seal the cladding.

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

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

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

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

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

The decking and pergola have been constructed hard against the exterior cladding. This may have complied when constructed but does not meet today's standards. This can cause damage to the cladding, water can get trapped between the timber and the cladding causing deterioration of both materials. This can allow water to track through the fixings into the building envelope. In turn this can allow moisture ingress into the dwelling causing damage to wall framing and the bottom plate. The deck would require a 12mm packing away from the exterior to comply with today's standards.

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



The roadside garage is past its prime with several areas of decay sighted. Significant repair or removal is recommended dependent on requirements of the owners.

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



Exterior joinery

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

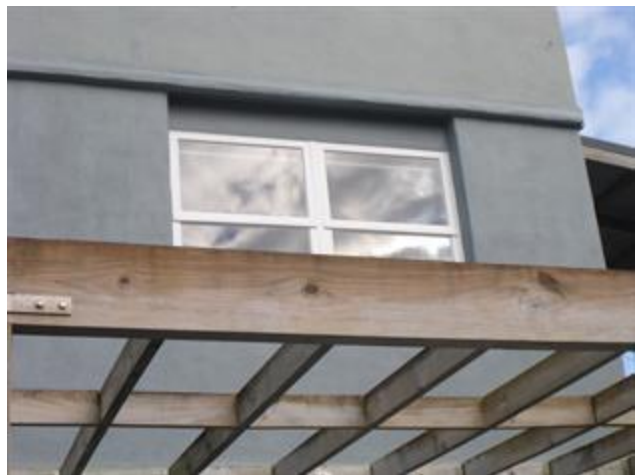
The window and door joinery are of timber construction with a metal garage door. The conservatory has a ranch slider leading to the rear deck that requires new rollers to operate as designed.

Metal head flashings were fitted to all the exterior joinery, head flashings have a weather tightness function.

All the timber doors fitted well and operated as designed and the paint finish was of a good standard.

The paint finish has started to age to areas of the window joinery.

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









New rollers

Roof

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

The roof cladding was identified as Colorsteel corrugated iron. The iron consists of a zincalume steel substrate to which a polyester pre-painted finish system is applied.

The roof design appeared generally well constructed.

The roof has a steep pitch, which helps to displace surface water efficiently along with soffits.

No significant deterioration, dents or corrosion was observed to the sheets of iron.

There were several overtightened screws and distorted rubber washers that require replacement as the damaged washers are unable to perform their function of preventing water ingress.

Due to the close proximity to the coast some of the fasteners holding down the iron cladding were showing signs of surface corrosion.

I recommend that all fasteners showing signs of deterioration be replaced with compatible fasteners to prevent progressive damage. If there is oxidation to areas below the fasteners the deterioration will have to be removed before new fasteners are fitted.

There was a small area of butynol above the front door covered area that was aged and several pin hole pricks were noted. Butynol roofing membrane is a synthetic rubber waterproofing membrane designed for use on roofs and decks. The product is installed as a single layer system.

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

I recommend that the roofing material have further appraisal by a licensed roofer to give advice on the degree of fastener replacement, butynol upgrades and costs.

***Update 29/10/25 A roofing contractor has replaced all corroded fasteners and distorted washers.**

A once-a-year check of the roof cladding, any chimneys and the flashings is recommended to ensure problems are not developing. Things to look for include flashings that have corroded or lifted or the degradation of any sealant around the base of roof penetrations.





Distorted washers



Butynol



Pin hole pricks



***Update 29/10/25 repairs carried out**

Spouting & downpipes

The spouting and downpipes are visually inspected where possible.

The metal spouting on the dwelling is known as continuous spouting. The benefit of continuous spouting is that the only joins are in the corners. There are no sectional joins thus reducing the possibility of leaks or separation.

Regular cleaning of the spouting especially the lower edge where it meets the fascia is recommended as corrosion can form where the spouting doesn't get rain-washed.

All surfaces should be kept clean and free from continuous contact with moisture, leaves or debris.

This means preventing dirt or salt build up on exposed face and spouting surfaces that are not naturally washed by the rain. Washing by regular cleaning with water and a soft nylon brush at least 3-4 times a year, paying special attention to the unwashed areas is recommended.

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

The spouting was generally clear of debris.

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

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



Roof Space

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

The space was accessed via a ceiling hatch in the family room.

No signs of decay or leaks were identified where accessible.

Access was limited due to the restricted crawl space. In such cases the attic is only partially accessed, thereby limiting the review of the attic areas from the hatch. Only areas where safe and reasonable access is possible were inspected.

The insulation in the attic was in the form of pink batts.

The manufacturer states the insulation will not easily burn in a fire and is made from over 80% recycled glass.

There was a small area identified in the attic space where the insulation could be fitted better. To gain maximum benefit from the insulation it needs to cover like a blanket as any gaps will cause heat loss. Filling the gaps would benefit the dwelling and the occupants.

The Building Research Association of New Zealand in their report "A Construction Guide to Home Insulation" state that a 1% gap in the ceiling insulation can mean a reduction in the thermal resistance level [R value] of more than 50%.

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

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



Insulation gap



Interior

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

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

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

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

The interior comprises of a kitchen, dining room, lounge, three bedrooms, a bathroom with separate toilet, and a laundry located below the internal stairs.

All moisture readings were within acceptable parameters except to the floor lining to the southwestern corner of the conservatory. As moisture retention can lead to decay, I recommend further invasive appraisal of the area showing high moisture levels.



High moisture levels



Below

The ceiling and wall linings may have small amounts of asbestos present as it was commonly used in houses of this era. There are precautions with this material and more information can be found on the Ministry of Health web site:

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

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

All wardrobe and cupboard spaces were full of personal property, so I was unable to appraise these wall linings. The cabinet below the sink was full of cleaning products limiting an appraisal.

Fixed floor coverings were fitted throughout the living areas limiting appraisal of the flooring however floor levels appeared consistent throughout the dwelling.

There was no external vent fitted in the kitchen. This increases humidity and dampness in the dwelling. Installing and directing a vent to the exterior is usually a straightforward job for either a qualified carpenter or electrician.

A Brivis climate system was installed to the southern side of the dwelling with vents throughout the dwelling. The system is designed to heat or cool the dwelling.

Heating for the bedroom downstairs is supplied by a Mitsubishi air-conditioning heat pump system. Filters require cleaning on a regular basis.

There were no discernable issues to the garage interior located below the dwelling.



Services & Plumbing

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

Power supply

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

Circuit Board

The electrical system consists of an external fuse board that is located to the southern side of the dwelling with a cub-board in the garage.



Wiring

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

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

Plumbing

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

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

The water piping sighted was a mixture of products, most of the piping was Polybutylene (grey plastic) which is an industry standard product.

Some copper water piping was also present and supplying the hot water heater.

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



Hot water system

The hot water to this dwelling is supplied by a Rinnai gas continuous flow system. Continuous flow is a very energy efficient water heating system, because it is only on when you need hot water.

With the controller you are able to change the temperature of your water quickly and easily and set it to exactly the temperature you require.

I recommend referring to the specifications for servicing requirements with bi-annual servicing which tests and ensures correct combustion, efficiency, safety devices and soundness is usually recommended.



Drainage

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

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

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



Summary

My first inspection found that the dwelling was generally in good condition for age & type. The dwelling does sit in a very high wind zone, which carries a heightened weather tightness risk and so maintenance of the exterior envelope has to be kept to a high standard.

My recommendations were:

All moisture readings were within acceptable parameters except to the floor lining to the southwestern corner of the conservatory. As moisture retention can lead to decay, I recommend further invasive appraisal of the area showing high moisture levels.

I recommend that the option of fitting some sort of under floor insulation be explored as part of the maintenance of the dwelling and to reduce the costs of heating.

The conservatory addition sits on tanalised timber piles, wood bearers sitting on top of these piles and the floor joists running over these beams. The timber is tied to the piles with nails. Additional fasteners are recommended with an additional support to the bearer junction to the front where the bearer is currently cantilevered.

Scaffolding bolts were noted to the sides of the dwelling. These are no longer recommended due to health and safety requirements and as the bolts are a penetration that can allow moisture ingress. Sealing the penetrations is recommended after the bolts have been removed.

The roadside garage is past its prime with several areas of decay sighted. Significant repair or removal is recommended dependent on requirements of the owners.

The conservatory has a ranch slider leading to the rear deck that requires new rollers to operate as designed.

I recommend that the roofing material have further appraisal by a licensed roofer to give advice on the degree of fastener replacement, butynol upgrades and costs.

There was a small area identified in the attic space where the insulation could be fitted better. To gain maximum benefit from the insulation it needs to cover like a blanket as any gaps will cause heat loss. Filling the gaps would benefit the dwelling and the occupants.

There was no external vent fitted in the kitchen. This increases humidity and dampness in the dwelling. Installing and directing a vent to the exterior is usually a straightforward job for either a qualified carpenter or electrician.

My revisit found that several maintenance items had been carried out including fasteners fitted to the conservatory piles and corroded fasteners and distorted washers replaced.

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

Cleaning is especially necessary for:

Those areas of a building that are not rain-washed

Areas of wall immediately under the eaves

Covered verandahs and porches

The top of garage doors where sheltered by the wall

The underside of metal spouting

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

We recommend that if no smoke alarms are fitted in the dwelling this is remedied as well as installing new batteries.

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

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

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

Ian Hall

All Building Inspections Ltd



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Certificate of Inspection

(in accordance with NZS 4306:2005)

Client: Carol Saxton
Site address: 14 Allen Road
Inspector: Ian Hall
Company: All Building Inspections Limited
Qualifications: New Zealand Trade Certificate
Member of New Zealand Institution of Building Inspectors

The following areas of the property have been inspected:

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

Certification

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

Inspector: Ian Hall
Date: 26-Sep-2025
29-Oct-2025



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Further Information:

Assessment of the sub floor:

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

Assessment of drainage systems:

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

Assessment of the roof

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

Definitions of Weathertightness Risk

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

A: Wind zone:

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

B: Number of storeys:

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

C: Roof/wall intersection design:

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

D: Eaves width:

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

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

E: Envelope complexity:

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

F: Deck Design:

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

Terms and Conditions

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

Applicable Standard

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

Access

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

Payment

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

Scope of Report

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

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

Limitations of the Report

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

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

Limitations of Weathertightness Reporting:

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

Limitations on Liability

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

Report Personal to Client:

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

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

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