

Brian Marsh Property Inspection

17 Victoria Street
Foxton
Manawatu



Brian Marsh Property Inspections TAX INVOICE

107071

Brian Marsh Property Inspections
P.O.Box 258
Waikanae

GST# 133-960-511
Invoice Date 26/03/2025

Des & Jude Batten

Item	Price
Property Inspection Services & Report	\$0.00

Total: \$0.00

PAID - THANK YOU

Includes GST of \$0.00

If you have not already arranged payment, please make payment into the following bank account within 2 working days.

BANK: ASB

ACCOUNT: 12-3157-0234634-00

Inspection Overview

Inspector Brian Marsh
0279007770
NZ trade qualified builder for over 20 years

Date of Inspection 26 March 2025

Client Des & Jude Batten

Agent Donna Batten
Batten Group
0210668273
donna@battentgroup.nz

Property Overview

Over-all this house is presented in generally tidy condition throughout given the age of it and appears well maintained. As New Zealand is in the coastal area it is important to keep the exterior maintenance up to date as salt air will corrode some materials. As outlined throughout the report, there may be some general maintenance and remedial work required. For the property to remain in a good weather tight condition, regular maintenance checks are recommended to ensure there is no cracking to the cladding and the windows and doors remain well sealed. The overview is not intended to replace the report. There may be items in this report that the client may consider significant regarding the property that have not been mentioned in the overview. Please read the entire report. All photos without caption are for a visual effect only. This report is NOT an all-encompassing report dealing with the building from every aspect as it is not possible to check every inch of every element in the building. It is a reasonable attempt to identify any obvious or significant issues and defects apparent at the time of the inspection. Whether a defect is considered significant or not, depends to a large extent, upon the age and type of the building inspected. Home-owners and prospective home-owners must understand the variable nature of the weather in the greater Wellington region whereby the strength of the wind and rain (causing hydrostatic pressure) can take a toll on any building and usually does at some point. Continued maintenance and checking of the house will always be required and expected. The report is valid only for a period of 30 days after release to the client, after which time the premises will require re-inspection to determine the currency of the report together with any changed circumstances which may affect the premises.

2/04/2025

Des & Jude Batten

Dear Des & Jude,

Please find attached a copy of the property inspection report for 17 Victoria Street , Foxton, Manawatu .

I trust that you have found the report to be useful and that our service has met your expectations. If for any reason whatsoever you have been disappointed with any facet of our service please let me know, as this is the only way I can make the necessary improvements.

Please note that this inspection has been a visual inspection only as stated in our Policy, which is attached to this report for your reference. Whilst I have taken every care to comment on all aspects of the house, I may have had to make some assumptions for areas of the work that cannot be sighted - these will be stated in the report.

If you have been happy with the service and would like to send a reference it would be much appreciated.

Thank you for using Brian Marsh Property Inspections.

Yours faithfully



Brian Marsh

Brian Marsh Property Inspections Ltd

Glossary of Terms

Anchor Piles	Deep seated piles designed to secure the dwelling during earthquakes
Bearer	Beam which supports the floor joists
Borer	Wood boring insects that typically attack native timber
Cladding	Exterior wall lining
Eaves	The underside lining of the roof overhang. Also referred to as a Soffit
Flashing	Folded metal designed to deflect water away from material junctions
Framing	Typically the timber supporting structure
Facing	Timber trim typically used around window and door openings
Fascia	Typically the board where the spouting is mounted
Gable	Exterior cladding above the ceiling line
Gully Trap	Drain
Guttering	Collection point for collecting water runoff from a roof. Also referred to as spouting
Joist	Horizontal framing typically used for ceiling or floor framing
Lintel	A supporting beam above window and door openings
Lichen	A fungus type growth
Membrane	An impervious product designed to form a moisture barrier
Parapet Wall	A wall that typically protrudes up past the roof line or wall that forms a balcony
Pile	Concrete or timber which is cemented into the ground which supports the floor structure
Purlin	Horizontal structural member in a roof
Ring Foundation	Continuous concrete foundation around the perimeter of the house
Scotia	Finishing trim between wall and ceiling
Subfloor	Framing below the floor level
Stud	Vertical wall framing
Soffit	The underside lining of the roof overhang. Also referred to as eaves
Valley	A tray between two roof angles which collects rain water runoff

SUMMARY LIST OF FEATURES INSPECTED

Site	YES	NO	N/A
Orientation of living spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Exposure, contour & vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retaining Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paths, steps, handrails & driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fencing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surface water control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subfloor	YES	NO	N/A
Location of access point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foundation type & condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foundation walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ground vapour barrier	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ventilation adequacy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pile type	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pile to bearer connections	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Obvious structural alteration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground clearance of timber framing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor type	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Timber framing & bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Insulation type, thickness & condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plumbing - material types, leakage & support	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical wiring type & support	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Insect and pest infestation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rotting Timbers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Debris	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior	YES	NO	N/A
Construction type	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chimneys	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Stairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Balconeys, Verandahs, patios etc	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof	YES	NO	N/A
Roof Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Roof Water Collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Downpipes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eaves, fascia & soffits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Space	YES	NO	N/A
Accessibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Cladding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thermal insulation type, clearances, approximate thickness & coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sarking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Party walls, fire proofing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof underlay & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof frame construction & connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Obvious structural alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Insert & pest infestation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rotting timbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Discharges into roof space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing material types, leakage & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical wiring type & support	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tile fixings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior	YES	NO	N/A
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Timber Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Concrete Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Doors & Frames	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen benchtop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Cabinetry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Sink	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Air Extraction System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom, WC. Ensuite	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom Cistern, Pan & Bidet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bath	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom Vanity/Washbasin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Bathroom Ventilation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom Special Features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry Tubs/cabinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry Tiles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry Ventilation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior windows & doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services	YES	NO	N/A
Fire warning & control systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Vacuum systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ventilation Systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Security Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electrical Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foul Water Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grey water recycling system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rainwater collection systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solar heating	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Aerials & antennae	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shading systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telecommunications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ancillary Spaces and Buildings	YES	NO	N/A
Exterior claddings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roofs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Subfloor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Client

Site Address

Inspector

Brian Marsh

Qualifications

NZ trade qualified builder for over 20 years

Date of Inspection

3/26/2025 7:00:00 AM

The following areas of the property have been inspected

	YES	NO
Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Subfloor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ancillary Spaces and Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Any limitations to the coverage are detailed in the report.

Certification

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4305:2005 Residential property inspection - and I am competent to undertake this inspection.

Signature



Date

26/03/2025

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

Summary

Time of Inspection	11 am
Weather Conditions	Fine
People In Attendance	Inspector, Agent and Vendor Disclosers by owner - Hot water cylinder replaced at some stage



timber fascia due for painting



wear and tear to carpet in some areas

Site

Orientation of living spaces	Open-Plan living spaces Generally good
Site exposure, contour & vegetation	Well established
Retaining Walls	various type's Some movement
Paths	Various types Normal settlement cracks to some areas All appears in good order
Steps & Ramp	Timber & Concrete Generally Good
Handrails	Timber and Metal Generally Good
Driveways	Concrete Generally Good Normal settlement cracks noted
Fencing	Timber Average
Surface Water Control	Slopes away from house No issues found at the time of inspection



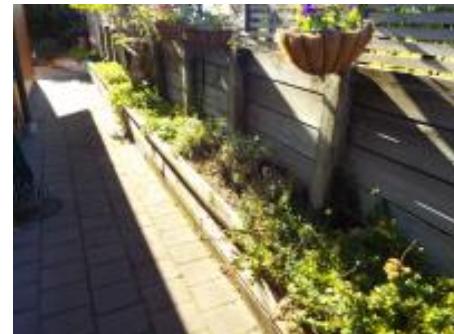
good order



drive in good order



paths fine



retaining wall appears fine

Subfloor

Location of Access Point	CONCRETE SLAB
Accessibility	N/A
Foundation	Concrete Generally Good
Foundation Walls	Blockwalls Generally Good
Ground condition	N/A
Ground vapour barrier	N/A
Drainage	N/A
Ventilation	N/A
Piles	N/A
Pile-Bearer connections	N/A
Structural alteration	No Always check council records for alterations and permits
Ground Clearance	Adequate

Floor Type	Concrete Generally Good Floor coverings in good order
Timber framing & bracing	N/A
Insulation	N/A
Plumbing	N/A
Electrical	N/A
Insects/Pests	N/A
Rotting timbers	N/A
Debris	N/A



foundations in good order



good order



no issues

Exterior

Construction Type	Two Storey Exterior appears well painted
Exterior Cladding	Various types of cladding Generally Good Appears to be well painted
Chimneys	N/A

Exterior stairs	Concrete &Timber Generally Good
Balconies/Verandahs/patios	Various Types Generally Good
Windows	Aluminium Generally Good Windows in good working order
Doors	Aluminium & Timber Generally Good Doors all in good working order



exterior appears well painted



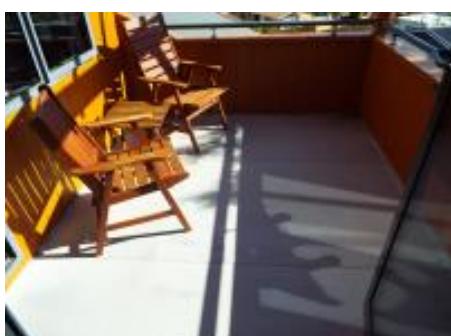
balcony in good order



good flashing detail



pavers in good order



butynol balcony appears in good order



joinery in good working order

Roof

Roof Material	Iron Generally good
Roof Condition	Generally Good
Water Collection	Plastic Gutters need regular cleaning Gutters all clean at the time of inspection
Downpipes	Plastic Generally Good
Eaves, Fascia, Soffits	Timber Generally Good As noted timber fascia due for painting in some areas



no issues



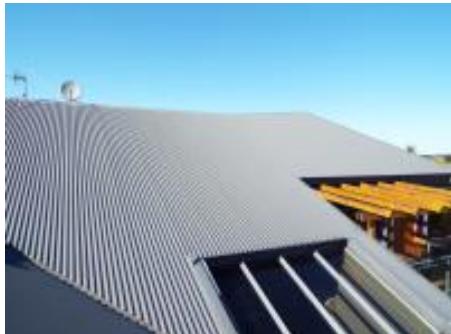
roof clean at the time of inspection



skylights appear well flashed



small area of lichen-no other lichen sighted



no issues



gutters clean at the time of inspection

Roof Space

Accessibility	Plaster lid Generally Good Unable to get to all areas
Roof Cladding	Pitched roof Generally Good
Insulation	Batts Generally Good
Sarking	N/A
Party walls & fire proofing	N/A
Roof underlay & support	Present Generally Good
Roof Frame construction/connections	Pitched Roof Generally Good
Ceiling Construction	Timber framing Generally Good
Structural Alteration	N/A
Insects/Pests	None sighted at the time of inspection
Rotting Timbers	none sighted
Leaks	None Sighted at time of inspection
Plumbing	Copper and Plastic Generally Good
Electrical	TPS (Plastic) Generally Good
Tile Fixings	N/A
Header Tank	N/A



good access



all dry at the time of inspection



appears well insulated



no issues with the plumbing at the time of inspection



no issues



no issues

Interior

Ceilings	Plaster - Timber Generally Good
Walls	Plaster Generally Good
Timber Floors	Particle Board Generally Good Wear and tear to some areas of carpet noted
Concrete Floors	Concrete

	Generally Good
Doors & frames	Hollow Core Generally Good Doors all in good working order
Electrical	TPS (plastic) Generally Good
Heating	Under floor heating-heat pump Generally Good Not tested
Central Vacuum	N/A
Ventilation Systems	N/A



floor coverings in good order



interior well painted



not tested



doors in good working order

Electrical

Lights and Powerpoints Not all powerpoints have been checked..

Electrical Cabling TPS (new plastic coated cable)
Generally Good

VIR Conduit Wiring (metal conduit) N/A

Grid connection to house Underground

Meter Board Outside on wall
Appears to be good

Switchboard Circuit Breaker
Good condition

Underground(connection to house) No issues

EVPower wall charger N/A

Solar Power N/A



good order



Gas & Water

Gas connection N/A

Water Connection Reticulation
Toby in front of property

Hot water Mains pressure Electrical Cylinder
Generally Good
250 Litre - 2018 cylinder

Foul Water Town supply
No issues found at time of inspection

Grey water N/A

Rainwater Collection N/A

Solar Heating N/A

Tank - trickle feed N/A



toby in front of the property



drains clean at the time of inspection



all clean



cylinder appears in good order



no issues with the plumbing at the time of inspection



no issues

Fire

Smoke Alarms	Standard type generally good New regulations will require more alarms to be fitted
Sprinklers	N/A
both type's noted.	N/A
Heat sensor	N/A



Security

Burglar Alarm	Alarm system generally good Not tested
Exterior Lights	Exterior lights generally good
Security Door Locks	To all exterior doors Generally Good
Security Window Locks	To some windows Generally good
Security Doors	N/A



Misc.

Aerials UHF Antenna. Sky Dish and Cable
Generally Good

Shading Pergola
Generally Good

Telecommunications Cable
Generally Good

Lifts N/A

Closets Multiple Hallway Closets
Generally Good

Stairs Carpet
Generally Good



General

Gardens	Generally Good Well maintained
Fencing	Average
Paths and Steps	Generally Good
Structural (visual)	Generally Good



Moisture

Levels were found to be	Acceptable in all areas checked GE Protimeter Surveymaster moisture meter; Readings on a moisture reader will generally range from 5 to 40 percent. A range of 5 to 12 percent is considered optimal. ... Any reading over 17 percent is considered to be an indication of saturation and the need to replace the drywall and to take preventative measures against future moisture buildup..
Possible causes of moisture	N/A

Further investigation recommended

N/A



13.9%



14%



13.8%



13.9%



13%



13.3%

Bathroom

Floor

Tiles
Generally Good

Toilet

Double flush
Generally Good

Wall Tiles

Ceramic
Generally Good

Bath	Plastic Generally Good
Shower	Tiled Generally Good Re-seal tiles annually as grout is porous
Vanity	Moulded Basin Generally Good
Ventilation	Bathroom fan Generally Good
Spa Bath	Plastic
Ensuite	Shower, Toilet and Bath Generally Good
Sauna	N/A
Shub	N/A



main bathroom





ensuite

Laundry

Location	Internal
Floor	Concrete Generally Good
Tubs	Stainless Steel Average Age showing
Dryer	N/A
Walls	Plasterboard Generally Good
Ceiling	Plaster Generally Good
Floor coverings	Tiles Generally good



age showing

Kitchen

Benchtop	Formica Generally Good
-----------------	---------------------------

Cabinetry	Prefinished Generally Good
Sink	Stainless Steel Double Generally Good
Tiles	Ceramic generally good
Extraction System	Vented Generally Good
Oven	Under Bench Generally Good
Dishwasher	Standard Dishwasher Generally Good
Waste disposal	Generally Good Not tested





Lounge - Dining Room

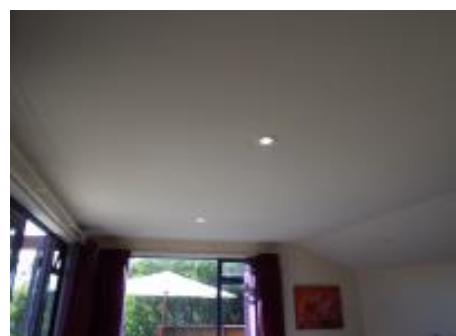
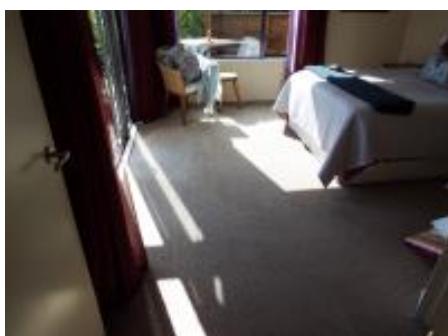
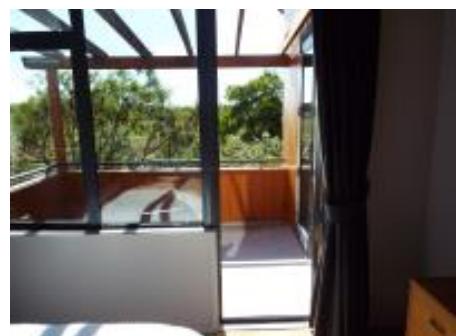
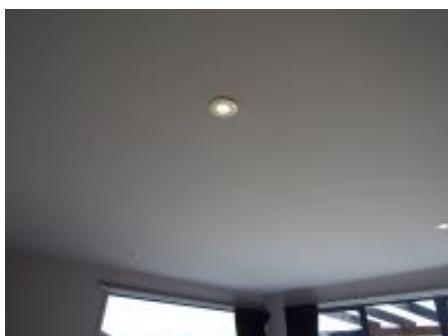
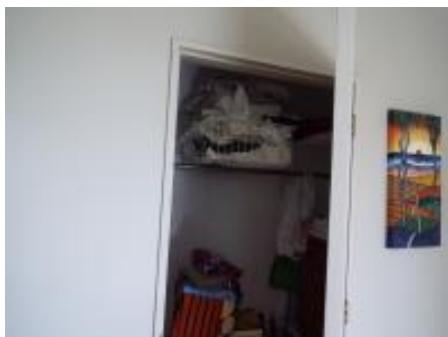
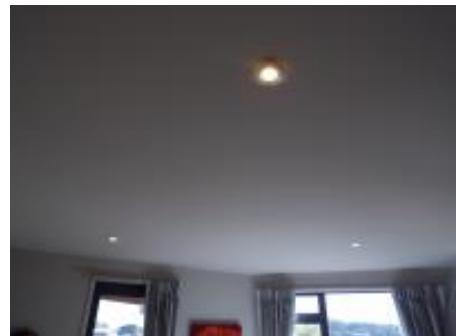
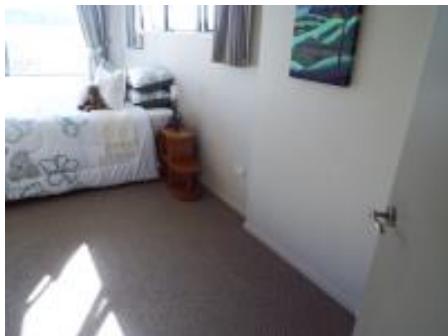
Floor	Carpet Average Wear and tear noted
Wall	Plasterboard Generally Good
Ceiling	Timber Generally Good
Windows	Aluminium Generally Good
Doors	Hollow Core Generally Good





Bedrooms

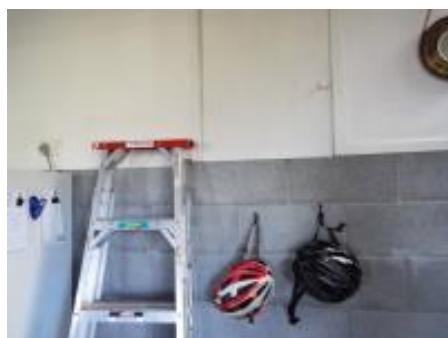
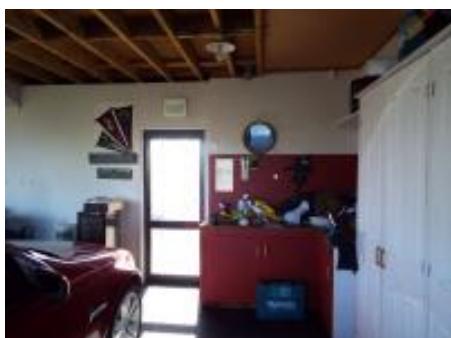
Floor	Carpet Average Wear and tear noted
Wall	Plasterboard Generally Good
Ceiling	Plasterboard Generally Good
Windows	Aluminium Generally Good
Doors	Hollow Core Generally Good





Garage

Garage Door	Sectional Door Generally Good Runs well
Size	Double Car Location ground floor
Location	Attached to house
Floor	Carpet Generally Good
Roof	N/A
Subfloor	Concrete Slab Generally Good
Cladding	Same as the house Generally Good
Electrical	Connected



Areas Not Inspected

Policy

Scope:

The inspection corresponding report are based on a visual inspection of the standard systems and components of the home, which is subject to limitations. The purpose of the inspection is to identify current deficiencies that are visually identifiable at the time of the inspection. The inspection and subsequent report shall cover: grounds, structure, exterior, roofs, plumbing, electrical, interior, and insulation/ventilation and is subject to reasonable access and limitations. The inspection will be conducted in accordance with NZS 4306: 2005 Residential Property Inspection. The inspection does not include the operation, adequacy or predicted life expectancy of appliances or systems on the property.

Limitations:

Any areas that are hidden or inaccessible due to permanent or temporary aspects of the property (such as 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 arising that were hidden or inaccessible at the time of the inspection. Nothing will be dismantled during the inspection, and there will be no destructive testing performed. Appliances or equipment will not be dismantled, and no determination of their efficiency or operation will be made.

The inspection report should not be taken as a statement of compliance with any governmental or nongovernmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or potential adequacy or performance of the property, structure, systems, or their component parts. This report does not constitute any express or implied warranty of salability or fitness for use regarding the condition of the property and it should not be relied upon as such.

The report and all consulting services provided by Brian Marsh Property Inspections or the Consultants employed by that company will be provided solely for the use of the Client who gives the instructions. Brian Marsh Property Inspections does not now and will not hereafter assume any responsibility to any person other than the Client who gives instructions to us under this document for any reason whatsoever including breach of contract, negligence (including negligent misstatement) or wilful act or default of the Company or others by reason of or arising out of the provision of the Report and the consultancy services to be given. Any person, other than the Client who uses or relies upon this Report or the matters contained in it does so at the risk of that person.

The Report will be completed for the specific purpose stated in the Report and no responsibilities accepted to any person including the Client in the event that the Report is used for any other purpose.

The Report relates to the situation at the date of the preparation of the Report and is relevant to the circumstances, which prevail at the time.

The whole or any part of the Report may not be included in any published document or circular or statement except with the prior written approval of Brian Marsh Property Inspections as to the form and context in which it may appear.

No claim shall be made against the Company arising directly or indirectly upon or attributed to or in consequent of:

- (a) The ingress of water into a building or structure and any physical loss or damage to the building or structure arising directly or indirectly in whole or in part from the ingress of water.
- (b) Rot or gradual deterioration of a building or structure arising directly or indirectly in whole or in part from the ingress of water.

The Report to be given by the Company will comment on the presence of hazardous material such as asbestos, other chemicals, toxic waste and other potentially hazardous materials to the extent that it is possible to determine their presence by a superficial examination of the premises, which will not reveal hidden substances. If the Client is concerned about the presence of asbestos, other chemicals and toxic waste or other potentially hazardous materials, then a more thorough examination of the premises may be required including permission to remove certain building materials in order to examine what lies underneath. While due care will be taken to note the presence of such potentially hazardous materials as are visible upon a superficial

examination of the premises, the Report will not constitute an environmental audit and a full Report on potentially hazardous service materials could not be undertaken without additional work and research being carried out with the consent of the Client and with additional costs to the Client.

The Report is furnished subject to the provisions of the Consumer Guarantees Act 1993 and to the limitations contained therein relating to services supplied to a consumer. Unless this Report is acquired for the purposes of a Business as defined in the Consumer Guarantees Act 1993 (in which case the guarantees contained in that Act shall not apply) if there is any inconsistency between the provisions of the Consumer Guarantees Act 1993 shall prevail.

The written Report of the Company shall constitute the whole of the Report of the Company and no oral or verbal comments shall be considered to be part of the Report of the Company to the Client.

The Report will relate to the condition of the property at the date of inspection and no assumption should be made that the Report will remain accurate on future dates.

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).

Inspection Exclusions:

Building code violations, zoning violations, geological stability, soil conditions, structural stability, engineering analysis, insect or other infestations, asbestos, formaldehyde, water/ air contaminants, toxic moulds, hidden rot, radiation & environmental hazards, detached buildings & sheds, pool, spa & sauna bodies and related piping or equipment, private water systems, septic systems, specialized electronic control systems, elevators, water treatment and purification systems, solar systems, internal system components.

Report Exclusions:

The report does not cover appraisal of property value, repair estimates, prediction of life expectancy of any item or system, minor and/or cosmetic problems, latent or concealed defects. We will consider Weather Tightness, 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 is the domain of a specialist report.

Moisture:

This report does not cover any buildings suffering from rotting homes, leaky homes and toxic mould situations. This report cannot give any waterproofing guarantee, however, signs of moisture ingress are looked for and spot checking is carried out predominantly around windows, doors and identified risk areas with a moisture meter. It is important to be aware that the lack of moisture indicators does not confirm that a property does not have moisture issues as moisture levels can be obscured and vary seasonally, and can often be much lower in cases of advanced decay. The inspector will use a non-invasive moisture meter to look for evidence of variation from normal levels. In areas where higher than normal moisture levels are found the inspector will recommend further investigation be undertaken. Decay in framing can only be confirmed through invasive testing (damaging wall linings) and cannot be undertaken without the written consent of the property owner. Further investigation should only be undertaken by either an Accredited Building Surveyor or a Specialist Weather tight Surveyor with the appropriate skills and training

Disputes and Limitation on Liability:

The client understands and agrees that any claim against the accuracy of the report whether by error or omission, is limited to the failure of the inspector to adhere to the New Zealand Standard NZS 4306: 2005 Residential Property Inspection. The client agrees to notify the inspector of any dispute in written form within ten days of discovery. The client agrees that unless a case of emergency exists, no repairs, replacements or alterations of the claimed error or omission shall be made before the inspector has re-inspected the item in question. Client understands and agrees that failure to notify the inspector and allow re-inspection as stated above shall constitute a waiver of any and all present and future claims regarding the report and item in question.

To raise a dispute with Brian Marsh Property Inspections please contact our office immediately to request a

claim form.

Important information for Purchasers:

It is possible for problems in a house to be disguised to prevent detection. If, on the day you move into the property, you notice any issues that were not previously visible or included in the report then you should immediately contact us.

Important Information for Vendors:

The vendor is required to notify the inspector of any existing or previous conditions that may be or become an issue ,at or before the time of the inspection.

Cancellation Policy:

A fee of \$100 will be charged for any cancellation notified more than 24 hours prior to the scheduled inspection time. The full fees for the inspection will be charged for any cancellation less than 24 hours prior to the scheduled inspection time.

Payment Policy:

Payment is due upon or before delivery of the report to the client. All costs associated with debt collection will be added to the value of the invoice. Interest will be added at 5% 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.