

# GRIFFIOEN.

## BUILDING INSPECTION REPORT

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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.



**BEFORE YOU BUY**  
**BEFORE YOU BUILD**

## **NZ Residential Property Inspection Report**

Inspection Date: Thu, 13 Nov 2025

Property Address: 43 Tovey Street, New Brighton,  
Christchurch 8061, New Zealand



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	Definitions to help you better understand this report
	Terms on which this report was prepared
	Special conditions or instructions
	If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.
	This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector on the day of inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions. This Report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist such as an engineer, surveyor or other trade or specific rectification or maintenance works. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards New Zealand reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Thu, 13 Nov 2025

Modified Date: Thu, 20 Nov 2025

## The Parties

Name of the Client: [REDACTED]

Name of the Principal(If Applicable):

Job Address: 43 Tovey Street, New Brighton, Christchurch 8061, New Zealand

Client's Email Address: [REDACTED]

Client's Phone Number: [REDACTED]

Consultant: Cameron Hatcher Ph: 027 281 6687  
Email: Linwood@jimsbuildinginspections.co.nz

Company Name: Jim's Building Inspections (Linwood)

Company Address and Postcode: Woolston 8062

Company Email: Linwood@jimsbuildinginspections.co.nz

Company Contact Numbers: 027 281 6687

## Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

## Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
<b>Safety Hazard</b>		✓
<b>Significant Defect</b>		✓
<b>Minor Defect</b>	✓	

### Overall Condition

In summary, the building, compared to others of similar age and construction is in good condition with some minor defects found.

## Section B General

### General description of the property

Building Type	Residential
Company or Strata title	No
Floor	Suspended Timber Frame, Masonry Foundations, Stone piles
Furnished	Furnished
No. of bedrooms	2
Occupied	Occupied
Orientation	North West
Other Building Elements	Fence - Post and Rail Construction, Carport, Shed, Sleepout
Other Timber Bldg Elements	Door Frames, Doors, External Joinery, Fascias, Landscaping Timbers and Construction, Skirting Boards, Internal Joinery, Weatherboards
Roof	Coated Metal, Timber Framed, Pitched, Flat
Storeys	Single
Walls	Weatherboards
Weather	Raining

## Section C Accessibility

### Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Interior
- NZ Only

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

### Inaccessible Areas

The following areas were inaccessible:

- Areas of skillion or flat roof - no access
- Subfloor due to lack of access.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

### Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Appliances and equipment
- Areas of skillion or flat roof - no access
- External concrete or paving
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation

- Lack of clearance - subfloor
- Landscaping
- Stored items
- Vegetation
- Wall linings

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

### **Undetected defect risk**

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Low**

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

## Section D Inspection Findings

### Safety Hazard

No evidence was found

### Significant Defect

No evidence was found

### Minor Defect

#### Defects 3.01

Building: Main Building

Location: Roof Exterior

Finding: Roofing - Condition

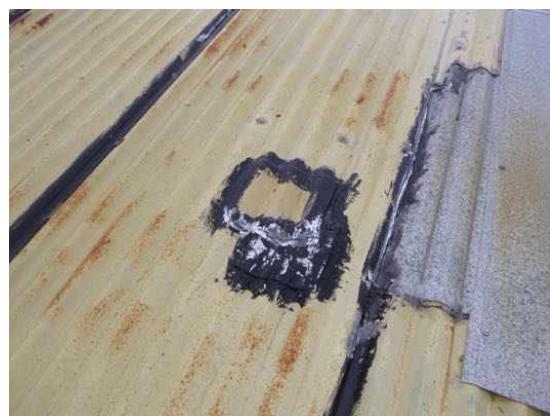
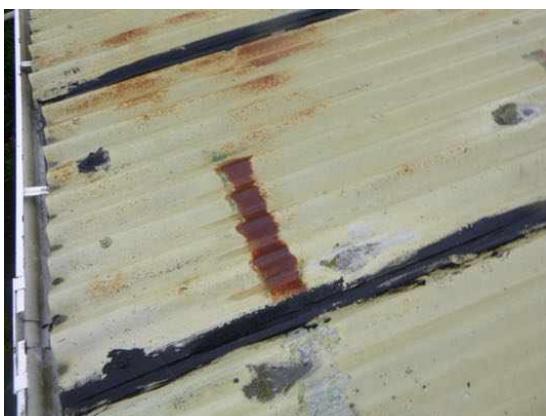
Information: The visible corrugated roofing and flashings appeared in fair to poor condition for its age. All penetrations and flashings were installed and sealed adequately.

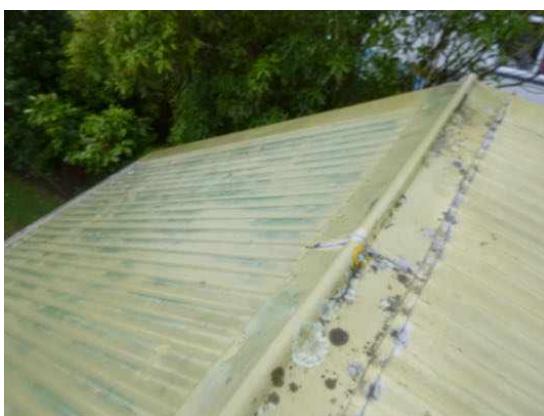
Evidence of surface rust to some sections was identified. Some patching and re-coating was evident. If left unmanaged, this could allow water ingress to the internal roofing structures, potentially leading to secondary damage of building elements.

Accelerated deterioration of the roofing sheets and any associated building elements is also likely to occur. Replacement or the roofing should be considered. Failing this is advised that a professional painter be consulted to carry out works such as the application of rust-retardant surface protectors and roof paint, in the near future.

The roof is fastened down with roofing nails which can be prone to popping overtime. As general house maintenance, periodically check nails and replace any that may have popped with suitable roofing screws.







### Defects 3.02

Building: Main Building  
Location: Roof Exterior  
Finding: Gutters and downpipes - Condition  
Information: The PVC gutters and downpipes around the property appeared to be in good condition, allowing good drainage to the downpipes. There does not appear to be any stormwater risers or connection the stormwater system.

Roof plumbing structures, such as guttering and downpipes should be free of all debris to prevent blockages. It is advised that gutters are checked by the homeowner or a general handy person as part of regular maintenance.





### Defects 3.03

Building: Main Building  
Location: Roof Void  
Finding: Roof space - Condition  
Information:

The roof space was in good order. This consists of pitched timber rafters and ridge boards with timber purlins and sarking underlay. No evidence of active or historic leaks was detected.

One timber purlin was found to be broken. This does not pose any structural issues.

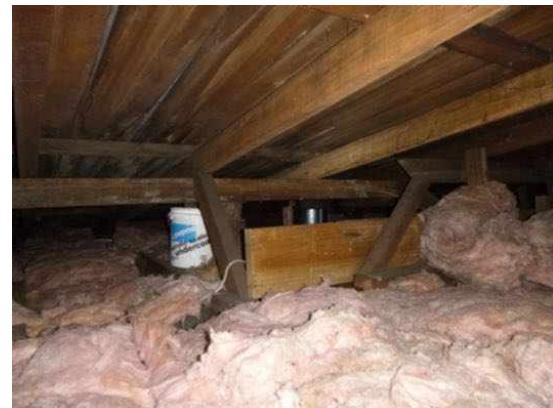
Structural modifications have been noted within the roof spaces, it is recommended that council records are checked to ensure compliance has been obtained.

The fibreglass Insulation has been installed to a good standard, with full coverage achieved. Not slumped or compressed. No obvious water damage observed.

The visible wiring was Modern TPS (Tough Plastic Sheath)

As on-going maintenance, all homes should be periodically checked for pests as they can cause damage to the construction material, plumbing, and electrical. There were signs of pests (rodents) found. There were no indications of borer in the roof space.







### Defects 3.04

Building:	Main Building
Location:	All External Areas
Finding:	Cladding - Condition
Information:	The exterior painted timber weatherboards were in fair condition overall. All windows and doors were flashed and sealed adequately.

The paint finish was found to be deteriorating in some areas. Paint deterioration is generally classified as an appearance defect. However, the substandard appearance may also be indicative of poor surface preparation and substandard workmanship. A painting contractor should be appointed to perform necessary works to aid the appearance of the affected area and to ensure that the area is protected against further deterioration. Alternatively, the homeowner following manufacturer instructions may be able to provide this service.

I would recommend monitoring the weatherboard joints and junctions as this is where moisture issues are most likely to occur.









### Defects 3.05

Building: Main Building  
Location: All External Areas  
Finding: Foundation - Condition  
Information: There is no access to the subfloor due to the proximity of the framing to the ground. This is typical for the era of build. Good ventilation is maintained.

The concrete ring foundation visible showed no noticeable cracking.





### Defects 3.06

Building: Yard  
Location: All Areas  
Finding: Yard - Landscaping  
Information: The timber fences/gates, sheds, clothesline and concrete/paved areas appeared to be in good condition for their age. The landscaping and lawn areas also appeared in good overall condition.

Defects / Maintenance: Please refer to the comments below.

Typical age related deterioration to the timber fencing and cracking to the concrete areas was identified.







### Defects 3.07

Building: Main Building  
 Location: All Areas  
 Finding: Electrical - Potential Safety Risk  
 Information:

**Note: A qualified electrician has investigated and rectified this fault. Please see supporting "Electrical Works" documentation provided.**

JBI check the basic functions switches and plugs where accessible - We also inspect the general condition of Wires and connections where visible and accessible. Specialist checks should be undertaken by a qualified electrician if desired. JBI cannot comment on whether items meet acceptable electrical codes.

We use a "Protech QP 2004 power point and earth leakage tester to check available and accessible plug sockets. This Power Outlet Tester Plug assesses the safety of installed main sockets and earth voltages, and identifies dangerous electrical installations.

One issue was found during the inspection. Polarity faults were found to a plug in the laundry and two plug in the sleepout. This may mean that the neutral wire is connected to where the hot wire should be, or it is missing the earth wire. This could result in a shock if the appliance is mishandled

A qualified electrician should be appointed to further investigate the fault







## Section D Inspection Findings

### D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- As identified in summary and defect statements

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit [www.jims.co.nz](http://www.jims.co.nz).

### D5 Conclusion - Assessment of overall condition of property

Your report must be read in conjunction with your Certificate of Inspection in accordance with NZS 4306:2005 as provided by your inspector.

- At the time of inspection this property is in good condition compared to homes of similar age and type in the area.

The coated corrugated roofing was in fair to poor condition. The roof space was in good order. No evidence of active or historic leaks were detected. The fibreglass Insulation in the ceiling space has been installed to a good standard, with full coverage achieved.

The PVC gutters around the property appeared to be in fair condition, with maintenance required allow good drainage to the downpipes.

The switch board TPS wiring appeared to be in good condition. Specialist checks can be undertaken by a qualified electrician if desired.

Heating to the dwelling is achieved by a freestanding wood burner in the lounge (untested)

The timber weatherboard cladding was in good condition overall.

Moisture readings were taken at all external openings and wet areas such as bathrooms and laundries with no indications of high moisture levels, other than stated in the report.

Floor levels were checked throughout the property and showed minor sloping, however not exceeding the MBIE guidelines of 50mm over 10 meters.

The exterior joinery is timber frame with single glazing, and timber reveals. All windows and doors were functional and operating.

All taps were run for a period of time and it appears the water is running freely. The plumbing items appear to be in good condition where visible and tested. The water is heated via an electric hot water cylinder.

The concrete foundation visible above ground showed no signs of stress or movement. The subfloor is not able to be viewed.

The yard is in good condition with no surface water observed.

Land zoning TC2 as per Canterbury Maps.

Overall the house is in good condition and is well constructed, if well maintained will provide its occupants a warm, dry and healthy home for the foreseeable future.

For further information, advice and clarification please contact Cameron Hatcher on: 027 281 6687

## Section D Inspection Findings

### The following items were noted as - For your information

#### Noted Item

Building: Main Building  
Location: All External Areas  
Finding: Exterior Joinery - Condition  
Information: The exterior joinery is timber frame with single glazing, and timber reveals. All windows and doors were flashed and sealed adequately, and functional.

The timber frames appeared well-maintained and is in good condition for their age. There are minor noted defects that are typical to find on this style of construction.





**Noted Item**

Building: Main Building  
Location: All Areas  
Finding: Plumbing items - Condition  
Information: All taps and the shower were run for a period of time and toilet flushed, it appears the water is running freely. The water pressure was good. The plumbing items appear to be in good condition where visible and tested.

The gully traps were checked and were clear, and are sufficient height off finished ground level. Covers are installed on traps to prevent debris getting into the grey water system

The water is heated via an electric hot water cylinder.





**Noted Item**

Building: Studio  
Location: All Areas  
Finding: Laundry/Studio - Condition  
Information: The detached building is timber framed construction with coated corrugated metal roofing. This sits on a concrete slab. The exterior cladding is horizontal corrugated iron.

This appeared in good overall condition and structurally sound.







## Noted Item

Building: Main Building  
 Location: All Areas  
 Finding: Moisture Readings  
 Information: Moisture readings were taken using a Trotec T660 capacitive non-invasive moisture meter. No indications of any elevated moisture levels were detected.

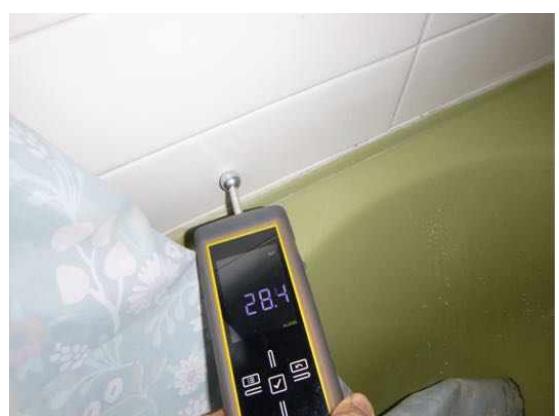
Moisture meter reading Guide: 0-50 = Dry, 50-80 = Damp, 80 Plus = Wet

Moisture readings have been taken in areas generally deemed to be of risk or areas that are deemed to be problematic, these areas include but not limited to - bottom plates to ground floor areas, around windows, showers and other areas that can be of risk due to weather ingress and or areas of typical internal moisture risk ie. wet rooms etc.

Some areas of moisture ingress may go undetected due to the limitations of the tools used as well as the nature of some leaks and/or lack of enough rain fall.

No guarantee can be given regarding the integrity of the timber framing due to past, present or future leaks as well as pest/insect infestation.

The meter in the non-invasive mode cannot give percentage readings. The only time accurate percentage readings can be obtained is by invasive moisture testing.







## Noted Item

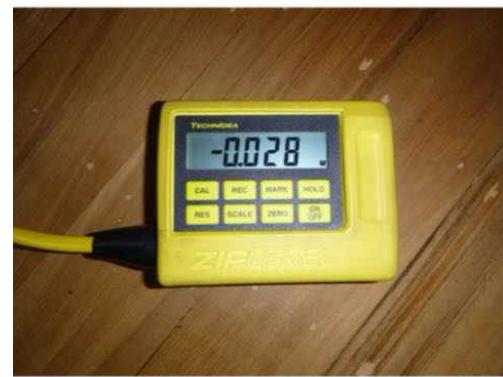
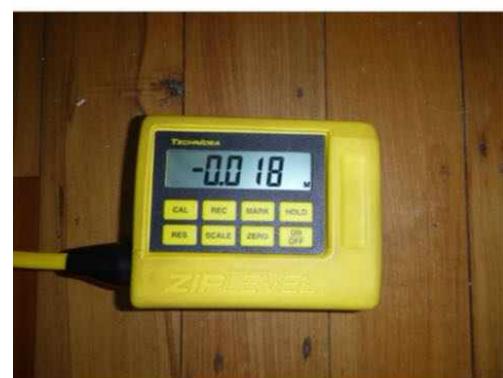
Building: Main Building  
 Location: All Areas  
 Finding: Floor - Levels  
 Information: Spot floor level readings were taken throughout the main floor areas of the dwelling where accessible. (JBI take into account floor covering thicknesses as needed throughout the dwelling)

The instrument used to measure the floor levels is a ZIP LEVEL PRO 2000 with an accuracy of (+/- 2mm). Minor discrepancies can also be expected in some areas due to floor covering wear and tear.

A high point of +20mm and a low point of -28mm was recorded throughout the house, this gives us an overall variance measurement of 48mm over the property.

This falls within the MBIE guidelines of 50mm over 10 metres.

All levels are within the MBIE guidelines over a short distance, being less than 0.5% or 10mm over 2 meters.





### Noted Item

Building:	Main Building
Location:	All Areas
Finding:	Historical Earthquakes
Information:	There have been earthquakes in the area. Long term effects will only be visible over time. However NO evidence was observed at time of inspection.

Due to the complex nature of seismic related damage this report does not reference the possible cause of any such damage.

EQC 'Scope of Works' documents were not sighted and remedial repair strategy's carried out are not known.

Note that verification of a building being "earthquake proofed" is outside the scope of this inspection.

## **Noted Item**

Building: Main Building  
Location: All Areas  
Finding: Weathertightness Risk - Low  
Information: A) Wind Zone - Your risk rating is - Medium  
B) Number of stories - Your risk rating is - Low  
C) Roof/Wall intersection design - Low  
D) Eaves width - High  
E) Envelope complexity - Low  
F) Deck design - Low

For individual elevation risk scores the stamped plans and specifications should be consulted. The elevation risk score is processed as part of the design and council consenting process.

Parcel ID: 3447804 Appellation: Lot 6 DP 3290

Climate Zone: 3

Earthquake Zone: Zone 2

Exposure Zone: Zone: C

Rainfall Range: 30 - 40

Wind Region: A

Wind Zone: Medium



### Noted Item

Building: Main Building  
Location: All Areas  
Finding: Additional Photos - Obstructions and Limitations  
Information: These photographs are an indication of the obstructions and limitations which can impede a full inspection of the property at the time of inspection. These obstructions can hide an array of defects.





### **Noted Item**

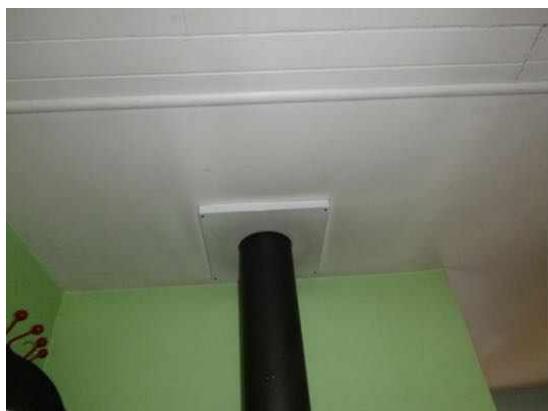
Building: Main Building  
Location: All Areas  
Finding: Additional Photos  
Information: Additional photos are provided for your general reference, and can be considered to be in good condition.















## Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Accessory Unit(s) (as defined in the Unit Titles Act)	Any area, usually with a specified purpose, which does not comprise part of the dwelling unit footprint, but is intended to be used in conjunction with the unit. Note: - costs may be the exclusive responsibility of the owner(s) of the dwelling(s) whose title(s) records their interest in the accessory unit. Such units might be a garage, carport, carpark, deck, garden, implement shed, landing, service area or access way.
Ancillary Spaces and Buildings	Any area, usually with a specified purpose, which does not comprise part of the dwelling unit footprint.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
CCTV (Abbreviation)	Closed Circuit Television
Client	The person or other entity for whom the inspection is being carried out.
Common Property (NZ)	An area that is owned collectively by all the unit owners and defined as such in the relevant documents. Note - Individual unit owners have no particular right to any part of the common property and their interest is not recorded on title however they have a responsibility for paying a proportionate share of related outgoings. Areas can include gardens, driveways, roof spaces, the exterior fabric of the building, service areas, units occupied by building managers etc.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
EIFS (Abbreviation)	External Insulation Finishing System
Inspection	Close and careful scrutiny of a building carried out without dismantling,

	in order to arrive at a reliable conclusion as to the condition of the building.
Inspector (NZ)	A person, partnership or company qualified and experienced to undertake property inspections.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination NZ	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 1.5 micrograms/100 cm <sup>2</sup> .
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor Fault or Defect	A matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance. Note - Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes. It is common for most of these defects to be rectified over the first few years of ownership as redecoration and renovation are undertaken.
Multi-Unit Property (ies)	Any property that accommodates more than one residential dwelling unit and where the owners have collective obligations. Note - Multi-unit properties will usually be owned under a body corporate, cross lease or company title where the relevant legislation along with the body corporate rules and unit plan, memorandum of lease and flat plan or constitution and occupation agreement define the areas of individual and collective responsibility.
OSH (Abbreviation)	Occupational Safety and Health
PCBs (Abbreviation)	Polychlorinated Biphenyls
Property Inspection	A non-invasive visual inspection of a residential building carried out in

(Inspection)	accordance with section 2.3 of NZS 4306:2005.
Property Report	The report referred to in section 3 of NZS 4306:2005.
RCD (Abbreviation)	Residual Current Device
Reasonable Access (NZ)	Areas where safe unobstructed access is provided and the minimum clearances specified in table 1 of NZS 4306:2005 are available or where these clearances are not available, areas within the inspector's unobstructed line of sight. Note - It shall be clearly stated if no access was available, or access to limited areas only was available at the time the inspection was carried out.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Significant Fault or Defect	A matter which requires substantial repairs or urgent attention and rectification.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Survey	A separate, detailed inspection and report that may require invasive and/or specialised testing equipment, and may require the specialist knowledge of a relevantly qualified expert.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.
WC (Abbreviation)	Water Closet
Watertightness Risk	A: Wind Zone
	Low-risk - Low wind zone as described by NZS 3604
	Medium-risk - Medium wind zone as described by NZS 3604
	High-risk - High wind zone as described by NZS 3604

Very high-risk - Very high wind zone as described by NZS 3604

B: Number of stories

Low-risk - One storey

Medium-risk - Two stories in part

High-risk - Two stories

Very high-risk - More than two stories

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 90deg to vertical with soffit lining)

Very high-risk - Roof elements finishing with 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, or over 600 mm at second-floor level

High-risk - 100 - 450 mm at first floor, or 450 - 600 mm at second-floor level

Very high-risk - 0 - 100 mm at first floor, or 100 - 450 mm at second-floor level, or 450 - 600 mm at third-floor level^

E: Envelope complexity

Low-risk - Simple rectangular, L, T or boomerang shape, with single cladding type

Medium-risk - More complex, angular or curved shapes (e.g. Y or 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 windows, pergolas, multi-storey re-entrant shapes etc.)

#### F: Deck design

Low-risk - None, timber slat deck or porch at ground level

Medium-risk - Fully covered in plan by roof, or timber slat 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

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

This definition is taken directly from Appendix A of NZS 4306:2005 Residential Property Inspection. This appendix is sourced from the Department of Building and Housing's acceptable Solution to the New Zealand Building Code Clause E2/AS1 External Moisture. Refer to E2/AS1 for the risk matrix and evaluation.  
Metre

m (Abbreviation) Metre

mm (Abbreviation) Millimetre

uPVC (Abbreviation) Unplasticized Polyvinyl Chloride

° (Abbreviation) degrees

## **Terms on which this report was prepared**

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

*This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.*

**SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT**

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

### **RELIANCE AND DISCLOSURE**

This report has been prepared based on conditions at the time of the inspection.

We own the copyright in this report and may make it available to third parties.

Common Areas in multi-unit buildings are excluded from the inspection and it is the Client's responsibility to inform themselves of the condition of Common Areas

### **UNDETECTED DEFECT RISK RATING**

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

*If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.*

Our findings are strictly limited to what can be determined by a visual, non-invasive inspection and do not constitute a water tightness or weather tightness report. While non-invasive meter readings may give an indication of potential moisture levels, dampness or wetness cannot be proven without invasive procedures, which are outside the scope of our report. Non-invasive meter readings are not a guarantee that moisture is or is not present and do not mean that other areas within the property do not have moisture present. You are advised to engage a specialist to undertake an invasive inspection which may require the removal of claddings or linings to conclusively determine issues relating to weather and water tightness.

Our report is also conditional on prevailing weather at the time of the inspection, for example, a leak in roofing material may not be apparent where our inspection is carried out in dry conditions.

Accordingly, by entering into this agreement you acknowledge and agree that our liability to you in respect of any watertight or weathertight issues at the Property is expressly excluded.

### **IMPORTANT SAFETY INFORMATION:**

**This is not a report by a licensed plumber or electrician.** We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

**This is not a smoke alarm report.** We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

**This is not an asbestos report.** There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1992.

**This is not a methamphetamine sampling report.** We recommend a methamphetamine sampling report to detect any methamphetamine residue that may be in the property.

**This is not a report on safety glass.** Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

**This is not a report on window opening restrictions.** We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some regions make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

**This is not a report on pool safety.** If a swimming pool is present it should be the subject to a special purpose pool inspection.

### **MOISTURE**

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

### **MAINTENANCE OF THE PROPERTY**

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

## **NO CERTIFICATION**

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current NZ Standards, Building Regulations, building warranty of fitness and services described on a compliance schedule, planning, resource consent issues, long term maintenance planning, rental property tenancy inspections, heritage obligations, compliance with body corporate rules, cross leases memos or company title occupation agreements.

## **RECTIFICATION COSTS**

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.