

GRIFFIOEN.

BUILDING INSPECTION REPORT

Statement of Passing Over: This building inspection has been supplied by the vendor in good faith. GRIFFIOEN. (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Prospective purchasers are advised to seek their own independent advice as to the condition of the property either prior to, or as a condition of, purchasing the property.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

19 Belfield Street, Dallington, Christchurch



Prepared for

Hayley Sorensen

Others present during inspection

Vacant

Date

13/01/2026

Weather

Overcast

Property Inspected by Damien Guest 022 103 1198
damien.guest@inspectedresidential.co.nz, Qualified builder
and Licensed Building Practitioner, National Certificate in
Carpentry
This inspection was carried out in accordance with
NZS4306:2005

1. **Limitations of this Report** The Report is subject to our Terms of Service included with your quote and the limitations stated within them. We refer to you to Clause 28 (*Limited Inspections*) and Clause 29 (*Building Inspection Report Exclusions*).
2. **Scope of this Report** This Report is based off a overall **visual and non-invasive assessment**, as at the date of inspection, of ten (10) areas of the building and surrounds, which is the subject of the Contractor's inspection:
 - Exterior roof; and
 - Foundation and subfloor; and
 - Accessory units and buildings; and
 - Site improvements; and
 - Roof space/ceiling cavity; and
 - Exterior wall cladding and joinery; and
 - General interior; and
 - Plumbing system; and
 - Electrical system; and
 - Landscaping and hardscaping; and
 - Pests and potential hazards
3. **Exclusions** We will not carry out any destructive or intrusive testing, or move any furniture or appliances. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation will be performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect (e.g. plumbing, drainage, heating, framing, ventilation, insulation or wiring) are excluded from our inspection and the Report.
4. **Non-Comprehensive and Non-Exhaustive** The Report is not an all-encompassing report detailing every minor defect or minor outstanding maintenance issues. The inspection and the Report are not intended to be technically comprehensive, or to imply that every component was inspected, or that every possible defect was discovered. The Report does not comment on the condition of a particular building element but rather rates the overall concern level.
5. **General Reliance** The Report is intended only as a general guide to help you to evaluate the overall condition of the building. We refer you to Clause 22 (*General Reliance*) of our Terms of Service.
6. **Copyright** This Report and its contents are the copyright of Inspected Residential Limited. We retain copyright in any written designs, drawings, specifications, processes, reports and any other documents created as part of, or for the purpose of performing, the Report. The Report, in whole or part of, may not be copied, reproduced or translated in any medium by you without our express permission. It shall not be supplied by you to any third parties other than to your professional advisers or banking organisation.
7. **Re-Addressing Reports** For the avoidance of doubt, we may re-address the Report at your request or at our own discretion to a third party, subject to any fee in force as at the date of the request. We shall inform you if the date of the Report does not enable us to re-address the Report and requires a new report to be commissioned. This is at our sole discretion.

TABLE OF CONTENTS

01 ROOF

02 EXTERIOR

03 STRUCTURE

04 INTERIOR

05 PLUMBING

06 ELECTRICAL

07 HEATING/COOLING/VENTILATION



CONDITION KEY

| | |
|--------------------|--|
| Optimal | In a new or like new condition; no visual deterioration or issues, with no typical maintenance or remediation required. |
| Sound | Property is consistent with expectations for its age, type, and construction. Generally functioning as intended; dependent on its age, some typical and routine maintenance and typical repairs may be necessary due to wear and tear. |
| Serviceable | In a condition that shows some deterioration and may require some level of remediation, functionality has declined but is still okay. |
| Marginal | Condition in which may no longer function as intended; deterioration to the point that remediation is required. |
| Compromised | Completely deteriorated and likely no longer functioning as intended. |

GENERAL BUILDING ELEMENTS GLOSSARY

| | |
|------------------------------------|---|
| Roofing | Bargeboard - Boards on a gable end. Facia - Linear metal or timber facings that run along the bottom of a roof line. Hips & Valleys - Internal or external elements of a roof creating either a valley or a ridge. Ceiling Cavity - Space between the ceiling and the cladded roof. |
| Cladding | Cavity System - The gap between two surfaces e.g. cladding to frame cavity. Cladding - Material fixed to the exterior of a dwelling. Direct Fixed - Fixed directly with no cavity. Monolithic - Smooth rendered plaster finish over a selected substrate. Vermin Strip - Strip used to allow airflow but stop rodents accessing. Soffits - Overhanging horizontal lining under the overhanging roof. Eaves - Pitched section of roof overhang. |
| Flooring | Concrete Slab - Solid concrete foundation on which something is built. Ring Foundation - A narrow concrete perimeter around the outside of a dwelling. Piles - Vertical structural elements being the base of the foundation. Joists - Runs on or between bearers to create a frame for the floor. Bearers - Thick horizontal elements running over piles to create load support. |
| Joinery | Joinery - Windows, doors, cabinetry. Jam/frame - The frame around a door. Reveal - Frame around a window. Sill - Base of a window frame. Hardware - Door handles, latches, mechanical elements. Head Flashing - Above exterior windows and doors to prevent water ingress. Trim - A material fixed to smooth corners or cover fixings. |
| Appliances & Mechanical | General - Cooktops, ovens, extraction, etc. Sanitary - Dishwasher, toilets, sinks, etc. |
| Electrical | Switchboard or Distribution Board - A board connecting electrical circuits. |
| Plumbing | Water Toby - A valve by the road to switch the water mains to the property on or off. Waste - Pipes or catchments that take wastewater away e.g. sinks, showers, etc. Gully Trap - A ground basin that receives piped wastewater from inside the dwelling. Stormwater System - System that receives excess water from the roof and drainage system in the property. |

PROPERTY DETAILS

Approximate age of main dwelling

1950

Building type

Stand alone

Levels/storeys

1

Site exposure

Sheltered

Dwelling elevations



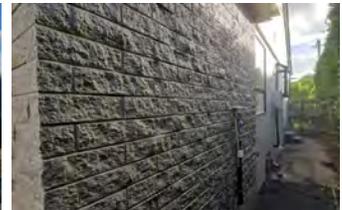
Northeast elevation.



Northwest elevation.



Southwest elevation.



Southeast elevation.

SUMMARY

Please read this report in its entirety. This summary is for information purposes and is not a substitute for the information provided in the body of this report. This summary will include aspects we consider most relevant. It is our professional opinion that this property is in generally sound condition for its age, type, and construction with some serviceable elements. Some areas of remediation and maintenance are commented on in this report.

Roof

The noted section of roofing requires remedial work to enclose the exposed soffit lining and restore adequate weathertightness to the area. Water is pooling in several sections of the guttering. A suitably qualified guttering professional should be engaged to adjust the gutter clips and ensure water is directed correctly to prevent further pooling.

Exterior

Some maintenance and minor cosmetic items have been mentioned in the exterior section of the report.

Structure

Elevated moisture readings have been indicated on the dining room bay window. It is likely that the window weep holes are blocked and condensation has not been able to be diverted externally. However, this was not tested or confirmed. Further investigation is required. Sagging of the timber purlins has been identified in the ceiling cavity. The installation of additional supports will help prevent further sagging in the affected areas of the roof framing. Consult with a suitably qualified builder for assessment and remediation. A small leak has been identified in the sub floor cavity at the kitchens water pipe. Consult with a suitably qualified plumber for remediation.

Interior

The interior looks to have been recently re-painted. Adjustment of the noted joinery will improve functionality.

Plumbing

The plumbing all looks to be functioning as intended. Seal around the noted tap surround to prevent water from getting into the substrate.

Electrical

Several lights were not working at the time of inspection. Several power points require attention.

HVAC

No general concerns.

Note from agent: The owner will have the lights in the kitchen and dining area repaired prior to settlement.

ROOF OVERVIEW

LIMITATION(S) in this section

To comply with health and safety at work regulations, the assessment of the roof and its elements is limited to what can be visually assessed from a 3.8m ladder; any areas not reasonably accessible or unable to be sighted from a ladder are excluded from this report.

ROOF(S), FLASHINGS, GUTTERS AND DOWN PIPES

ROOF(s)

Type

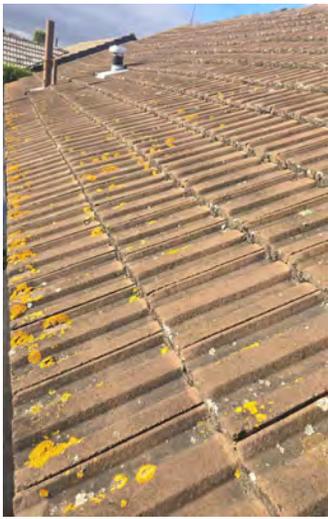
Sloped

Material(s)

Concrete profiled tile

Comments

Sufficient slope for water run off. In need of being treated with herbicide to kill off lichen and moss as on going maintenance. Several tiles have small chips to the corners of them; this is a common defect with this product type. Due to the location, these do not pose a substantial weather tightness risk, as the chip is located over a lap in the tiles; these chips could be adhered back on, or ideally the tiles could be replaced. Sagging to the roof structure has been noted. The noted area of roofing requires repair to ensure the building envelope remains water tight.



An example of a chipped tile.

The roof is sagging on the southeastern side of the roof.



Remove lichen and moss.



The roof is sagging on the southeastern end of the roof.



This area of roofing on the southeastern side of the house is broken.

Open hole into the ceiling cavity.

FLASHINGS

Type

Hips & Ridges, Valley, Penetration(s)

Material(s)

Metal, Tile

Comments

Sufficient overlap. Cracking has been noted in the mortar on the tile hips and ridge capping; it is common to see this type of cracking here. As general maintenance, the cracked mortar should be ground out and repointed to help maintain weather tightness.



Common cracking of mortar.



GUTTERS AND DOWN PIPES

Material(s)

Metal gutters, Plastic/PVC downpipes

Comments

Downpipes and gutters fixed well in place and not loose. Downpipes on the main dwelling discharge into ground risers. Some minor slope adjustments needed in places to improve the guttering drainage and prevent any pooling in the gutters. It is noted that some of the stormwater risers visible are earthenware/clay piping; earthenware pipes are more susceptible to damage from seismic activity than PVC. Seismic activity can cause some breakages or cracks to occur in the pipes under the ground. Paint flaking has been noted. Strip back and re-paint any paint flaking to help protect and prolong the lifespan of the guttering.



Water is pooling along the northeast guttering.



Water is pooling along the western guttering.



The downpipe is loose.



Water is pooling along the south western guttering.



Water is pooling along the southeast guttering.



Paint flaking noted.

EXTERIOR OVERVIEW

LIMITATION(S) in this section

The inspection of the exterior foundation walls was limited due to the exterior finished ground levels; therefore, an assessment of what can be seen above ground was carried out.

SOFFIT & FASCIA

Material

Timber fascia, Fibre cement soffit

Comments

Minor paint defects are visible throughout which can be expected for its age. Some paint and small repairs are needed. Minimal borer holes have been noted. Treat with insecticide as ongoing maintenance.



Borer holes noted.



Paint flaking noted.



Water damaged lining under the southwest bay window.



Water damaged lining under the southeast bay window.

EXTERIOR FOUNDATION (WALLS)

Type

Concrete ring foundation, Horizontal timber perimeter

Comments

Enclose open vent holes to prevent rodents from entering the sub-floor cavity. Enclose any open holes to prevent rodents from entering the sub-floor cavity.



Open hole.



Open hole.

EXTERIOR DWELLING (WALLS)

Type

Rendered plaster on a direct fixed fiber cement sheet.

Comments

Patch repair the noted hole to prevent rodents and pests from getting into the building envelope. The noted plastering could be tidied to improve the area cosmetically.



A hole in the cladding in front of the front door.



The plaster finish around the front fence could be tidied.

EXTERIOR JOINERY (VISUAL ASSESSMENT)

Material

Aluminium

Comments

Exterior joinery comments are based on a visual assessment only; testing of the joinery function is found in the interior section of this report. Rubber seals are coming out and have perished slightly in places; where seals have pulled out or perished, replace them with new seals. The aluminium windows have been painted and have started to flake in areas. The gap under the noted door should be smaller and have a weather-guard installed to prevent drafts.



Perished rubbers above the kitchen bay window.



An example. Paint flaking is visible throughout.



An example. Perished rubbers are visible throughout.





The dining room bay window has been sealed shut.



The trim under the kitchen bay window is loose.



This gap under the door is too big.

EXTERIOR SERVICES

GULLY TRAP(S)

Material

Earthenware/Clay

Comments

Gully traps are sufficient height off finished ground level. Traps are configured properly and do not have downpipes directing stormwater into them. Grate installed on traps to prevent debris getting into the grey water system. It is noted that some of the gully traps visible are earthenware/clay piping; earthenware pipes are more susceptible to damage from seismic activity than PVC. Seismic activity can cause some breakages or cracks to occur in the pipes under the ground.



EXTERIOR SERVICES

Type

Tap(s), Fibre box, Telecom box

Comments

No general concerns.



HARDSCAPING, DECKS, VERANDAS, PATIOS, OTHER

Type and material

Concrete, Pathways, Timber, Steps, Deck(s)

Comments

Maintained well. The deck has been fixed down well. The deck looks to be structurally sound.



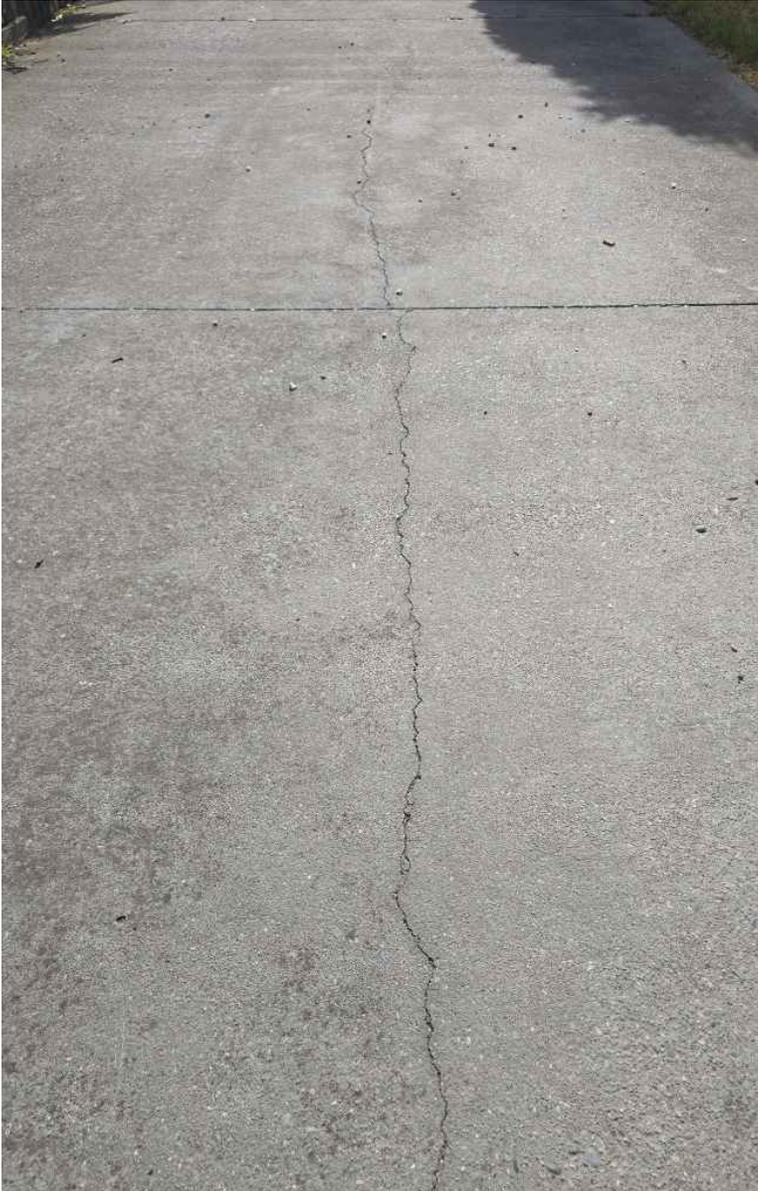
DRIVEWAY

Material

Concrete

Comments

Cracking is visible throughout the driveway. If this is of concern, consult with a suitably qualified concrete specialist to assess and remediate.



Cracking noted.

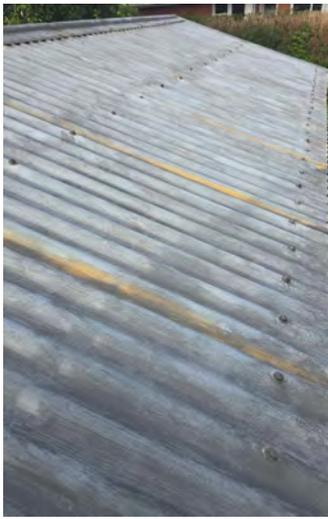
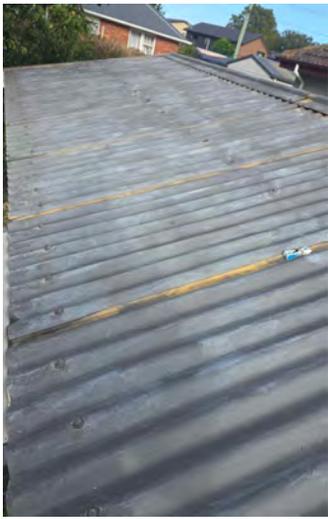
DETACHED GARAGE

Material

Concrete slab, Timber framed, Fiber cement sheets, Corrugated iron

Comments

General maintenance is required throughout to improve functionality and appearance. If this is of concern, consult with a suitably qualified builder for assessment and remediation.



Cracking noted.



Ripped roofing paper visible throughout.



Borer noted in the rafters.



Cracking noted.



Insufficient ground clearance against the cladding.

FENCING

Material

Timber post, rail & paling, Metal

Comments

Gates working fine. The fence has been plastered into the cladding and will eventually crack from the expansion and contraction of the fence.



The fence has been plastered into the cladding.



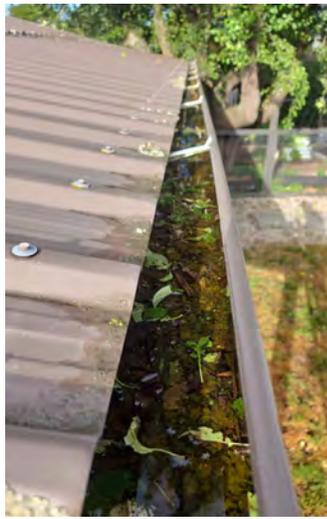
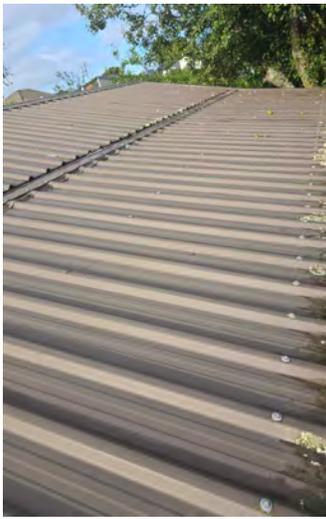
SHEDS AND OUTBUILDING(S)

Type

Sleep out

Comments

Remove debris from the gutters to improve drainage. Adjustment of the guttering clips will help divert water to its intended direction and prevent pooling. Looks to be structurally sound. The interior amenities look to be functioning as intended. General maintenance is required throughout the interior to improve the linings and floor coverings cosmetically.



Water is pooling along the sleepout guttering.



Debris noted.

STRUCTURE OVERVIEW

LIMITATION(S) in this section

This inspection report is based on a visual assessment of accessible areas of the dwelling at the time of the inspection. While our thorough examination aims to identify visible signs of pests, it is important to note that some pests may remain hidden or undetectable during the inspection. Pests, such as birds, rodents, and borer, can often inhabit concealed spaces. This report serves as a snapshot of the condition of the property at the time of the inspection and should be considered in conjunction with other specialist evaluations to obtain a complete understanding of the pest status of the property.

FLOOR LEVELS

Foundation type

Concrete ring and suspended timber floor

Inside MBIE Guidelines?

Floor levels of the main dwelling were checked randomly throughout and appear to be inside MBIE guidelines. The slope of the floor between any two points checked <2m apart is <0.5 (1 in 200), and the variation over the floor plan is <50mm. This check was done using a Technidea Zip Pro-2000. Our conclusion takes into consideration differences in floor covering thicknesses and steps down. Please note that this is not a floor-level survey.

Comments

The MBIE guidelines are used as an indicator of whether investigating into the presence of potential issues if necessary. These are simply measurements and not a confirmation of any particular issue. This is only relevant and applicable if there is outstanding earthquake-related structural damage to the dwelling and to assess reasonable use and amenity of a reasonably level floor.



The datum was taken in the hallway.





12mm stepup to the tiles.



12mm stepdown to the vinyl.



INTERIOR MOISTURE

Test type

Non-invasive readings were taken using a GANN BL Compact B2 non-invasive moisture meter. Readings were taken internally at key locations most prone to moisture issues or ingress. Generally speaking, moisture content readings between 0 and 60 are considered dry, 60 to 80 is considered

damp, and 80+ is considered wet; however, readings will always show an element of moisture because timber framing will always retain some level of moisture, even after it has been dried. Additionally, moisture content readings can be up to 3% higher than average during periods of high humidity and cooler air temperatures. Non-invasive moisture testing is used as an indicator and is not a confirmation of an issue. Some anomalies can occur; we will specify areas of concern if they arise.

Comments

Elevated readings have been indicated to the noted areas.



Next to the shower stall.

Behind the vanity on the opposite side of the wall.



Under the laundry.

Under the tiled shower mixer.

Under the tiled shower head.



Elevated reading taken.



Elevated reading taken.



The location of the elevated readings on the dining room bay window.



MISCELLANEOUS STRUCTURE

Comments

It is recommended you check council records for compliance of any additions or structural alterations to the original structure; these can be checked against original building plans.



Possible alteration.

SUB FLOOR

Sub floor access?

Yes

Sub floor construction

Concrete piles, Timber piles, Timber framing

Structure comments

Evidence of repairs have been noted. Piles tied well to sub floor framing. No general concerns.



Insulation type

Batts

Damp proof membrane installed?

Yes

Comments

Insulation fixed well into place.



Plumbing comments

Please note that our view of the plumbing elements is limited to what can be visually sighted, and we cannot confirm anything beyond what is visible or enclosed behind wall linings, under insulation, etc.

A small leak has been identified.

Wiring comments

Please note that our view of the wiring is limited to what can be visually sighted, and we cannot confirm anything beyond what is visible or enclosed behind wall linings, under insulation, etc. All wiring should be elevated off the ground and securely fastened to the subfloor to prevent physical damage, moisture exposure, and potential safety hazards.



The kitchen water pipe has a small leak.



Note from agent: This has now been repaired.

CEILING CAVITY

Ceiling cavity structure

Pests

As ongoing maintenance, all homes should be periodically checked for pests, as they can cause damage to the construction material, plumbing, and electrical.

Some evidence of borer was noted, which is typical to find in a house of this type and age. Borer insects can cause damage to native timber or untreated timber products and framing; it is prudent to have the framing elements checked over comprehensively to survey the extent of the borer.

Framing type

Timber, Rafters

Structure comments

Sagging in areas. Could benefit from having some more vertical framing members installed to help support roof load. **Note from agent: Vendor advises this has been longstanding and was present at time of purchase. Vendor notes the original concrete water tank in the roof space may be a contributing factor, and also notes that the neighbouring property also displays a similar variation in the roofline.**



Sagging timber purlin at the southeast end.



Evidence of repairs.



Sagging timber purlin at the southeast end.



Evidence of repairs.



Evidence of repairs.



This join would benefit from having an extra support installed.



Patches of borer noted in the rafters.

Roof underlay/sheathing

None

Comments

No general concerns found.

Insulation type

Batts

Comments

Insulation laid throughout.



Services types

Header tank, Electrical, Ducted unit, Ducting

Wiring comments

Please note that our view of the wiring is limited to what can be visually sighted, and we cannot confirm anything beyond what is visible or enclosed behind wall linings, under insulation, etc.

Plumbing comments

Please note that our view of the plumbing elements is limited to what can be visually sighted, and we cannot confirm anything beyond what is visible or enclosed behind wall linings, under insulation, etc. No general issues noted.



Redundant header tank.



Redundant header tank.



INTERIOR OVERVIEW

LIMITATION(S) in this section

The assessment of the floors and walls is limited due to furniture and personal items, as we cannot move around personal items and large furniture to fully assess these areas.

FINISHES

FLOORS

Type

Vinyl, Carpet, Tile

Comments

The noted tiles require adjustment to improve the functionality of the flooring. A cracked tile has been noted.



The laundry tiles are lifting.



Note: This occurred after the house was re-levelled.

Cracked tile in the laundry.

WALLS

Type

Drywall/plaster

Comments

Looks to have been recently repainted. Some minor gap-filling touch-ups are needed to skirtings, architraves, trims and junctions; this will improve the interior cosmetically. It is very common to see some cracking over time in these locations due to movement typical of a timber framed home.

CEILINGS

Type

Composite board

Comments

Minimal marks throughout. Minor cracking is visible around the trims.

SAFETY SYSTEMS

Type

Smoke detectors

Comments

Smoke alarms are photoelectric and deemed to be in compliant locations and within 3m of each bedroom. No testing was done during this inspection.

JOINERY

DOORS

Comments

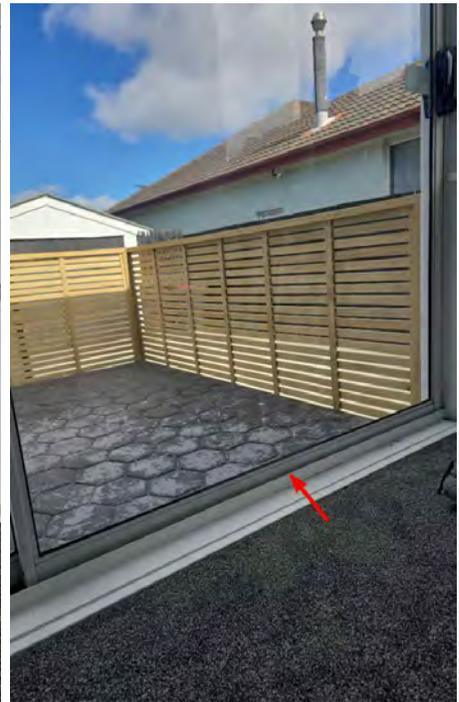
Items in photos need attention. Otherwise all are working fine.



The southern bedroom cupboard door rubs along the carpet.



The hallway cupboard doors rub along the carpet.



The living room slider rubs across the track.

WINDOWS

Material

Timber, Aluminium

Glazing

Single

Comments

Items in photos need attention; otherwise, all are working fine.



The kitchen bay window is stuck.



The kitchen bay window is stuck.



The conservatory window is missing a latch. The window stay is sitting loose.



The bathroom window latches wont push down easily.

CABINETRY AND COUNTER

Comments

Items in photos need attention; otherwise, all are working fine.



The bottom kitchen draw wont open and close smoothly.



The laundry cabinetry is sitting loose.

PLUMBING OVERVIEW

LIMITATION(S) in this section

All plumbing assessments are based on what can be visually seen. We cannot confirm the condition beyond the fittings, under the ground, behind wall linings, ceilings, etc. Furthermore, we are not plumbing specialists; therefore, we cannot comment on the technical or legal compliance of the plumbing and fixtures on the property. We will, however, comment on items that look to pose a concern. If plumbing or drainage is of concern to you, we recommend engaging a suitably qualified drainage or plumbing expert.

WATER SUPPLY

Water source

Public - Council supply

Cold water shower pressure

Moderate

Hot water shower pressure

Moderate

Comments

No concerns.

WATER HEATING

Type

Bottled gas, Gas Califont

Comments

No leaks observed. No testing of the gas system was undertaken. Check gas compliance certificate.



WASTE PIPING & WATER SUPPLY (UNDER SINKS)

Comments

Taps were turned on, and no leaks were observed from the waste piping. No leaks observed from water supply under sinks.



TAPS

Comments

All taps appear to be working and functioning as intended.

SHOWER(S)

How many showers?

1

Leaks from shower stall?

No

Leaks from shower fittings?

No

Comments

It is noted that there are tiles installed in the shower stall walls. Due to the waterproof tanking being an important element of a tile installation, it is recommended that you review documentation provided by the practitioner who has installed the tiles to ensure that they have been installed to legal and compliant standards. We are limited in what we can visually assess non-invasively. Please note that depending on the situation, some tiled showers may require consent or an exemption; others just need to be installed professionally, and documents are provided as proof of this. Check any documents available to confirm this.

Note from agent: Refer to photos at the time of renovation showing the waterproofing in the bathroom and laundry.



Tiled shower.

TOILET(S)

How many toilets?

1

Leaks from toilet?

No

Cistern closing off water supply properly?

Yes

Comments

Some repairs to the seat are need to improve functionality.



The plastic tabs are broken on the seat.

BATH(S)

How many baths

1

Leaks from tub?

No

Leaks from fittings?

No

Comments

The tap surround is loose and should be sealed to prevent water getting into the substrate.



The tap surround is loose.

EXTRACTION FAN(S)

Type

Rangehood, Extractor fan(s)

Comments

Powered on and appears to be operating fine.

ELECTRICAL OVERVIEW

LIMITATION(S) in this section

The overall electrical assessment is based on a visual inspection only and will only comment on electrical elements that are visible and reasonably accessible. We are not an electrical specialist; we cannot comment on the technical or legal compliance of electrical elements, nor can we warrant or confirm their safety. No specialist or thorough testing of electrical elements is undertaken; however, we will comment on signs of excess heat build-up or anything that visually poses a potential hazard. If electrical is a concern of yours, then it is strongly recommended that you engage a suitably qualified electrician.

MAINS DELIVERY AND ANCILLARY POWER SOURCES

Type

Overhead mains connection

Comments

No general concerns.

SWITCHBOARD & METER BOX

Breakers

Modern

Comments

Modern meter box. Modern switchboard. No signs of excess heat build up. Some electrical work has been carried out to the home; please review relevant documentation where it applies. Documentation like the Certificate of Compliance (COC) and Electrical Safety Certificates (ESC) should be reviewed to confirm compliance of these works.



LIGHTS

All interior lights work at the time of inspection?

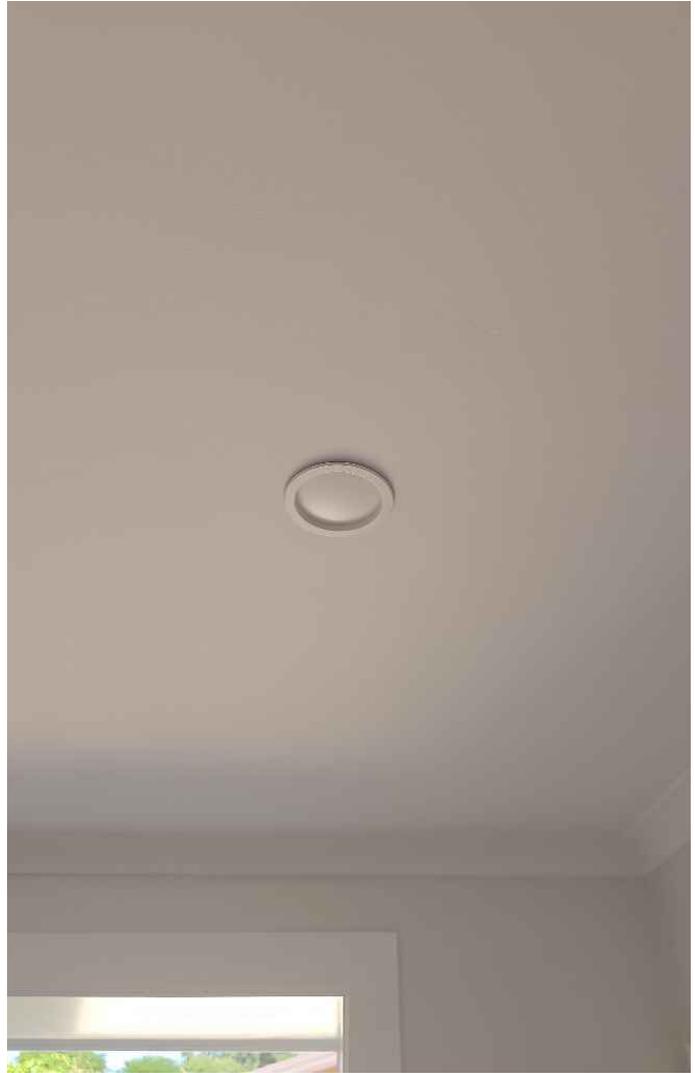
No

Comments

Several lights were not working at the time of inspection.



The kitchen light was not working at the time of inspection.



The dining room light was not working at the time of inspection.

Note from agent: These owner will ensure these lights are repaired prior to settlement (if not sooner).

POWER SOCKETS

Comments

Please note that only sockets that were readily visible and accessible and had nothing plugged into them at the time of inspection were tested; any others are excluded from this report. Install a faceplate to the noted power socket(s) to improve the flush boxes cosmetically. For safety, fix back and loose power points. The noted power point was not working at the time of inspection.



Loose power point in the laundry. Missing faceplate.



The living room power point was not working at the time of inspection.

HEATING/COOLING/VENTILATION OVERVIEW

LIMITATION(S) in this section

No thorough or electrical testing of the heating or its elements is undertaken during this inspection; we are not heating or electrical specialists. If you are concerned about these elements, it is recommended that you seek advice and further testing from a suitably qualified specialist.

HEATING/COOLING/VENTILATION

Type

Heat pump(s) , HRV

Comments

The heat pump was not tested due to no obvious access to a remote. **Note from agent: The remote has been located and we can confirm the heat pump is in working order.**



Not tested.

CERTIFICATE OF INSPECTION

Client Name

Hayley Sorensen

Site address

19 Belfield Street, Dallington, Christchurch

Inspector Details

Inspected Residential Limited. Property Inspected by Damien Guest 022 103 1198
damien.guest@inspectedresidential.co.nz, Qualified builder and Licensed Building Practitioner,
National Certificate in Carpentry. I certify that this inspection was carried out in accordance with
NZS4306:2005 and I am competent to undertake this inspection.

Date/Time

13/01/2026

The following Areas of the property have been inspected

Site

Yes No NA

Subfloor

Yes No NA

Exterior

Yes No NA

Roof Exterior

Yes No NA

Roof Space

Yes No NA

Interior

Yes No NA

Services

Yes No NA

Accessory units, ancillary spaces and buildings

Yes No NA

Inspector signature**Signed date**

13/01/2026

Areas inspected

SITE

Orientation of living spaces

Yes No NA

Site exposure, contour & vegetation

Yes No NA

Retaining walls

Yes No NA

Paths, steps, handrails & driveways

Yes No NA

Fencing

Yes No NA

Surface water control

Yes No NA

Location of access point

Yes No NA

Accessibility

Yes No NA

Foundation type & condition

Yes No NA

Foundation walls

Yes No NA

Ground condition

Yes No NA

Ground vapour barrier

Yes No NA

Drainage

Yes No NA

Ventilation adequacy

Yes No NA

Pile type, instability & condition

Yes No NA

Pile to bearer connections

Yes No NA

Obvious structural alteration

Yes No NA

Ground clearance of timber framing

Yes No NA

Floor Type (timber or suspended concrete)

Yes No NA

Timber Framing & bracing

Yes No NA

Insulation type, approximate thickness, coverage & condition

Yes No NA

Plumbing - Material types, leakage & support

Yes No NA

Electrical - wiring type & support

Yes No NA

Insect and pest infestation

Yes No NA

Rotting timbers

Yes No NA

Debris

Yes No NA

Construction type

Yes No NA

Cladding

Yes No NA

Chimneys

Yes No NA

Exterior Stairs

Yes No NA

Balconies, verandahs, patios, etc

Yes No NA

Roof material

Yes No NA

Roof condition

Yes No NA

Roof water collection

Yes No NA

Downpipes

Yes No NA

Eaves, Fascia & soffits

Yes No NA

ROOF SPACE

Accessibility

Yes No NA

Roof cladding

Yes No NA

Thermal insulation type, clearances, approximate thickness & coverage

Yes No NA

Sarking

Yes No NA

Party walls fire proofing

Yes No NA

Roofing underlay & support

Yes No NA

Roof frame construction & connections

Yes No NA

Ceiling construction

Yes No NA

Obvious structural alterations

Yes No NA

Insect and pest infestation

Yes No NA

Rotting timbers

Yes No NA

Discharges into roof space

Yes No NA

Plumbing - Material types, leakages & support

Yes No NA

Electrical - wiring type & support

Yes No NA

Tile fixings

Yes No NA

INTERIOR

Ceilings

Yes No NA

Walls

Yes No NA

Timber floors

Yes No NA

Concrete floors

Yes No NA

Doors & frames

Yes No NA

Electrical operation of switches

Yes No NA

Heating systems

Yes No NA

Kitchen

Yes No NA

Kitchen benchtop

Yes No NA

Kitchen cabinetry

Yes No NA

Kitchen sink

Yes No NA

kitchen tiles

Yes No NA

Kitchen air extraction system

Yes No NA

Bathroom, WC & ensuites

Yes No NA

Bathroom Floors

Yes No NA

Cistern, pan & Bidit

Yes No NA

Bathroom tiles

Yes No NA

Bath

Yes No NA

Shower

Yes No NA

Bathroom vanity/washbasin

Yes No NA

Bathroom ventilation

Yes No NA

Bathroom special features

Yes No NA

Laundry

Yes No NA

Laundry location

Yes No NA

Laundry floors

Yes No NA

Laundry tubs/cabinets

Yes No NA

Laundry tiles

Yes No NA

Laundry ventilation

Yes No NA

Storage

Yes No NA

Stairs

Yes No NA

Exterior windows & doors

Yes No NA

Services

Fire warning & control systems

Yes No NA

Heating systems

Yes No NA

Central vacuum systems

Yes No NA

Ventilation systems

Yes No NA

Security systems

Yes No NA

Electrical services

Yes No NA

Gas services

Yes No NA

Water Services

Yes No NA

Hot water services

Yes No NA

Foul water disposal

Yes No NA

Grey water recycling system

Yes No NA

Rainwater collection systems

Yes No NA

Solar heating

Yes No NA

Aerials & antennae

Yes No NA

Shading systems

Yes No NA

Telecommunications

Yes No NA

Lifts

Yes No NA

ANCILLARY SPACES

Exterior claddings

Yes No NA

Floors

Yes No NA

Roofs

Yes No NA

Subfloor

Yes No NA

Inspected Residential

Maintenance

This comprehensive list covers a wide range of maintenance tasks to help homeowners keep their residential properties in excellent condition, extend the life of their systems and components, and avoid costly repairs. Tailor the list to the specific needs and features of your home as necessary.

Monthly Maintenance:

- **Test smoke detectors and carbon monoxide alarms:** Replace batteries as needed.
- **Clean garbage disposal:** Prevent odours and maintain functionality.
- **Inspect plumbing for leaks:** Check under sinks and around appliances.
- **Check for signs of pests:** Look for droppings, nests, or entry points.
- **Inspect and clean range hood filters:** Remove grease buildup for fire safety.
- **Clean and maintain dryer vent:** Prevent lint buildup and fire hazards.
- **Monitor for mould and mildew,** Especially in bathrooms, laundry, and exterior joinery.

Quarterly Maintenance:

- **Inspect and clean metal joinery tracks:** Ensure proper operation.
- **Check HVAC filters:** Maintain efficient heating and cooling systems.
- **Inspect and clean gutters and downspouts:** Remove debris to prevent blockages.
- **Clean fittings and taps:** Remove mineral deposits.
- **Inspect ceiling cavity and crawl spaces:** Look for signs of pests or leaks.
- **Clean kitchen and bathroom grout and sealant:** Prevent mould and mildew.
- **Trim trees and bushes:** Prevent overgrowth and potential damage to any structures.

Bi-Annual Maintenance:

- **Check seals and grout in showers and tubs:** Prevent water damage.
- **Inspect windows and doors for proper seals:** Address gaps or drafts.
- **Test garage door opener safety features:** Ensure auto-reverse is functioning.

Annual Maintenance:

- **Lubricate door hinges and locks:** Prevent squeaks and extend the products lifespan
- **Check for exterior paint damage:** Touch up or repaint as needed.
- **Inspect the roof:** Look for damage, leaks, or flashing issues.
- **Deep clean floors and carpets:** Professionally clean or rent equipment.
- **Clean and inspect chimney:** Ensure safe operation if you have a fireplace.
- **Pressure wash exterior surfaces:** Remove dirt, algae, and stains.
- **Inspect and clean dryer vent:** Prevent fire hazards and improve efficiency.
- **Check the foundation:** Look for cracks, settling, or water intrusion.
- **Inspect and clean oven and stove:** Remove built-up grease and debris.
- **Clean and seal wood decks and fences:** Protect against weathering.
- **Fertilize and aerate the lawn:** Promote healthy growth.

- **Inspect and clean outdoor lighting:** Ensure safety and visibility.
- **Flush hot water cylinder:** Remove sediment to maintain efficiency.
- **Service the HVAC system:** Schedule a professional tune-up for heating and cooling equipment.
- **Test and inspect irrigation system:** Address any leaks or malfunctions.
- **Review insurance policies:** Ensure adequate coverage for the property's value and location.

Seasonal Maintenance:

- **Spring:** Clean and repair outdoor furniture, prepare garden beds, and check sprinkler systems.
- **Summer:** Maintain the lawn clean and seal outdoor wood surfaces.
- **Autumn:** Rake leaves, clean gutters, and prepare for winter weather.
- **Winter:** Check insulation and weatherstripping; clear snow and ice from walkways.

As Needed Maintenance:

- **Address plumbing leaks:** Promptly repair any leaks to prevent water damage.
- **Electrical faults:** Get any potential issues checked by an electrical specialist as they arise, i.e. flickering lights, buzzing noises, signs of excessive heat build-up, etc.
- **Pest control:** Deal with infestations as they arise.
- **Appliance maintenance:** Follow the manufacturer's recommendations for your appliances.
- **Inspect and clean septic tanks:** If applicable, maintain septic systems as needed.
- **Evaluate and maintain swimming pools:** Ensure proper chemical balance and equipment maintenance.
- **Inspect and clean ventilation systems:** Ensure proper airflow and air quality.

Borer Information

What is Borer?

Borer is a pest capable of causing significant damage to timber in homes and other structures throughout New Zealand. Small (2-4mm) flight holes on the surface of timbers, doors and furniture are signs that borer is present in your home. Another obvious sign is fine sawdust piles close to the holes.

What causes Borer infestation?

Borer are drawn to seasoned or moist untreated timber. They are commonly found on the south-facing sides of buildings or in floor timbers that are prone to dampness. Borer prefer soft or untreated wood and are often found in untreated native timbers in older homes built before the 1960s. Some types of wood, such as macrocarpa, are naturally resistant to insect attack, and kiln-drying radiata pine improves its resistance to borer. Sawn timber is also more susceptible to borer attack than timber with a smooth surface.

What do you do if you have a Borer infestation?

Timber infested with borer can be treated, but if the damage is severe, the timber may need to be reinforced or replaced. The only long-term solution for borer is a residual surface treatment with a product containing insecticide or preservative. It's essential that the treatment lasts longer than the borer's lifecycle, which can range from 4 to 11 years depending on the species. This treatment can only be applied to bare timber, so paint or varnish coatings may need to be removed first.

Airborne treatments like bombs, misting, or fogging will only kill the adult borers and won't stop the larvae from continuing to damage the timber. Furniture can be treated by fumigation through a certified pest control company or by injecting insecticide into the flight holes.

If your inspector has advised they believe borer may be present in the property, it is recommended that you engage a suitably qualified pest control professional to confirm this before proceeding with treatment



Asbestos Information

What is Asbestos?

Asbestos refers to a group of six naturally occurring minerals composed of thin, needle-like fibres found in rock and soil. These fibres are so small that they can only be seen under a microscope.

Why was Asbestos used?

Asbestos was widely used in construction until the mid-1980s due to its resistance to heat, electricity, and corrosion. It is commonly found in materials like sprayed-on fireproofing, sound-proofing, thermal insulation, decorative coatings, vinyl flooring, cement products, roofing sheets, and pipe lagging.

Why is Asbestos dangerous?

When asbestos-containing materials (ACMs) are disturbed, they release tiny fibres into the air. Inhaling these fibres poses serious health risks, as they can become lodged in the lungs and lead to diseases such as asbestosis, lung cancer, and mesothelioma.

What should you do if Asbestos is present?

Undisturbed asbestos poses minimal risk, and removal is typically unnecessary. However, if the material is damaged, it should be addressed promptly. In most cases, asbestos removal must be carried out by a qualified professional with a WorkSafe licence.

If your inspector suspects the presence of asbestos in your property, it's recommended to engage a suitably qualified professional to confirm this, especially if any damage is observed.



Leaky Homes Information

What is a leaky home?

A leaky home is where moisture gets trapped between the exterior cladding and interior wall frames due to cracks in the exterior cladding and the absence of a cavity system that is designed to ventilate any moisture that may get in. This can lead to rotting of the frames, mould growth and damage to the interior of the home. High-risk homes are typically Mediterranean-style homes with monolithic cladding, commonly built between the late 1980s and mid-2000s.

How can I identify a leaky home?

There are often few visible signs that a building is leaky, but certain features, including its construction year, can suggest its likelihood of leaking. Major risk factors include insufficient ground clearance, cracks in the cladding or joinery, penetrations or openings in the cladding, window flashings, and enclosed balconies or cantilevered decks.

What do you do if you think there are leaks/moisture issues?

Leaky buildings can be expensive to repair. A non-invasive moisture test is the first step to locating any potential moisture ingress.

Your inspector will advise if any high readings are taken and recommend that an invasive test be completed by a suitably qualified professional if required.



Lead-Based Paint Information

What is lead-based paint?

As the name suggests, it is paint containing the heavy metal lead. Lead is added to paint to accelerate drying, increase durability, maintain a fresh appearance, and resist moisture, which can cause corrosion.

Can you identify lead-based paint?

Unfortunately it's not possible to identify lead-based paints by appearance, however, there are kits available to test for the presence of lead. Health New Zealand advises that if the property was built in the 1980s or earlier, it is best to presume that lead-based paint was used.

Why is lead-based paint dangerous?

Incorrect removal of lead-based paints can result in lead poisoning due to ingestion of the paint dust, which has severe health risks.

What can I do if my property has lead-based paint?

If the paint is in good condition, there is minimal risk. However, deteriorating paint is a health hazard and needs immediate attention, especially in the interior of the home. There are many methods to removing lead-based paint, such as wet sanding, dry sanding, scraping, and waterblasting.

Due to the hazardous nature of airborne lead, it is highly recommended that you consult a suitably qualified professional to remove any lead-based paint to prevent it spreading past the affected area(s) and remaining on the property.



TERMS OF SERVICE

1. How these Terms Apply You are taken to have exclusively accepted and are immediately bound, jointly and severally (where there is more than one purchaser), by these terms of service when any one of the following occurs:

- a. place an order or booking for Services from us directly or via any third-party booking system; and/or
- b. accept our Services by permitting entry by us to the nominated Premises to perform Services; and/or
- c. issue a purchase order to us following receipt of a Quote/Cost Estimate,

and together these terms apply in conjunction with any specific exclusions or additional terms specified in any Quote/Cost Estimate.

2. Our Contract Your acceptance of the Quote/Cost Estimate and these general terms together constitute our agreement with you (this **Contract**). This Contract governs the agreement between **INSPECTED RESIDENTIAL LIMITED (COMPANY NUMBER 8466019)** (“we” “us” and “our”) and you, the named client in the Quote/Cost Estimate, in respect of the Services.

3. “Business Days” Any reference to ‘Business Days’ in these terms means a day on which banks are ordinarily open and excludes a Saturday, a Sunday or a public holiday. Any other reference to a ‘day’ shall mean a calendar day.

4. “Healthy Homes Standards” are the applicable standards set out in s13B of the Residential Tenancies Act 1986 and the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

5. “Premises” means the residential dwelling or commercial premises at which Services are to be performed (as the context requires).

6. “Report” means any category of building inspection report and/or a healthy homes report (as the context requires).

7. “You” Means the purchaser buying the Services as specified in any invoice, order, Quote/Cost Estimate or any other document. If

the purchaser comprises more than one person, each of those persons’ liability and agreement is joint and several.

8. “Us, “Our,” or We” includes any contractor, employee, assignee, agent, transferees or approved subcontractor that we use.

9. Statutory References In these terms, a reference to a statute or statutory provision includes a reference to that statute or statutory provision as modified, consolidated and/or re-enacted from time to time and any subordinate legislation made under that statute or statutory provision.

OUR SERVICES AND OBLIGATIONS

10. Services Our Services include:

- a. Building Inspection Report services; and
- b. Healthy Homes Inspection and Assessment services; and
- c. Invasive Testing Services; and
- d. Builders Walkthrough Service; and
- e. any other services described in our described in the Quote/Cost Estimate; and

together these are the Services in these terms as the context requires.

11. Scope Variations We will confirm any additional Services required via a Scope Variation email and/or an updated Quote/Cost Estimate.

12. Subcontractors Either we or our approved subcontractors will perform the Services for you.

13. Performance We will perform our Services with due skill and care and in a competent manner.

14. Licences Where required by law, we hold the applicable licences and accreditations to perform the Services.

15. Updates on Timing We will advise you of any anticipated delay to provide a Service.

16. Sufficiency of Time to Perform Services We will use our reasonable judgment to advise you of the estimated time to complete the Services you have requested at the time of booking. However, such timeframes are indicative only.

CUSTOMER OBLIGATIONS

- 17. Authority for Approval Decisions** You must nominate a single individual with authority to give instructions or approval to us, and where you are working with a third-party (including but not limited to a property agent, a facilities or building manager or a key-holder) that you wish to delegate approval and authority to, you must provide us with written confirmation of their contact name, status and basis on which approval or instructions can be accepted by us.
- 18. Consents** You must make your own enquiries relating to the requirement of any consents required to enable us to access the applicable Premises to perform the Services including, but not limited to,
- building owner consent where you are a commercial tenant; or
 - landlord consent where you are a residential tenant; or
 - any other consent from a third party in connection with the Premises,
 - and you must arrange for all such consents to be obtained at your sole cost.
- 19. Sub Floor and Roof Cavity Access** You must provide unobstructed access to opening access doors or hatches to crawl spaces to enable us to perform sub-floor and roof cavity inspections.
- 20. Premises Preparation** You must arrange the following in advance of us commencing the Services:
- Access** you must arrange access to the Premises including, where applicable, gate access; and
 - Deactivate alarm systems** you must deactivate alarm systems; and
 - Secure dogs** you must ensure dogs are adequately restrained, crated or located in a closed environment (e.g. a garage, kennel) while the Services are being performed; and
 - Remove obstructions** this includes the removal of obstructions to access to the Premises and applicable opening access

doors for sub-floor and roof cavities and at the exterior for access to roof.

BUILDING INSPECTION REPORT SERVICES

- 21. Report Compliance** Written building inspection reports are carried out in accordance with **NZS Standard 4306:2005 Residential Property Inspection** (published by Standards New Zealand) on an “exceptions or information” basis and are not a statement that a property complies with the requirements of any statute, act, regulation or bylaw.
- 22. General Reliance** Building inspection reports are intended to be relied upon as a general guide to you. They represent the overall condition of the Premises, and a Report does not constitute a warranty or guarantee of the current or future performance or fitness for purpose of the building, structure, systems or component parts comprising the Premises. **To avoid doubt, such reports do not include any statements or confirmations as to the following:**
- the fitness for purpose or workmanship quality of any system, including but not limited to, electrical, air conditioning, heating, plumbing, septic tank, solar, alarm, fire protection, audio visual or any other system (**Systems**); and/or
 - the quality of the design of such Systems; and/or
 - the quality or appropriateness of the components or placement or location of such Systems.
- 23. Visual Inspections** A Report is assessed on the basis of a visual and non-invasive inspection only on specific areas of the Premises including, but not limited to, the following:
- Exterior roof; and
 - Foundation and subfloor; and
 - Accessory units and buildings; and
 - Site improvements; and Roof space/ceiling cavity; and
 - Exterior wall cladding and joinery; and
 - General Interior; and

- g. Plumbing system; and
 - h. Electrical system; and
 - i. Landscaping/hardscaping; and
 - j. Pest and potential hazards.
- 24. Multi-Unit Premises** Building inspection reports on multi-unit Premises **exclude** items listed at sub-clauses (a) to (e) inclusive above except for accessible parts of immediate exterior of the unit to be inspected.
- 25. Sample Components** We may report on a sample set of components only and are not an exhaustive report on all building components.
- 26. Floor Level Readings** All readings taken for the purposes of a Report are indicative only and are not warranted to be a true floor level of the Premises.
- 27. Moisture Readings.** We shall use our reasonable industry knowledge to assess moisture levels at the Premises. All and any moisture testing performed as part of the Services shall be non-invasive and we do not warrant that moisture ingress is not present at the Premises. Where we identify and recommend that invasive moisture testing is required, this is subject to an additional scope of services.
- 28. Limited Inspections** Where we cannot access an area of your Premises, we shall exclude such area(s) from our final Report.
- 29. Building Inspection Report Exclusions** A Report shall exclude inspection or reporting on the following (this list is not exhaustive, and any additional exclusions shall be stated in the building inspection report):
- a. Destructive testing; and
 - b. Invasive testing (for example: wall opening); and
 - c. Weathertightness; and
 - d. Excavation; and
 - e. Roof areas where access exceeds use of a 3.6m ladder; and
 - f. Testing under furniture or appliances; and
 - g. Disassembly of equipment or appliances; and
 - h. Asbestos testing; and
 - i. Live borer, termites or other infestation; and
 - j. Concealed, submerged, buried, camouflaged, embedded or otherwise inaccessible components or areas (including but not limited to plumbing, drainage, septic/sewerage, private water, heating, air conditioning, ducting, framing, ventilation, insulation, wiring or reticulated services); and
 - k. commentary, reporting or analysis of minor defects or maintenance requirements (including wear and tear); and
 - l. common areas (including at cross-lease Premises, unit titles, multi-unit dwellings); and
 - m. sheds and outhouses; and
 - n. solar and PV systems; and
 - o. building code compliance or other regulatory compliance (including local or territorial consent or resource consents); and
 - p. seismic activity; and
 - q. any other matter we elect to limit in the Report.
- 30. Specialist Recommendations** We reserve all rights to include recommendations in a Report for specialist advice or assessments to be performed in respect of matters noted for concern. The contents of our Report are not reliant on such additional independent advice, and you undertake such additional services at your own cost and discretion.

INTRUSIVE TESTING SERVICES

- 31. Intrusive Testing** Where we recommend intrusive testing to identify locations of water ingress or water leakage and you engage us to perform this service, the following shall apply:
- a. You shall be required to confirm your consent on behalf of you and all other homeowners to remove core samples of framing to perform the testing; and

- b. our intrusive testing shall not be relied upon as a weathertightness report, assessment or opinion in any way.

HEALTHY HOMES REPORT SERVICES

- 32. Report Compliance** Healthy homes inspection Reports are prepared in accordance with the Healthy Homes Standards.
- 33. Visual Inspection** Healthy homes inspections are based on visual inspections only and are limited to the nominated aspects of the Premises as prescribed by the Healthy Homes Standards, these being:
 - a. Heating; and
 - b. Insulation; and
 - c. Ventilation; and
 - d. Moisture Ingress and drainage; and
 - e. Draught stopping.
- 34. Healthy Homes Report Exclusions** A healthy homes inspection is limited to the five aspects listed above and does not comment or report on the following (this list is not exhaustive, and any additional exclusions shall be stated in the healthy homes Report):
 - a. other identifiable issues that may affect wellbeing or health of occupants of residential tenancy Premises.; and
 - b. probe or destructive testing; and
 - c. Testing under furniture or appliances; and
 - d. Disassembly of equipment or appliances; and
 - e. any other matter we elect to limit in the Report.

USE OF REPORTS

- 35. Reliance** The information and contents of any Report is confidential and is for your exclusive use and that of any nominated additional addressee and is valid as at the date of issue only. We disclaim all responsibility and accept no liability for use of a Report by any party other than you or a specified addressee agreed as at the date of the Cost Estimate/Quote or as later agreed by us in writing.
- 36. Report-Addressee** You are prohibited from altering the addressee of a Report and must

obtain our express consent to re-issue any Report to alternative or additional addressee. This may be subject to an additional fee. Inspected Residential Limited reserves the right to reassign any report to other customers at their discretion.

- 37. No Future Warranty** A Report provides our opinion as at the date of the applicable inspection. Any Report or assessment provided in connection with the Services is not a warranty against any issues, defects or problems which may have not been identified via a visual inspection or that may develop after the date of performance of the Services

BUILDER'S WALKTHROUGH SERVICE

- 38. No Report Basis** Our 'builder's walkthrough service' is an accompanied tour of a property nominated by the Client. Any observations of works or remedial actions made by us or our Personnel are supplied on an 'as is' basis via a visual inspection and is supplied on a 'no report basis'. You accept and acknowledge that we or our Personnel shall not supply any written report in connection with this category of service. **To avoid doubt, this service is not a Building Inspection Report Service and shall not be supplied to the level of detail to meet the NZS Standard 4306:2005 Residential Property Inspection** (published by Standards New Zealand).
- 39. No Reliance** We accept no responsibility for your reliance or that of any third-party in respect of our verbal comments and observations supplied during a 'builder's walkthrough' service.

PAYMENTS AND INVOICING

- 40. Amounts Owing Payable on Due Date** All amounts specified in an invoice will require payment on the due date specified in the invoice (**Amounts Owing**).
- 41. Invoice Payable Prior to Report Release** All amounts specified in your invoice are payable in advance of release of a Report unless expressly agreed otherwise by us in writing.
- 42. Third Party Card Handling Fees** We reserve the right to on-charge any third-party transaction fees associated with online card payment to your invoice or online payments. These may be

subject to change without notice and the applicable % shall be published on our website or invoices. This shall be current as at the date of the applicable booking.

- 43. No Set Off or Deduction Payment of Amounts Owed** Amounts Owed which are due and payable must be made without set-off or deduction of any kind.
- 44. If You Dispute the Amount Owed** If you receive an invoice and you consider you owe us a lesser amount than the sum stated as the Amount Owed, you must notify us within **five (5) Business Days** of receiving our invoice.
- 45. Duty to Pay Undisputed Amounts Owed** You acknowledge and agree that you will not be entitled to withhold payment in respect of any undisputed Amount Owed.
- 46. Overdue Amounts Owed** If you do not pay an Amount Owed by the Due Date or any later date we have agreed in writing, this becomes an Overdue Amount Owed. After a period of **5 (five) Business Days**, we shall have the right to apply late payment interest at a rate of **2.5%**. This shall be calculated daily and compound monthly at that rate if we elect to do this. This applies before and after any judgment (if applicable).
- 47. Debt Collection or Recovery Costs** If an Overdue Amount Owed remains unpaid for **14 (fourteen) Business Days or more**, we reserve our rights to engage the services of a debt collection agency or solicitor to take proceedings to recover the Overdue Amount Owed. You will be liable for the costs incurred by us in the collection of any unpaid amounts including but not limited to legal costs, debt collection fees and internal administration fees.
- 48. Administration Fees** In the event we are obliged to perform any additional actions to recover any monies owed by you, we reserve the right to apply reasonable administrative fees for phone calls, texts, emails and in-person visits to follow up and recover any Overdue Amount Owed in addition to any costs or expenses stated in any clauses above.

VARIATIONS

- 49. Variations to Price** We reserve the right to issue a Variation Order to change the price to complete the Services where an extension to the Premises area is requested that extends the number of dwellings at the Premises on which we have provided our Quote/Cost Estimate.

CANCELLATION AND MISSED APPOINTMENT FEES

- 50. Missed Appointment Fees** Where we attend your Premises on the agreed date and time, and you fail to make the necessary arrangements or meet your Customer Obligations to enable us to perform our Services, **the Missed Appointment Fee published on our Cost Estimate/Quote issued to you shall be invoiced to you.**
- 51. Cancellation by You** Where you request a cancellation of a Service, you must provide us with no less than forty-eight (48) hours' notice. **Where such notice is not supplied, we reserve the right to deduct an amount equivalent to the Missed Appointment Fee published on our Cost Estimate/Quote issued to you and shall refund the balance to you.**
- 52. Cancellation by Us** Without prejudice to our other remedies at law, we reserve our rights to terminate this Contract (which includes any part the Services that remain unfulfilled) and shall not be liable to you for any delay, loss or damage suffered by you due to us exercising our rights under this clause, where:
 - a. Inability to Access Premises** we are denied access to or are unable to access the Premises to carry out the Services for whatever reason and we cannot reschedule to access at a later date; and
 - b. Health and safety** where we assess that the means of access to the Premises or the whole or part of the Premises is unsafe and would breach the relevant safety requirements under applicable health and safety legislation, and such safety concerns or issues cannot or will not be remedied by you.

- c. **No consent** Where we cannot obtain consent from you to perform invasive testing (where applicable).

53. Payment of a Missed Appointment Fee Where this clause is relied upon, we reserve the right to do one of the following:

- a. **If no re-booking is made** deduct an amount equivalent to the Missed Appointment Fee published on our Cost Estimate/Quote issued to you from your fee and shall refund the balance of any pre-payment to you if the service is not re-booked at a later date.; or
- b. **If you re-book your appointment** to issue an invoice to you for our published Missed Appointment Fee which shall become immediately due and payable prior to our attendance at your re-scheduled appointment.

LIMITATION OF OUR LIABILITY

54. Limit of Liability Our total aggregate liability to you arising out of or in connection with the Services whether in contract, any indemnity, tort (including negligence) by statute or otherwise at law or in equity is limited to an amount equivalent to the value of the applicable Services performed under these terms.

55. Exclusion of Our Liability To the fullest extent permitted by law, and subject to our obligations under any applicable law that imposes guarantees on us, we exclude all liability to you for any indirect claims, expenses, losses, damages and costs (including any incidental, special and/or consequential damages or loss of profits, loss of anticipated savings or loss of expenses suffered or incurred by you resulting (either directly or indirectly) in connection with the Services.

56. When Limitations of Liability Cannot Apply These clauses do not limit our liability to the extent that it cannot be limited at law and/or arises out of or in connection with any wilful default, fraud or criminal conduct by us.

57. Force Majeure We shall not be liable for any delay or failure to perform the Services due to a force majeure event. For the purposes of these terms, "force majeure" means an event

or circumstance which leads to a default of either party under this Contract due to any act of God, war, terrorism, strike, lock-out, industrial action, fire, flood, storm, port closure or border closure plus any national or global pandemic effects, including, for the avoidance of doubt, any default due to any implementation of any regulation, directive, rule or measure by any government, state or other authority under the governing law of this Contract.

DISPUTE

58. Details of the Dispute must be Supplied If you or we consider that a dispute has arisen in relation to any matter governed by this Contract, you must give us written notice outlining the basis of the dispute within **ten (10) Business Days** of the date of the Report.

59. Remedy Where we agree a remedy is available, your remedies are limited to a re-performance of the Services or a refund of the amounts payable (at our discretion).

PRIVACY

60. You authorise us and our agents to collect, use, retain and disclose "personal information" (as defined in Part 1, section 7 of the Privacy Act 2020) about you and your personnel that you or they provide to us for the following purposes:

- a. assessing creditworthiness and exercising our rights and/or performing our obligations under this Contract; and/or
- b. direct marketing purposes (including by email and other electronic means), unless you notify us that you do not wish to receive direct marketing from us; and/or
- c. using the services of credit reporting and debt collection agencies and you consent to us disclosing personal information (including any information about default and repayment; and/or
- d. history) to a credit reporter, who may hold that information and use it to provide its credit reporting services; and/or
- e. registering any Security Interest under this Contract; and/or

- f. the use or transfer of personal information to a Related Company (as such term is defined by Companies Act 1993) in connection with the performance of our obligations or exercise of our rights under this Contract.
- 61.** The clause above is authority and consent from you in accordance with sections in Part 3, Part 7, subpart 1 and all other relevant sections in the Privacy Act 2020.
- 62.** You (if you are an individual) have the right under sections in Part 4, subpart 1 and Part 4, subpart 2 of the Privacy Act 2020 to access, and request correction of, any of your personal information held by us and if you provide any personal information about a third party (including your Personnel) to us, you confirm that you are authorised to do so by the relevant individual and you have informed the relevant individual that they have the right to contact us to access and, if applicable, request correction of any personal information that we hold about them.

GENERAL

- 63. Governing Law** This Contract shall be governed by the laws of New Zealand and the parties irrevocably submit to the exclusive jurisdiction of the courts of New Zealand.
- 64. Severability** If and to the extent any provision or part of a provision is illegal or unenforceable, such provision or part of a provision will be severed from this Contract and will not affect the continued operation of the remaining provisions of this Contract.
- 65. Entire Agreement** This Contract sets out the entire agreement between the parties.
- 66. Electronic Acceptance** The parties agree that any legal requirement may be met by using electronic means in accordance with the Contract and Commercial Law Act 2017. In this clause the term “legal requirement” has the meaning given to it by section 219(2) of the Contract and Commercial Law Act 2017.

END OF TERMS