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Building Report

105 Winara Avenue

Waikanae

This report has been exclusively prepared for Christine and Mark Alty



Building Consultant:	Ian Hall, NZIBI
Present for inspection:	Ian Hall / Christine and Mark Alty
Weather at time of inspection:	Fine
Date/s of inspection:	20-Jan-2026
Type of inspection:	Building Inspection
Name of property inspected:	105 Winara Avenue Waikanae
Report prepared for:	Christine and Mark Alty

Introduction



The inspection of the building at 105 Winara Avenue has been carried out in accordance with the New Zealand Standard 4306:2005.

The New Zealand Standard states that:

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

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

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

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

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

Ian Hall
All Building Inspections Limited

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Site

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

105 Winara Avenue is easily accessed from the street, up a tar seal drive where a path takes you to the front door or by the drive that leads to the garage.

There is internal access from the garage into the dwelling, and the front door is protected from the elements with a covered area.

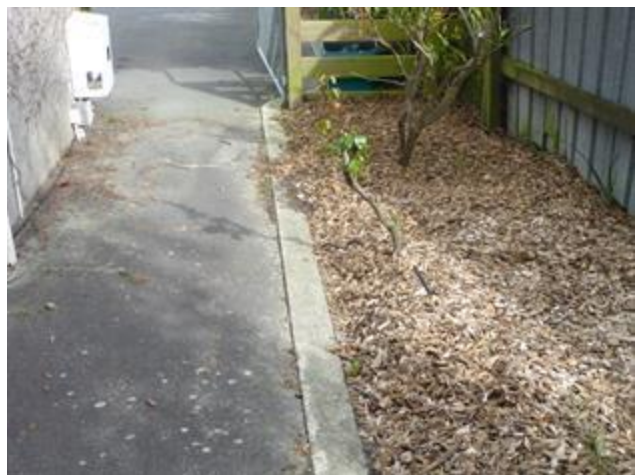
The dwelling has a westerly aspect facing the street and is well situated for local amenities with the bonus of all-day sun.

The tar-seal drive leading to the garage was in good condition with a fall away from the foundations.

The path to the side of the dwelling was showing its age and will require repair to some sections as the deterioration continues.

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

The handrail to the access stairs of the front door and to the deck from the master bedroom is not compliant with modern standards. The handrail would require alteration to meet today's standards. The top of the handrail should now be 1000mm above the deck and have vertical rails to stop climbing access. This is more of a peace of mind issue and a safety requirement if any little people will visit the dwelling. A carpenter could reconfigure the handrail easily.





Side of the dwelling



Side of the drive



Front door access



Master bedroom deck

Sub floor

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

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

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

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

The foundation construction consists of a concrete block ring foundation to the exterior walls with tanalised piles to the mid span. Wood bearers sit on top of these piles and the floor joists run over the bearers. The timber is tied to the piles with wire. The two garages appear to be supported by steel beams.

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

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

The rear of the internal stairs, storage cupboard and the rear of the flat is below the ground surface and reliant on the moisture barrier that is not visible as the barrier is covered. The interior to the rear where below the ground surface appeared dry with no visible indications of moisture ingress.

Insulation was present to the sub floor area by way of what is known as Reflective Foil.

The installation and/or repair of foil insulation in residential buildings with existing electrical installations is no longer recommended. If your foil installation is damaged e.g. torn, foil

hanging down off the floor joists, then replacement with a suitable alternative insulation product is recommended.

It is also recommended that you do not touch the foil without turning off the power at the mains first as there is an electrocution risk. Even then you're advised to proceed with caution.

The insulation was in good condition however it is now deemed to be not very effective as well having health and safety issues.

The insulation has been removed from the en-suite flooring as a new plywood flooring has been fitted with the insulation still to be installed.

A Vulcan climate system is installed in the sub-floor with vents throughout the dwelling. The system is designed to heat or cool the dwelling.





Garage steel supports

Exterior

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

The exterior of the dwelling is constructed with brick, rusticated weatherboard with cement board soffits and a metal fascia.

Brick construction usually consists of an outer skin of brick that is installed in front of, but separate from, standard timber framing. The framing provides the structural component and a cavity of 38-50mm between the brick and the timber frame prevents moisture from being transmitted from the brick to the timber. The brick is tied to the structural timber wall with metal ties.

Homes benefit from bricks ability to keep out wind and water and provide an amount of insulation.

No gaps or cracks were detected in the exterior walls of the brick.



Rusticated weatherboard



Rusticated weatherboard is a traditional cladding system. Established and reliable rusticated weatherboards provide a character-filled horizontal weatherboard look in varied widths.

The gable ends and above the window joinery has a rusticated weatherboard with a paint finish. The weatherboard cladding was in good condition with no visible signs of decay.

Generally, the paint finish was of a good standard with only some small touch-ups recommended as part of the dwelling's maintenance planning.



Gable ends



Touch ups recommended



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

The soffits are clad with cement board. This is a system where sheet cladding is fixed to the timber framing with the sheet edges and corners joined with plastic joiners. This product is manufactured by James Hardies Industries and is constructed from compressed fibre cement board.

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

The fascia is known as Gerard Klass fascia. The fascia is designed to complement the pressed steel roof while it provides support for the spouting system. The fascia is pre-painted with corrosion-resistant coatings.

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

All surfaces should be kept clean and free from continuous contact with moisture, leaves or debris. Washing by regular cleaning with water and a soft nylon brush at least 3-4 times a year, paying special attention to the areas that are not rain washed is recommended.

The cladding appeared in good condition. At the first sign of surface and cut edge corrosion, the affected areas can be cleaned down, spot primed and re-painted with appropriate paint.

Dirt/ grime buildup can shorten the life of the cladding material. As part of the maintenance of the dwelling, I recommend washing down sealed cladding, windows and frames regularly.

As with the fascia, particular attention should be paid to the areas that do not get rain washed such as under the eaves and at the top of garage doors. A soft brush and a low-pressure hose are recommended and not a high-pressure water blaster.



Cement board soffits/metal fascia



Exterior joinery

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

The dwelling consists of aluminium window joinery with a double-glazed aluminium ranch slider from the second lounge upstairs, with single doors leading from the lounge, dining room and the master bedroom. There was a timber front door with two metal garage doors. The flat has a single aluminum door for access

On this dwelling there are a combination of head flashing methods depending on the cladding type and position of the joinery. Head flashings have a weather tightness function.

Metal head flashings have been fitted above areas of the door joinery with timber cladding.

The areas with brick cladding have the weatherboard acting as the head flashing. The paint finish to this cladding must be maintained to a high standard to ensure a weather tight seal.

To the front door access there is a cement plaster finish to the joinery junction. This area is afforded some protection from the elements by the covered area.

All the windows and doors functioned as designed.

The aluminium joinery would benefit from some lubrication and a clean. If you don't clean your windows and frames, it can cause corrosion of the aluminium that leads to pitting on anodized aluminium. This will shorten the product life.

Lubrication of window and door hinges is part of the maintenance requirements for all dwellings. The window joinery has outlets, which allows condensation to travel to the exterior and these outlets need to be clear of dirt and obstructions.

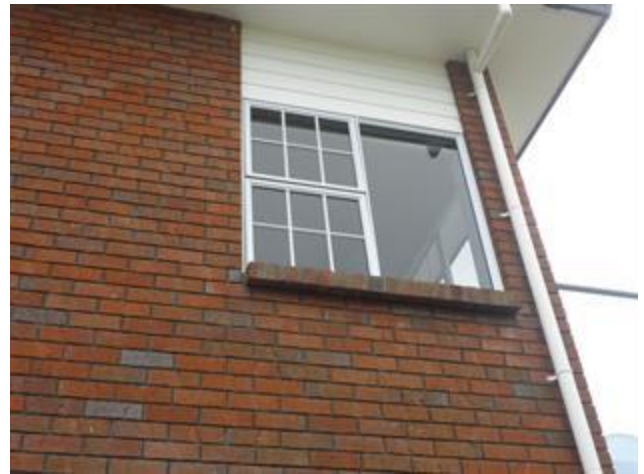
Manufacturers usually state that homeowners should clean aluminium frames each time the windows/doors are washed in order to remove atmospheric dirt and grime. A soft cloth with warm water and a mild household detergent are recommended.

The paint finish to the front door has aged with a new paint seal recommended as part of the dwelling's maintenance planning.

The paint finish has started to wear off on the garage doors and corrosion has started to occur at the top in several areas where the doors don't get rain washed.

The doors would benefit from being washed down, corrosion removed, the correct primer applied and then painted with an acrylic or polyester based paint. As the garage door is of iron construction, roof paint would be ideal as it is able to stay elastic and withstand the thermal cycling that occurs with metal. It would be prudent to attend to this maintenance fairly promptly.

Also, some surface corrosion was starting form to the steel lintel above both of the garage doors that would benefit from a corrosion inhibitor applied to prevent progressive damage.







Front door



Cement to the junction of covered front door







Roof

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

The roof is usually physically assessed for any structural issues, general condition and maintenance requirements however I was unable to access the rear roof due to the height and health and safety restrictions.

The roof design appeared generally well constructed. The roof has a steep pitch, which helps to displace surface water efficiently along with w soffits.

The roof is made up of concrete tiles that appeared to be in good condition.

No significant deterioration or cracks was observed within the tiles. One loose tile was sighted to the left side of the top deck that requires re-fixing.

The valley is formed with a metal flashing which showed no signs of deterioration where visible.

The dwelling has three decks, two that are over living areas. The decks have a butynol membrane and the two over living areas have a decking overlay.

Butynol roofing membrane is a synthetic rubber waterproofing membrane designed for use on roofs and decks. The product is installed as a single layer system.

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

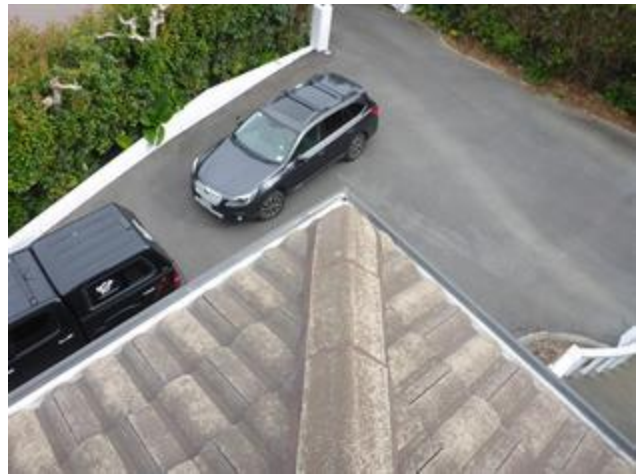
The accessible butynol substrate appeared solid when walked on but access was restricted due to the decking overlay.

Waterproof decks have a high weather tightness risk so it's important to monitor the membrane for signs of pitting or deterioration.

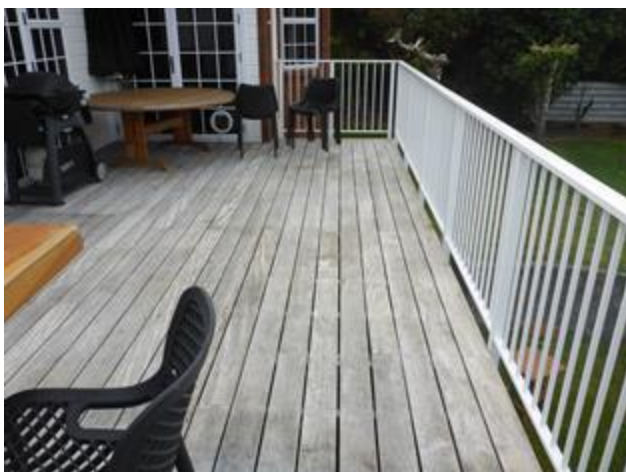
A once-a-year check of the roof cladding, any chimneys and the flashings is recommended to ensure problems are not developing.

Things to look for include flashings that have corroded or lifted or the degradation of any sealant around the base of roof penetrations.

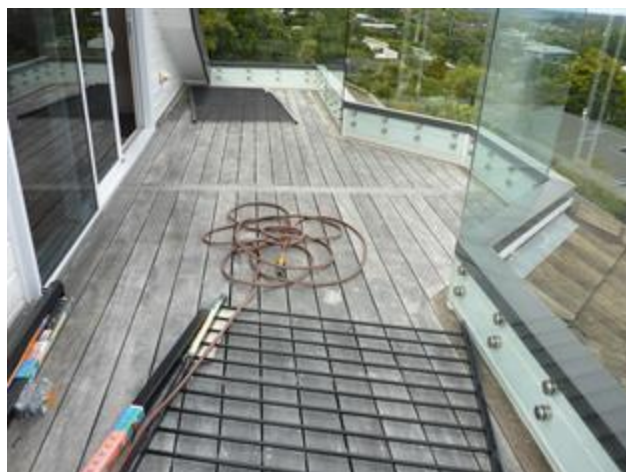




Loose tile



Timber over butynol



From the master bedroom

Spouting & downpipes

The spouting and downpipes are visually inspected where possible.

Inside the fascia there is a Marley spouting fitted. As the spouting sits inside the fascia appraisal is limited.

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

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

Roof Space

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

The space was accessed via a ceiling hatch in a hall cupboard.

No signs of decay or leaks were identified where accessible.

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

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

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

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

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

Heating and cooling require high levels of insulation, especially in ceilings. The insulation needs to be uniform, continuous, and well installed to ensure its potential performance is reached. It is also recommended that insulation is fitted snugly between framing without gaps, tucks or folds but not compressed or packed tightly around electrical wiring.

Some existing recessed downlights require clearances to insulation. Where clearances are required they can cause a significant reduction in the insulation performance. In addition, many older recessed downlights allow for conditioned (heated or cooled) air to escape from the habitable space through the building envelope, or cold air to enter from the roof space. Removing recessed downlights that require clearances, or replacing them with modern recessed downlight that can be insulated up to or over, improves insulation effectiveness.

As part of the maintenance planning, I recommend consultation with a registered electrician about replacing the ten existing recessed downlights that require clearances from insulation with new recessed types that can be safely covered with insulation.





Interior

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

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

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

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

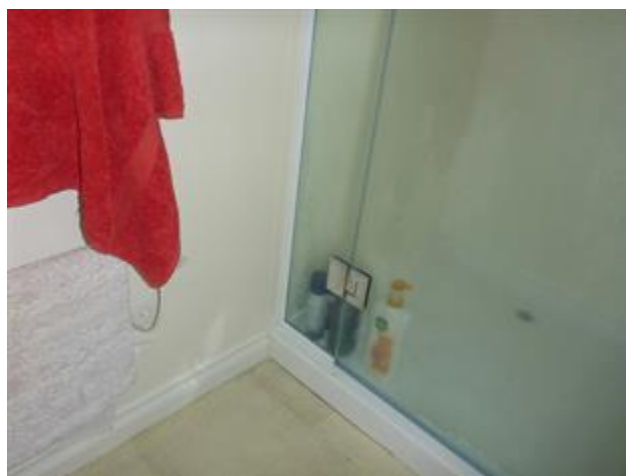
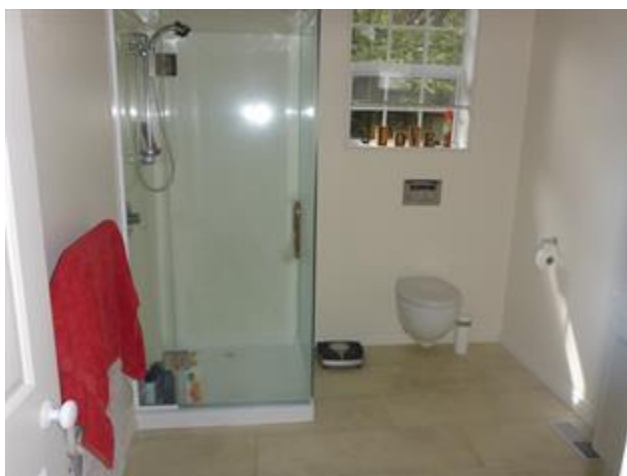
The interior comprises of a kitchen, dining room, lounge, second lounge upstairs, family room, three bedrooms with the master bedroom having an en-suite and walk-in wardrobe, a bathroom with separate toilet and a separate laundry.

There is also a self-contained flat to the side of the dwelling with a kitchen, dining room, bathroom and a bedroom.

All moisture readings were within acceptable parameters except to the wall lining to the left side of the en-suite shower and to the flooring in front.

The vendor stated there had been a leak to the shower mixer that had been repaired with the skirting board removed for appraisal. The insulation below the shower restricted any inspection of the floor lining. Further appraisal is recommended as chip board flooring has a poor tolerance to moisture.

Historical moisture damage was sighted to the end panel of the fridge and the flooring in front however moisture levels were within acceptable parameters.



High moisture levels



Kitchen historical damage

Overall, the interior was well presented and tidy.

The ceilings appeared to be in good condition with no signs of sagging. Dampness and moisture damage were not seen in the ceilings or walls.

The ceiling and wall linings may have small amounts of asbestos present as it was commonly used in houses of this era. There are precautions with this material and more information can be found on the Ministry of Health web site: <https://www.worksafe.govt.nz/topic-and-industry/asbestos/asbestos-in-aotearoa-new-zealand/>

Further information about Laboratory testing can be found at: <https://www.hill-labs.co.nz/testing-services/asbestos-testing/>

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

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

The handrail for the internal stairs, while compliant at time of construction would not pass modern standards. Additional balusters would be required to ensure no small child could fit

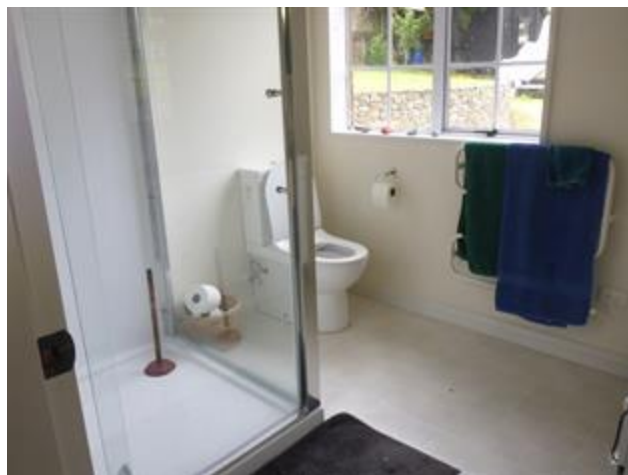
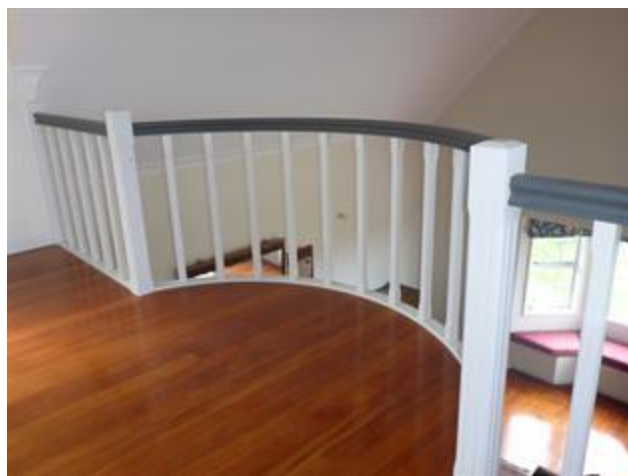
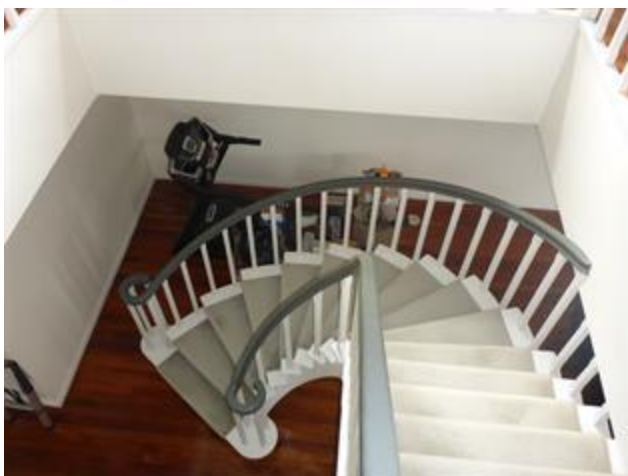
through. This is more of a peace of mind issue and a safety requirement if any little people will visit the dwelling.

Heating for the dwelling is supplied by a Mitsubishi air-conditioning heat pump system that is directed into the living area. Filters require cleaning on a regular basis. There was also a heat pump in the flat.

There is an open fire in the lounge. It is a requirement of NZ Safety Standard 2918, that all flues and chimneys are cleaned and checked at least once a year. Most insurance agencies also require an annual check to reduce the risk of a chimney fire.

A full assessment of the garage's interior was not possible as the area contained personal property but where visible there were no discernible issues.





Flat



Services & Plumbing

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

Power supply

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

Circuit Board

The electrical system consists of an internal circuit board located in the garage with the meter located in the garage and viewed from the exterior.

All the fuses were modern circuit breakers.



Wiring

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

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

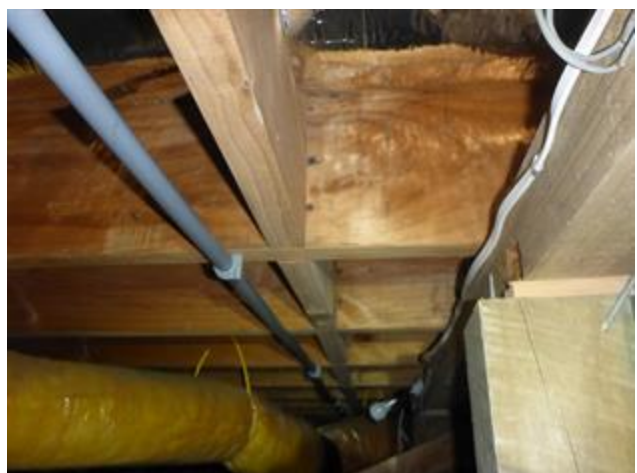
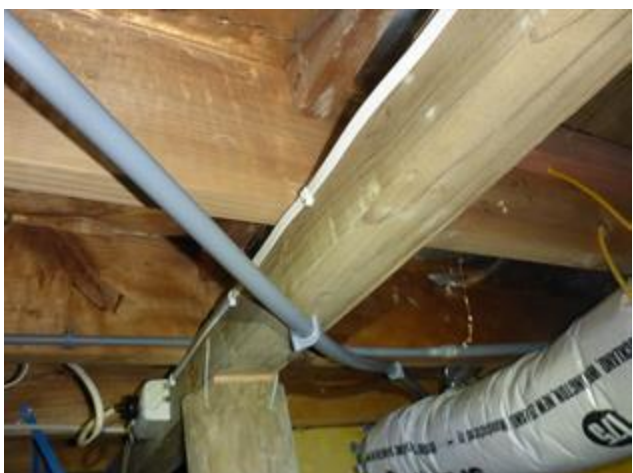
Plumbing

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

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

The water piping sighted was a mixture of products, most of the piping was Polybutylene (grey plastic) which is an industry standard product. Some copper water piping was also present and supplying the hot water cylinder.

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



Hot water system

The hot water supply to the dwelling is via a 247 litre Rheem mains pressure electric cylinder manufactured 8/19/2024. The cylinder is located in a hall cupboard.

The hot water supply to the flat is via a 135 litre Rheem mains pressure electric cylinder manufactured 2/1991. The cylinder is located in a cupboard. Due to the age of this cylinder I recommend that an appropriate sum be set aside for the replacement of the cylinder as and when necessary.

It is recommended that the flat's cylinder be secured to prevent rupturing during an earthquake and an insulation jacket fitted to prevent heat loss. There are kits available from most hardware stores that are inexpensive and relatively easy to fit.

Located on the top of each cylinder is a valve to relieve pressure in the hot water cylinder. It is recommended that the relief valve be checked for adequate performance or replaced at intervals not exceeding 5 years, or more frequently in areas where there is a high incidence of water deposits and that the valve easing gear be operated at least every six months.



Dwelling



Pressure relief valve





Restraint recommended

Drainage

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

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

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



Summary

My inspection found that the dwelling was generally in good condition for age & type.

All moisture readings were within acceptable parameters except to the wall lining to the left side of the en-suite shower and to the flooring in front. The vendor stated there had been a leak to the shower mixer that had been repaired with the skirting board removed for appraisal but the insulation below the shower restricted any inspection of the floor lining. Further appraisal is recommended as chip board flooring has a poor tolerance to moisture.

The handrail to the access stairs of the front door, to the deck from the master bedroom, and for the internal stairs, is not compliant with modern standards. The handrails would require alteration to meet today's standards.

The paint finish has started to wear off on the garage doors and corrosion has started to occur at the top in several areas where the doors don't get rain washed. The doors would benefit from being washed down, corrosion removed, the correct primer applied and then painted with an acrylic or polyester based paint.

Surface corrosion was starting form to the steel lintel above both of the garage doors that would benefit from a corrosion inhibitor applied to prevent progressive damage.

Implementing a painting program for the property to repair the small areas that would benefit from some attention now and to maintain a good paint finish to the dwelling is recommended.

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

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

Cleaning is especially necessary for:

Those areas of a building that are not rain-washed

Areas of wall immediately under the eaves

Covered verandahs and porches

The top of garage doors where sheltered by the wall

The underside of metal spouting

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

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

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

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

detailed throughout the report that you may consider significant, that may be omitted from the summary.

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

Ian Hall
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Certificate of Inspection

(in accordance with NZS 4306:2005)

Client: Christine and Mark Alty
Site address: 105 Winara Avenue
Inspector: Ian Hall
Company: All Building Inspections Limited
Qualifications: New Zealand Trade Certificate
Member of New Zealand Institution of Building Inspectors

The following areas of the property have been inspected:

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

Certification

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

Inspector: Ian Hall
Date: 20-Jan-2026



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Further Information:

Assessment of the sub floor:

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

Assessment of drainage systems:

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

Assessment of the roof

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

Definitions of Weathertightness Risk

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

A: Wind zone:

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

B: Number of storeys:

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

C: Roof/wall intersection design:

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

D: Eaves width:

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

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

E: Envelope complexity:

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

F: Deck Design:

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

Terms and Conditions

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

Applicable Standard

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

Access

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

Payment

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

Scope of Report

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

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

Limitations of the Report

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

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

Limitations of Weathertightness Reporting:

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

Limitations on Liability

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

Report Personal to Client:

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

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

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