



PROPERTY REPORT

EYE SPY INSPECTIONS LTD



EYE SPY
INSPECTIONS

PREPARED BY

Richard Cournane

eyespyinspections.co.nz

BUILDING INSPECTION REPORT

26 Jan 2026 / 26 Taumutu St

Complete

Flagged items	0	Actions	0
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Pre-Purchase/Sale Visual Non-Invasive Property Inspection

Eye Spy Property Inspections
Pre sale building report
26 Taumutu St, Southbridge



Photo 1

Inspection Date

26.01.2026 15:28 NZDT

Weather Conditions

Fine with light winds 18degC

Client/Job name

26 Taumutu St

Stu

Address

26 Taumutu Road, Southbridge
7602, New Zealand
(-43.8106107, 172.2565194)

INSPECTION INSTRUCTIONS Visual Non Invasive Pre Purchase Property Inspection

PROPERTY DESIGNATION Please see CERA website at: <http://cera.govt.nz/myproperty/> for information on the land classification for this property

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Disclaimer

The assessors believe the information contained within this risk assessment report to be correct at the time of printing. The assessors do not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed or came to the attention of the assessors during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.

Information on the latest workers compensation and OHS / WHS laws can be found at the relevant State WorkCover / WorkSafe Authority.

THE PROPERTY

EXECUTIVE SUMMARY

This house appears to be structurally sound and well built to the standard of the time. There is no obvious significant EQ damage visible at the time of the inspection. The house appears weathertight at the time of the inspection with no visible signs of current moisture ingress. With typical ongoing repairs and maintenance kept up to standard this should remain a good house for some time to come.

DWELLING DESCRIPTION & ELEVATIONS

This is a single storey 3 bedrooms 1 bathroom home constructed of timber frame with corrugated iron roof with painted timber weatherboard veneer on a timber floor structure



Photo 2



Photo 3



Photo 4

GROUNDS

Yes

Flat urban site



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10

CARPORTS

N/A

OUTBUILDINGS

Yes

Detached studio with attached garden shed is constructed of timber frame with corrugated iron roof with
Private & confidential

steel cladding on a timber floor structure appears in average condition typical for age



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

MAILBOX

Yes

CLOTHESLINE

Yes



Photo 16

DRIVEWAY

Yes

Stone chip driveway appears in sound usable condition



Photo 17

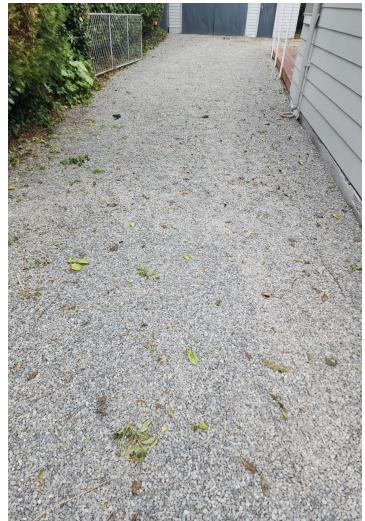


Photo 18

PATIOS & PATHS & STEPS

Yes

Relatively new timber decks appear in sound usable condition.
Older concrete appears in average but usable condition with cracking and movement typical for age

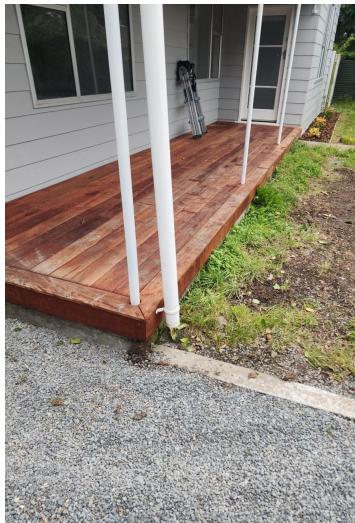


Photo 19

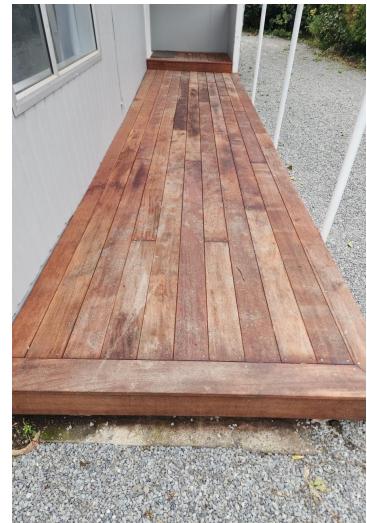


Photo 20



Photo 21

BALCONIES

N/A

PERGOLAS & VERANDAHS

Yes

Attached varandas appear generally sound typical for age



Photo 22



Photo 23



Photo 24

FENCES

General maintenance

Timber & tin appear in average condition with wear and tear typical for age



Photo 25



Photo 26



Photo 27



Photo 28

GATES

Yes

Operational



Photo 29



Photo 30



Photo 31

Boundaries are not checked as part of this building inspection as this must be undertaken by a qualified "Land Surveyor". Fences are a general indication of the boundary lines only and are not to be relied upon as being true and accurate of the actual boundary lines as these are not necessarily positioned accurately along the actual boundary line itself. If there is any concern over the boundaries, in the first instance the boundary pegs need to be located if possible and or the property file checked or if necessary, a qualified "Land Surveyor" employed to survey and establish the actual boundaries.

RETAINING WALLS

N/A

EXTERIOR

Notes on Exterior

CLADDING

Yes

Painted timber weatherboard appears generally sound typical for age.

Painted steel cladding appears generally sound typical for age

Painted fibrecement weatherboard appears generally sound with wear and tear typical for age



Photo 32



Photo 33



Photo 34



Photo 35

EXTERIOR WINDOWS & DOORS

Yes

Painted timber single glazed appear typical for age.

Aluminium single glazed appear typical for age



Photo 36



Photo 37



Photo 38

Aluminium Joinery And Glazing General Notes

1) Apart from some earlier styles of aluminium joinery all aluminium window and door frames have drainage channels and drain holes to the exterior to drain any moisture that may occur on the aluminium to the exterior, the drainage channels and holes must be kept clear and checked regularly as blocked channels or holes can allow moisture to seep through the frame joins into the framing possibly causing internal moisture issues or rot in the framing over time.

FOUNDATION

Yes

Some concrete foundation appears in average condition with some cracking and movement typical for age. Otherwise piles to exterior



Photo 39



Photo 40

FASCIA & SOFFITS

Yes

Painted timber fascia.
Only small or no soffits



Photo 41

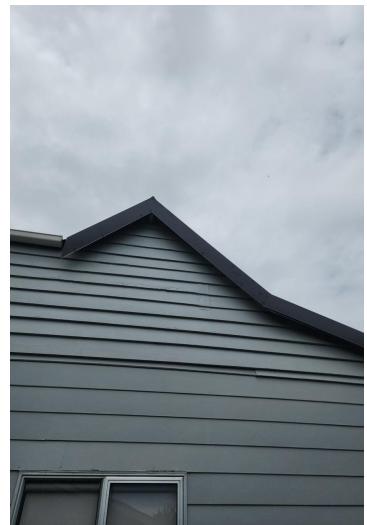


Photo 42

EXTERIOR PAINTING

Yes

Relatively recently painted

EXTERNAL ELECTRICAL

Yes



Photo 43



Photo 44



Photo 45

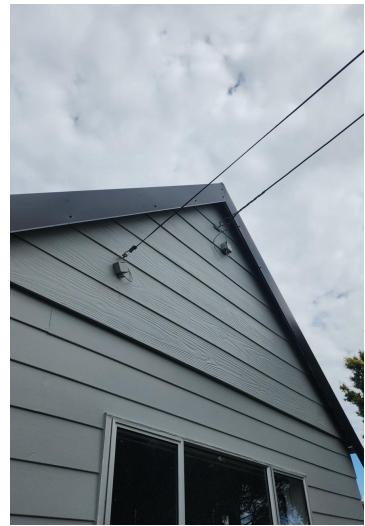


Photo 46



Photo 47



Photo 48

GUTTERS & DOWNPipes

Yes

PVC spouting and downpipes



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53

EXTERNAL PLUMBING & DRAINS

Yes

Downpipes fall to clay storm water risers. Some fall to ground.
Gully traps clear



Photo 54

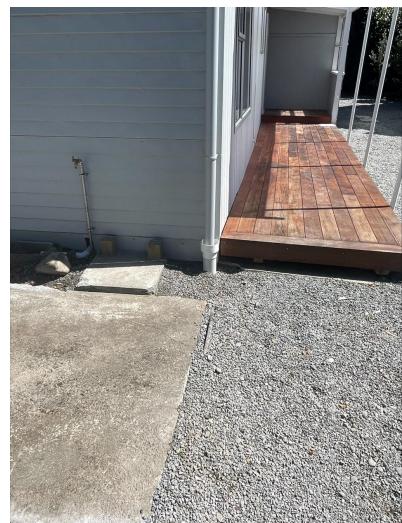


Photo 55



Photo 56



Photo 57



Photo 58

No guarantees can be given regarding the integrity of the underground pipes (if any) due to seismic or historical damage and/or blockage.
Due to the seismic events, it is advisable to have the underground drains CCTV inspected.

ROOFING & FLASHINGS

Yes

Relatively new coil coated corrugated iron roof fixed with tek screws appears in good condition



Photo 59



Photo 60



Photo 61



Photo 62

Restrictions: Due to current NZ Health & Safety at Work Act 2015 in regard to working alone and at height: We will provide a visual inspection of the exterior roofing which can be seen from a ladder(3.6m) at several locations around the building.

MOISTURE TESTING

Notes on Moisture Testing

Tested low at time of the time of the inspection



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67

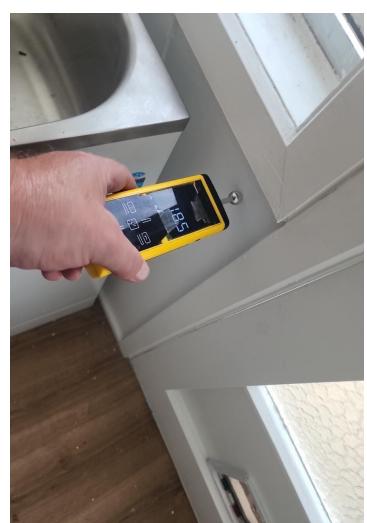


Photo 68



Photo 69



Photo 70



Photo 71

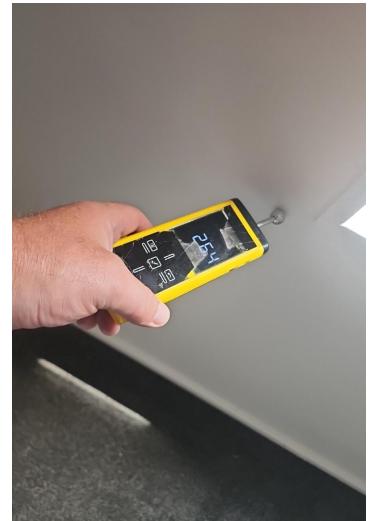


Photo 72

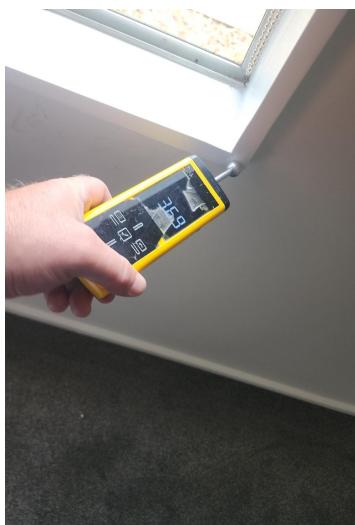


Photo 73



Photo 74



Photo 75

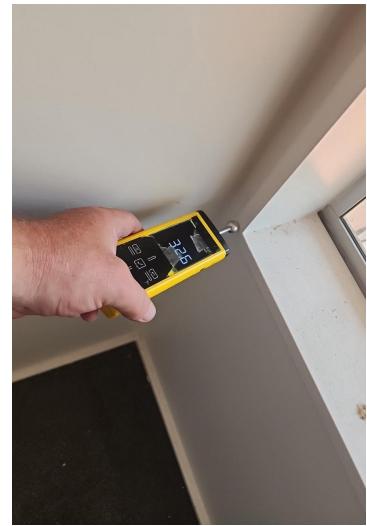


Photo 76



Photo 77

Multiple moisture readings were taken in each room and on window sills. The readings give an overall indication of the moisture levels in the house but do not mean that there may not be areas with high moisture levels. Whilst every effort is made to detect moisture problems it is not possible to check every square metre of the interior wall space during inspection.

The tester used is a Trotec T660 Moisture Tester

This meter measures the moisture content of wood up to 40mm deep. On this particular meter readings of between 0 and 50 are considered dry. Readings between 50 and 80 are considered marginal. Readings above 80 are considered high levels of possible moisture.

It is up to clients to arrange an invasive inspection if they consider it necessary which may require the removal of linings etc. to confirm, prove or disprove the actual situation.

Eye Spy Inspections cannot prove dampness or wetness. This can only be done by directly and invasively checking which is not the purpose of our report.

All moisture testing is done with care and experience as to where and what should be checked.

The 'Trotec T660' is regarded as a reputable non-invasive moisture meter.

INTERIOR

Notes on Interior

House vacant at the time of the inspection.
Unfurnished.
Nobody else present

FLOOR LEVELS Spot checked throughout using a mini laser and/or zip 2000 Findings below:

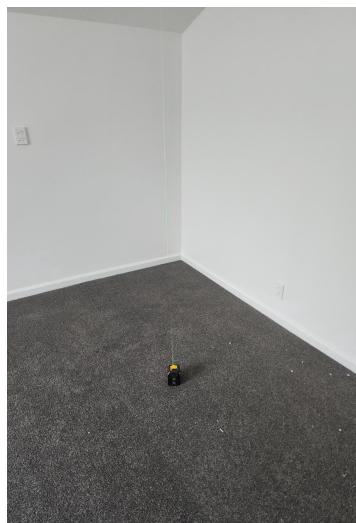


Photo 78

The floor slope between two points greater than 2m apart is less than 0.5% (1:200) as per MBIE guidelines.

NA

No significant slope differential noted at the time of the inspection that would not be considered typical for age and style of house.

The variation in level over the floor plan is less than 50mm over 10m as per MBIE guidelines.

NA

Within approximately 30-40mm which is typical for age and style of house

SUBFLOOR & INSULATION

N/A

Not viewed

It is not uncommon for older homes to be subject to wood boring insects. By their nature the presence of wood boring insects is generally found by seeing their holes and/or dust from boring into the timber, or where infestation may have obviously damaged the timber. While the presence of wood boring insects may be identified by a pre-purchase building inspection, the lack of any visual signs does not mean that the property is free of the insects. For purposes of this inspection, the inspector is looking for evidence of significant infestation. It would always be advisable to consider having the home professionally treated for borer, as part of the maintenance of an older home.

Subfloor NB: Due to current NZ legislation (Health & Safety at Work Act 2015) in regard to working alone and in confined spaces – we will only provide a very limited visual inspection

of the subfloor area that can be seen from the manhole location (within a 2m radius). If you have any concerns about the quality of the subfloor we strongly recommend engaging a qualified re-levelling contractor to provide you with a specialist subfloor inspection report or to commission a critter crawler inspection of the entire subfloor (Contact our office to arrange this).

Not viewed

ROOF SPACE & INSULATION

Yes

This is a pitched roof with corrugated iron over building paper over timber sarking over timber rafters and joists appears typical for age.

Insulation is fibreglass batts approximately 200mm thick between joists



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87

NB: Due to current NZ legislation(Health & Safety at Work Act 2015) – in regard to working alone and in confined spaces; we will only provide a very limited visual inspection of the roof cavity which can be seen from a ladder at the manhole location (within a 2m radius) and/or any safe attic access space available. If you have any concerns about the quality of the structure, insulation or pest infestation we recommend further investigation by a qualified roofing/insulation/pest contractor to provide you with a specialist report.

Approximately 75% viewed through the manhole using a torch and a camera

POSSIBLE ALTERATIONS OR ADDITIONS

Yes

Please check lim for possible alterations and additions

PERMITS/CONSENTS.

Please note that permits were issued prior to 1992-1993 with no Code Compliance and after that the Consent and Code Compliance system came into effect. For further information and possibly clarification of what is covered with permits/consents it would be advisable to order a property file from the Christchurch City Council.

LIM Report

The building inspector has not reviewed a LIM report nor inspected the Council file in relation to the property and is unable to provide advice as to the content of any LIM report. The building inspector recommends that the client obtain independent legal advice in relation to all aspects of the LIM report.

SERVICES

HOT WATER

Yes

External mains pressure cylinder



Photo 88

ELECTRICAL SERVICES

Yes

Switchboard in bedroom has fuses and mini circuit breakers. Power was on at time of the inspection



Photo 89

WIRING.

Electricity – early wiring

Electricity became available from about 1900 onwards, the actual date depending on the locality. By the 1910s, locally generated electricity was in widespread use.

Once it became available, new villas were wired for electricity, and earlier ones had the wiring added as an early renovation as owners were quick to install electric lighting. Other appliances followed more slowly.

The earliest wiring was cloth-wrapped rubber insulated, set into $\frac{1}{2}$ " (12mm) metal pipe conduit. Some examples of conduit may still exist in use. Conduit was fixed into the back of timber blocks fixed to the internal lining. Houses had a very small number of electrical switches and outlets. By the 1930s, cloth wrapped wiring (with an earth wire) was used without conduit. It was often

used to provide additional outlets so may still be present in conjunction with conduit cabling. This wiring also deteriorated in time as the rubber insulation perished and became brittle.

Electricity – 1950s-1960s

Early polyvinyl chloride (PVC) sheathed wiring (three strands including an earth wire) was introduced about 1950. This also deteriorates over time.

A significant number of villas will have been rewired with thermoplastic sheathed (TPS) cable, which became available in the 1960s.

DVS / HRV

N/A

SMOKE ALARMS

Yes

Battery smoke alarms untested



Photo 90

INTRUDER ALARMS

N/A

INTERNAL GARAGE

Notes on garage	N/A
Flooring	N/A
Walls & Ceilings	N/A
Doors & windows	N/A
Storage	N/A
Plumbing	N/A
Electrical	N/A
Moisture levels	N/A
Heating	N/A

EXTERNAL GARAGE

Notes on garage 2

Yes

Detached double garage



Photo 91



Photo 92

Flooring

Yes

Concrete



Photo 93

Walls/Cladding

Yes

Steel cladding over timber framing appears typical for age



Photo 94

Roof/Ceiling

Yes

Corrugated iron roof fixed with spring head nails over silver foil over timber framing appears in average condition with wear and tear typical for age



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99

Doors & windows

Yes



Photo 100



Photo 101



Photo 102

Storage

N/A

Plumbing

Yes

Exterior tap



Photo 103

Electrical

Yes



Photo 104

Moisture levels

N/A

HALLWAY

Notes on Hallway

Yes

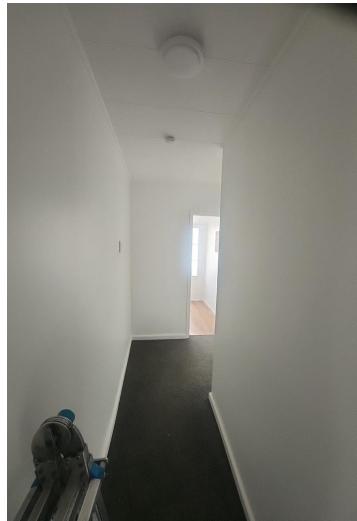


Photo 105



Photo 106

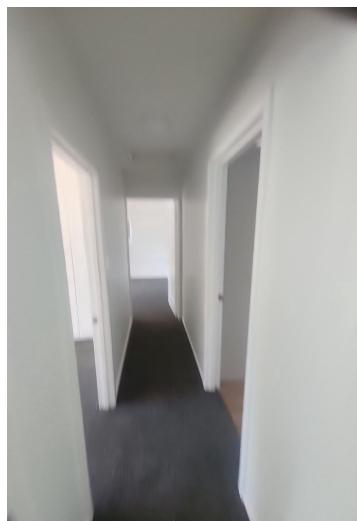


Photo 107

Flooring

Yes

Carpet

Walls & ceiling

Yes

Painted board

Doors & windows

N/A

Storage

N/A

Moisture levels

Yes

Tested low at time of the time of the inspection

Heating

N/A

Plumbing

N/A

Electrical

Yes



Photo 108



Photo 109

KITCHEN & LIVING 1

Notes on Kitchen/Living

Yes



Photo 110



Photo 111

Kitchen joinery

Yes

Kitchen joinery appears in sound usable condition



Photo 112



Photo 113

Fridge space

Yes

750mm x 1785mm



Photo 114

Plumbing Fittings

Yes

Plumbing Fittings appear in sound usable condition with good hot water pressure



Photo 115

Oven & Hob

Yes

Inbuilt electric oven with electric hob appear in sound usable condition. Untested



Photo 116

Range Hood

Yes

Operational. Externally ducted



Photo 117

Flooring

Yes

Carpet & vinyl

Walls & ceilings

Yes

Painted board

Doors & windows

Yes

Internal doors operational.

Painted timber single glazed external entry door operational.

Aluminium single glazed external joinery.

DINING ROOM WINDOW CATCH NEEDS ADJUSTING

Storage

N/A

Moisture levels

Yes

Tested low at time of the time of the inspection

Heating

Yes

Wall mounted heatpump appears in sound usable condition. Untested.
Heatpump vent in ceiling untested



Photo 118



Photo 119



Photo 120



Photo 121

Electrical

Yes



Photo 122



Photo 123

SEPARATE LIVING

Notes on living 2

Yes

Separate living



Photo 124



Photo 125

Kitchen joinery

N/A

Fridge space

N/A

Plumbing Fittings

N/A

Oven & Hob

N/A

Rangehood

N/A

Floors

Yes

Carpet

Walls & ceilings

Yes

Painted board.
Pinex tiles

Doors & windows

Yes

Internal door operational.
Painted timber single glazed external door operational.
Aluminium single glazed external joinery

Storage

N/A

Moisture levels

Yes

Tested low at time of the time of the inspection

Heating

Yes

Heatpump vent in ceiling untested



Photo 126

Electrical

Yes

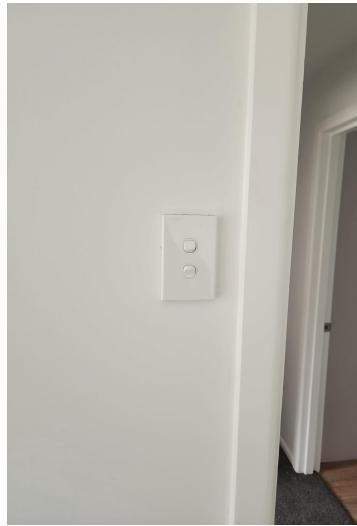


Photo 127



Photo 128



Photo 129

BATHROOM 1

Notes on Bathroom 1

Yes

Bathroom & laundry

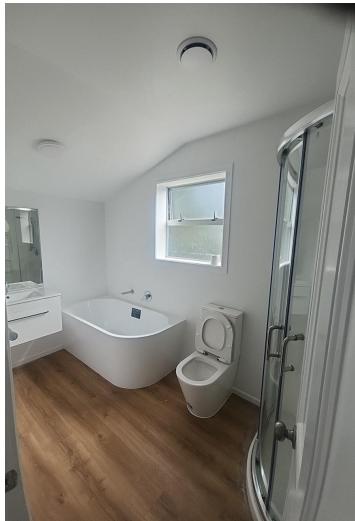


Photo 130



Photo 131

Shower

Yes

Wet wall liner over fiberglass base appears in sound usable condition



Photo 132

Plumbing Fittings

Yes

Plumbing Fittings appear in sound usable condition with good hot water pressure



Photo 133



Photo 134



Photo 135



Photo 136

Extractor

Ceiling fan operational

Yes



Photo 137

Flooring

Private & confidential

Yes

41/58

Vinyl

Walls & ceilings

Yes

Painted board

Doors & windows

Yes

Internal doors operational.

Painted timber single glazed external door operational.

Aluminium single glazed external joinery.

BOTTOM LAUNDRY WINDOW SASH NEEDS ADJUSTING

Heating

N/A

Electrical

Yes



Photo 138



Photo 139



Photo 140

Moisture levels

Yes

Tested low at time of the time of the inspection

BATHROOM 2

Notes on Bathroom 2	N/A
Shower	N/A
Plumbing Fittings	N/A
Extractor	N/A
Flooring	N/A
Walls & ceilings	N/A
Doors & windows	N/A
Heating	N/A
Electrical	N/A
Moisture levels	N/A

BEDROOM 1

Notes on Bedroom 1

Yes

Next to bathroom



Photo 141

Flooring

Yes

Carpet

Walls & ceilings

Yes

Painted board.
Pinex tiles

Doors & windows

Yes

Internal door operational.
Aluminium single glazed external joinery

Wardrobe

Yes

Moisture levels

Yes

Tested low at time of the time of the inspection

Heating

Yes

Heatpump vent in ceiling untested



Photo 142

Plumbing

N/A

Electrical

Yes



Photo 143



Photo 144



Photo 145

BEDROOM 2

Notes on Bedroom 2

Yes

Next to living



Photo 146



Photo 147

Flooring

Yes

Carpet

Walls & ceilings

Yes

Painted board

Doors & windows

Yes

Internal door operational.
Aluminium single glazed external joinery

Wardrobe

Yes

Moisture levels

Yes

Tested low at time of the time of the inspection

Heating

N/A

Plumbing

N/A

Electrical

Yes



Photo 148



Photo 149



Photo 150

BEDROOM 3

Notes on Bedroom 3

Yes

End of hallway



Photo 151

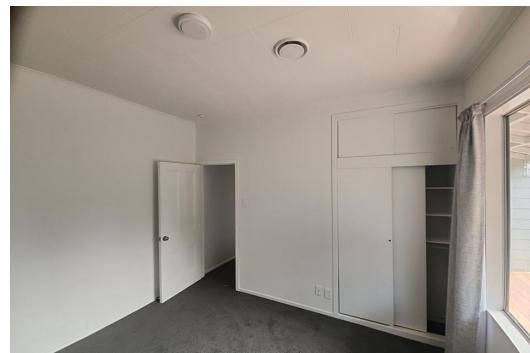


Photo 152

Flooring

Yes

Carpet

Walls & ceilings

Yes

Painted board.
Pinex tiles

Doors & windows

Yes

Internal door operational.
Aluminium double glazed external joinery

Wardrobe

Yes

Moisture levels

Yes

Tested low at time of the time of the inspection

Heating

Yes

Heatpump vent in ceiling untested



Photo 153

Plumbing

N/A

Electrical

Yes



Photo 154

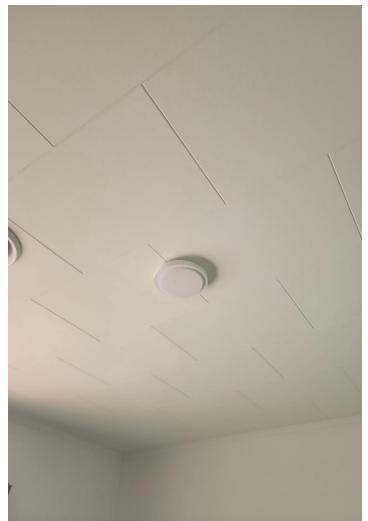


Photo 155



Photo 156

BEDROOM 4

Notes on Bedroom 4	N/A
Flooring	N/A
Walls & ceilings	N/A
Doors & windows	N/A
Wardrobe	N/A
Moisture levels	N/A
Heating	N/A
Plumbing	N/A
Electrical	N/A

BEDROOM 5

Notes on Bedroom 5	N/A
Flooring	N/A
Walls & ceilings	N/A
Doors & windows	N/A
Wardrobe	N/A
Moisture levels	N/A
Heating	N/A
Plumbing	N/A
Electrical	N/A

ADDITIONAL ROOM 1

Notes on Additional Room 1	N/A
Flooring	N/A
Walls & ceilings	N/A
Doors & cupboards & windows	N/A
Moisture levels	N/A
Heating	N/A
Plumbing	N/A
Electrical	N/A

ADDITIONAL ROOM 2

Notes on Additional Room 2	N/A
Flooring	N/A
Walls & ceilings	N/A
Doors & cupboards & windows	N/A
Moisture levels	N/A
Heating	N/A
Plumbing	N/A
Electrical	N/A

EQC SCOPE

General comments

No significant EQ damage visible at the time of the inspection

No significant EQ damage visible at the time of the inspection.

Pass

In my professional opinion and based on my observations during the inspection it appears all the EQC work has been completed to a satisfactory standard.

N/A

Where an EQC scope of works has been provided to the building inspector prior to (or at the time of) the inspection of the property, the scope of works may be reviewed and commented on in the building report. However, the building inspection is a visual non-invasive inspection of the property as at the time of the inspection. The building inspector cannot comment on the reasonableness of any repairs that have been carried out in accordance with the EQC Scope of Work nor whether any repairs have been carried out which would not be obvious on a visual and non-invasive inspection.

The building inspector relies on the information provided by the client. The building inspector will take no responsibility for ensuring that all EQC scope of works for the property have been reviewed.

Any EQC scope of works which have not been reviewed and/or any aspect of an EQC scope of works that are unable to be inspected are not referred to in the building report and the client will need to carry out their own due diligence in this respect.

ASBESTOS

Notes on Asbestos

Due to the age of the property, asbestos may be present in some products

Asbestos testing carried out at the time of the inspection.

NA

Asbestos

Fibre cement cladding on exterior walls (sheet form or shingles) and soffits, also in some internal linings such as wash houses/laundry's and around old "chip heaters". Some plaster over laths, "lath & Plaster".

Asbestos fibre cement roofing mainly corrugated or tiles, with small or large corrugations and some old gutters and DP's.

Textured paint and patching compounds on walls and ceilings.

Some Lino backing and some vinyl floor tiles and backing on sheet vinyl and adhesives.

Textured ceiling coatings, stippled ceilings.

Stippling: asbestos has been found to be present in some stippled ceilings applied up to the 1980's into the late 1990's and also in some of the stopping under the stippling.

Chip coated sheet metal tiles have been found to have asbestos in the material used to adhere the chip to the metal on early roof tiles before the early 1980's such as "Decromastic" and early "Harvey" tiles.

Vermiculite ceiling insulation may also contain asbestos and was also used in some old fire flues.

Eye Spy Property Inspections cannot state whether this building has products containing these materials and compounds without testing, however because of the era of this building we wish to make you aware of the possibility, so you will always work safely in your home.

To test ceilings for asbestos, take at least 2 samples from opposite sides of each room and take to an approved laboratory for testing.

CERTIFICATE OF INSPECTION

Client

Stu

Site

26 Taumutu St

Inspector

Richard

Company

Eye Spy Property Inspections

Qualifications

Licensed and qualified builder 25+ years experience.

The following areas of property were inspected:

Site	Yes
Subfloor	NA
Roofspace	Yes
Exterior	Yes
Roof exterior	Yes
Interior	Yes
Services	Yes
Accessory unit, ancillary space & buildings	Yes

Any limitations to the coverage of the inspection are detailed in the written report. I hereby certify that I have carried out the inspection of the property site at the above address taking into account aspects of NZS4306:2005 Residential Property Inspection – and I am competent to undertake this inspection.



28.01.2026 20:37 NZDT

An inspection carried out with reference to aspects of NZS 4306:2005 is not a statement that the

property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS4306:2005 for full details. A signed copy of this certificate is held on file.

NB: Image gallery below and the accompanying comments form an integral part of this report and must be viewed and read in conjunction with the rest of the report.

R Cournane

Licensed and qualified builder

LBP No:120745.

Property Inspector

Eye Spy Inspections

027 240 8883

The building inspector has not reviewed a LIM report nor inspected the Council file in relation to the property and is unable to provide advice as to the content of any LIM report.

The building inspector recommends that the client obtain independent legal advice in relation to all aspects of the LIM report.

N.B. Please read this report in conjunction with Note / Disclaimer, the final page of this report.

TERMS OF SERVICE & CERTIFICATES

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[Terms of Service.pdf](#)

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