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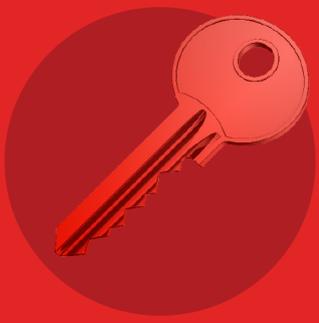
BUILDING INSPECTION REPORT

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.



RED LBP PRE-PURCHASE REPORT

- ✔ Completed by a trade professional
- ✔ Complies with NZS 4306:2005 Residential Property Inspection
- ✔ Full comprehensive written report
- ✔ Non-invasive moisture testing
- ✔ Floor level spot checked
- ✔ Summary identifying any significant faults or defects

PRE-PURCHASE



REDLBP



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YOUR INSPECTOR



Andy Vann

Red LBP Inspector for Christchurch East

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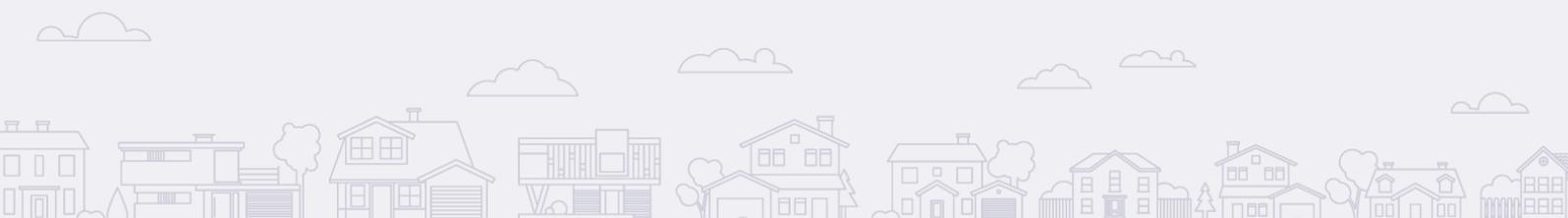
- ✔ **Licensed Building Practitioner (LBP)**
- ✔ **Extensive experience in new home construction, renovations, and commercial projects**
- ✔ **Experienced heritage stonemason**
- ✔ **Fully qualified Carpenter**
- ✔ **Played a key role in the Christchurch post-earthquake heritage restorations**

Hi, I'm Andy, franchise owner and inspector for Red LBP Christchurch East.

I bring a wealth of experience in new home construction, renovations, and commercial projects. As a fully qualified carpenter and skilled historical stonemason, I have a deep understanding of building integrity and craftsmanship.

I have contributed to some of Christchurch's most iconic buildings, both before and after the earthquakes. I played a key role in rebuilding the Lyttelton Timeball Station before 2011, worked on the Christchurch Cathedral, and following the quakes, collaborated with one of the city's largest property developers to restore heritage buildings in Christchurch and the wider Canterbury region. My expertise in both carpentry and stonemasonry has helped preserve these structures, ensuring they remain stable and beautiful for future generations.

Coming from a real estate family, I understand the need for clear and timely property assessments. I provide thorough, easy-to-understand pre-purchase reports, making me a trusted choice for property inspections in Christchurch East.



ABOUT RED LBP

Red LBP is New Zealand's trusted network of experienced, Licensed Building Practitioners. We provide thorough, independent property inspections, ensuring buyers and homeowners have the knowledge they need to make informed decisions. With a commitment to quality, compliance, and customer confidence, Red LBP inspectors uphold the highest standards in the industry.

For more information, visit redlbp.co.nz.

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PRE-PURCHASE BUILDING REPORT

Property Address	350 Riverlaw Terrace, St Martins, Christchurch 8022
Client	David Bos-Terry
Date of Inspection	15th February 2026
Time	9:00 am
Inspector	Andy Vann National Certificate in Carpentry, Licensed Building Practitioner.
LBP Number	BP135432
People Present	Inspector, Owner
House Occupied	Yes



CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Company: East Coast Inspections Ltd trading as RedLBP Christchurch East and Banks Peninsula
Client: David Bos-Terry
Date of Inspection: 15th February 2026
Site Address: 350 Riverlaw Terrace, St Martins, Christchurch 8022
Inspector: Andy Vann
Qualifications: National Certificate in Carpentry, Licensed Building Practitioner.

The following areas of the property have been inspected:	Yes	No	Limited	N/A
Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subfloor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Units, Ancillary Spaces and Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any limitations to the coverage of the inspection are detailed in the written report.

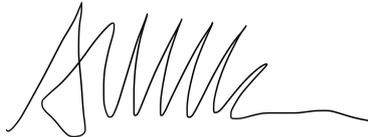
Certification:

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

Name: Andy Vann

Date: 15th February 2026

Signature:



(for and on behalf of RED LBP)

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

Note * please refer to TERMS of ENGAGEMENT

SCOPE OF REPORT, LIMITATIONS & CONDITIONS

PRE-PURCHASE BUILDING REPORT

The report should be seen as a reasonable attempt to identify any Significant Fault or Defect visible at the time of the visual Inspection rather than an all-encompassing report dealing with the home from every aspect. The reporting of any Significant Fault or Defect is on an exceptional basis, rather than reporting on items, which are in acceptable condition for their age.

"Significant Fault or Defect" is defined in the Standards as – "A matter which requires substantial repairs or urgent attention and rectification."

A Significant Fault or Defect will be addressed in the Executive Summary section of the report as maintenance or remedial work.

This report type is to identify the structural aspects of the dwelling, and report on the type, location, and defects/damages of each aspect. It is not designed to replace the input from an engineer, however, will highlight any items that require further investigation from other professionals.

This report is designed to satisfy the requirements of lenders and homeowners that the property will fulfil the requirements of the Standards.

This report is not a defects list and should not be construed as such. The property report does not contain any assessment in relation to any item which is subject to a special purpose report (items will be mentioned as they are part of the property).

1) The scope of the report will be limited to:

- a. Significant defects
- b. Particular attributes
- c. Gradual deterioration; and
- d. Significant maintenance required

2) It will exclude:

- a. Legal title
- b. Building warrant of fitness and services prescribed on a compliance schedule
- c. Planning, resource consent issues
- d. Building consent issues
- e. Long term maintenance planning
- f. Rental property tenancy inspections
- g. Heritage obligations
- h. Compliance the Body Corporate rules, the terms of memorandum of cross lease or a company title occupation agreement.
- i. LIM – Land Information Memorandum

GENERAL

The Report is to be used by the Client only as guidance for evaluation of the condition of the premises and is not intended as an all-encompassing Report dealing with the Premises from every aspect. This report should be seen as a general guide from a trade professional providing a snapshot of the property and its elements. It is not designed to advise a potential buyer on the advisability of purchase, rather to provide enough information to satisfy the client and the lender on the elements of the property from a general perspective.

The inspection should not be misused as a form of compliance inspection as per the local authorities, nor should it be used as any guarantee or warranty of the present or future adequacy or integrity of any of the systems reported on in the property.

Weathertightness – This will be considered regardless of age, however it will not be measured against appendix A of the Standards or to E2/AS1 of the Building Code, Matrix and Evaluation, as this would be subject to a specialist report.

Please note that although moisture readings will be taken and will be reported on if they are deemed to be outside of a general tolerance, this does not replace the recommendations of a trade qualified weathertightness expert, and any readings taken are of a non-invasive type only. Any descriptions presented within this report, are based on trade knowledge and experience. These should be taken as general estimates only, based on the opinion of the (LBP) Licenced Building Practitioner completing the report and there may be cause for variation.

Should any disputes arise due to the content of this report, this will be actioned as per the terms and conditions accepted at the time of booking the inspection.

In all inspections, the inspector will not touch or move vendor's, tenant's or occupant's possessions or other items within the house and RedLBP inspectors will not be responsible for linings, flooring and other areas not able to be seen because of such possessions or items obscuring line of sight observations. This applies equally where carpeting, mats and so on might be obscuring/covering a view of any issues or defect in concrete or wooden flooring. The Inspector shall not disassemble equipment, or undertake any intrusive or destructive inspection, moving of furniture, appliances or stored items, or excavation.

The report is valid only for the day of the inspection, after which time the premises will require re-inspection to determine the currency of the report together with any changed circumstances which may affect the premises.

This report contains information obtained by inspection, sampling, testing or other means of investigation. Unless specifically stated otherwise in this report, RedLBP has relied on the accuracy, completeness, currency, and sufficiency of all information provided to it by, or on behalf of, the Client or any third party, and has not independently verified the information provided. RedLBP accepts no responsibility for errors or omissions in, or in the currency or sufficiency of, the information provided.

This report must be read in its entirety, it may not be reproduced in part by any individual.

Only the named owner of the report may use the information contained within the report.

The purchaser of this report has purchased the right to review the information contained within the report. All information remains the sole property of RedLBP Ltd.

This report has been produced as a result of a visual-only inspection of what was seen at the time and day of the inspection. The report is general in nature and is not intended as a substitute for professional advice. Nor does it purport to a survey plan of the site of the building. If further clarification is needed on any comments or any explanation at all, is required on any part of the report or photos then please contact the writer as soon as possible.

All reports are prepared and completed by an independent franchisee of RedLBP Limited. RedLBP Limited operates solely as the franchisor and is not responsible for the quality or accuracies of the output of its franchisees.

[RedLBP T&C's](#)

EXECUTIVE SUMMARY

The overall condition of the house is average. This is in the context of the average condition of similar buildings of approximately the same age, type of construction and material type.
(Stated in accordance with NZS 4306:2005, cl. 3.2.)

For further details regarding the overall condition rating, refer to the Conclusion at the bottom of the report.

We recommend checking the records of the BCA: Building Consent Authority to ensure that all necessary permits, consents, and Code Compliance Certificates are obtained and that the materials and finishes match the approved plans. It is also important to confirm that the floor layout matches the plans.

Certain areas of the property were not fully inspected due to access limitations at the time of inspection. These included:

Roof space - Was only viewed from the access point.

Subfloor - Was only viewed from the access point.

Roof system - Was only viewed from the ladder.

These limitations may restrict the ability to identify concealed defects. Refer to the relevant sections of this report for further detail.

This Executive Summary identifies significant faults and defects and significant deferred maintenance only. Less significant items are recorded within the relevant sections of the report and are not summarised here. Refer to the relevant sections for details

Disclosure statement: This report was prepared by a Licensed Building Practitioner and inspector of REDLBP Christchurch East and Banks Peninsula. Please be advised that the Franchise Territory Owner, Andy Vann is related to a Branch Manager of Harcourts Grenadier Real Estate Ltd.

PROPERTY IDENTIFIERS

Address	350 Riverlaw Terrace, St Martins, Christchurch 8022
Legal Description	LOT 19 DP 15039
Certificate of Title	CB4C/575
Land classification	Wind Zone - Medium (BRANZ - GIS). Zoning : Residential Suburban. Technical category : Land Technical Category Two TC2 Flood Management Area.
Weather	Wet & Windy
Soil	Wet
Site Exposure	Sheltered

BUILDING DESCRIPTION

The dwelling was originally built in the 1940s and is located in St Martins. It is a freehold title situated on a front section that is flat. The dwelling is single-storey with four bedrooms, two bathrooms

Internally, the property has heating that is provided by a wall mounted heat pump which is located in the main living area. The water system is heated by an externally mounted gas califont. The internal linings are plasterboard and hardboard which are decorated with paint and wallpaper. The floors are T&G timber with floor coverings being vinyl, carpet and vinyl planking.

The foundation system is a perimeter concrete ring with piles, with the dwelling being of timber-framed construction. The exterior joinery is timber and is single-glazed. The property is clad with a brick veneer. with a paint coating. The roof is masonry tiles. There is a studio that is detached from the house. The driveway is crushed aggregate.

Generally, the property has a living aspect of north and includes hard landscaping that consists of a deck, a patio, concrete paths, raised garden beds, pergola and brick paths. Soft landscaping of lawn, gardens, trees and hedges.

BUILDING ELEMENTS

Type	Inspected
Roof system	
Masonry tiles	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Exterior cladding	
Brick veneer	Viewed
Exterior joinery	
Single-glazed timber joinery with timber reveals.	Viewed
Foundation	
NZS3604 - Type B2	Limited access
Roof space	
Timber-framed - roof	Limited access
Wall framing & non-invasive moisture testing	
Timber-framed - wall	Considered
Interior linings	
Plasterboard and hardboard ceiling and wall linings, timber trims and doors.	
Dining room	Viewed
Living room	Viewed
Hallway	Viewed
Bedroom 1	Viewed
Bedroom 2	Viewed
Bathroom	Viewed
Kitchen	Viewed
Laundry	Viewed
Outbuildings	
Studio	Viewed

ROOF SYSTEM

Masonry tile roofing

Surface finish - Factory.

Condition of surface - No visible issues.

Tile condition - Tiles with chipped bottom corners.

Tile alignment - Slipped tiles observed.

Type of roof construction - Hip roof.

Pitch of roofs - 30 degrees.

Deflections of roof planes - No visible deflections in the roof lines at the time of the inspection.

The roof was viewed from an extendable 3.6-metre ladder to all accessible elevations.

Recommendations:

To ensure the longevity and performance of masonry tiles, it is important to adhere to the manufacturer's specifications and perform regular upkeep and maintenance. This typically involves following specific cleaning and sealing procedures on a regular basis. By doing so, you can protect the tiles from deterioration, staining, and other forms of damage.

Any masonry tiles with chipped or broken bottom corners should be replaced. Damaged tiles can compromise the roof's ability to shed water effectively and may lead to moisture ingress. Replacement of affected tiles should be undertaken by a suitably qualified roofing contractor to maintain the performance and integrity of the roof system.



Photo 3

Masonry tile hip roof. East elevation.



Photo 4
Masonry tile roof east elevation.



Photo 5
Masonry tile hip roof.



Photo 6
Slipped tiles visible on the east elevation.



Photo 7
Cracked bottom edges of the tiles.



Photo 8
Slipped tile visible on the north east corner.

Flashings - Flashings as per their design are never completely visible, the inspector will view all areas accessible safely from a 3.6-metre ladder or safe vantage point.

Hips - Visible areas only.

Material type - Masonry.

Finish - Factory finish.

Condition - Moss and lichen

Laps - No visible issues at the time of the inspection.

Ridges - Visible areas only.

Material type - Masonry.

Finish - Factory finish.

Condition - No visible issues at the time of the inspection.

Laps - No visible issues at the time of the inspection.

Penetrations

Type - Pipes and flues.

Flashing material - Lead.

Condition - Not fully visible.

Flashings - Not fully visible at the time of the inspection.

Sealants - No visible issues at the time of the inspection.

Signs of leaking - None visible at the time of the inspection.

Recommendations:

The roof displayed visible signs of moss growth in certain areas, and it is advised to address this issue as part of regular maintenance. Failure to do so could cause deterioration of the coating.



Photo 9
Masonry tile hip cap flashings.



Photo 10
Moss growth visible on the north westbound corner hip.



Photo 11
Decommissioned fire flue roof penetration on the west elevation with a lead base flashing.



Photo 12

Terminal vent pipe roof penetration on the east elevation with a lead base flashing.

Guttering

Type - External.

Material - Profiled metal.

Gutter guard - None.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Areas requiring clearing.

Damage/Corrosion/Leaks - Visible issues (refer to photos).

Adequate outlets - Yes.

Droppers - No visible issues at the time of the inspection.

Moss and/or lichen visible on or in the guttering system - Areas requiring treatment.

Downpipes

Material - Profiled metal.

Fixings - No visible issues at the time of the inspection.

Brackets - No visible issues at the time of the inspection.

Damage - No visible issues at the time of the inspection.

Corrosion - None visible at the time of the inspection.

Spreaders - Not applicable.

Discharge - Risers.

Fascia & bargeboards

Material - Timber.

Finish - Paint.

Damage and Rot - Areas requiring maintenance.

Soffits & eaves

Material - Timber.

Finish - Painted.

Damage, rot or corrosion - No visible issues at the time of the inspection.

Soffit width from cladding to fascia - 500 - 600 mm

Eaves & soffit widths measured from the external face of wall cladding to the outer edge of the overhang, including the fascia.

Recommendations:

It is recommended to clear the gutters regularly to ensure proper drainage and prevent potential issues.

When gutters become clogged with debris such as leaves and twigs, water can overflow and accumulate on the roof or other parts of the building. This can lead to water damage and leaks. Keeping the gutters clean ensures efficient water flow away from the roof, protecting the property from moisture-related damage.



Photo 13
Profiled metal roof edge gutter and downpipes attached to timber fascia with painted to soffit lining.



Photo 14
Timber fascia splitting visible on the south west corner.



Photo 15
Profiled metal roof edge gutter on the south elevation, alignment defect visible.



Photo 16
Profiled metal roof edge gutter on the west elevation. Clear at the time of inspection.



Photo 17
Profiled metal roof edge gutter on the east elevation. Some debris visible due to the recent windy conditions.



Photo 18
Profiled metal gutter installation on the back entrance pergola, lichen growth visible.

EXTERIOR CLADDING

Clay brick.

Finish - Painted.

Erosion or spalling - None visible.

Mortar erosion/issues - None visible.

Cracking - None visible.

Lintels - Not applicable.

Loose bricks - None visible.

Brick to foundation alignment - Areas where brick does not overhang.

Weep-holes - Brick cavity is vented into the subfloor.

Vent holes - Not applicable.

Movement or cracking - None visible at the time of inspection.

Penetrations - Seal and maintain any penetrations as required.

Dampness or moisture damage - None visible at the time of inspection.

Lime leaching - None visible at the time of inspection.

Efflorescence - None visible at the time of the inspection.

Base of cladding to ground clearances - Bottom of masonry veneer cladding to paving - 100 mm. Bottom of masonry veneer cladding to unpaved ground - 150 mm. No visible issues at the time of inspection.

Early detail books from the 1970s showed suspended timber floors with brick veneer cavities left open to the subfloor. This allowed moist air to move up the cavity into the roof space, often causing significant moisture issues. During renovations, the cavity should be sealed from both the subfloor and roof space, as also required in SNZ HB 4236:2002, section 9.2.6(f).

Recommendations:

Any incomplete or damaged exterior side seals at the cladding to the exterior joinery units need to be repaired to stop water ingress.

Maintenance recommendations:

Regular maintenance is necessary to keep exterior surfaces clean and free from grime and contaminants, particularly in areas not typically washed by rain, such as beneath guttering and eaves. Failure to clean these surfaces can lead to accelerated deterioration of construction materials. It is important to carry out normal maintenance as required.



Photo 19

Brick veneer cladding with a painted finish.



Photo 20
No external weep holes on the bottom course as the brick cavity is open to the subfloor.



Photo 21
Timber joinery side sealed to the cladding and head flashings installed.



Photo 22
Timber window sills installed with suitable run off angle.



Photo 23

No top coarse external vent holes visible, as the brick cavity is open to the roof space.

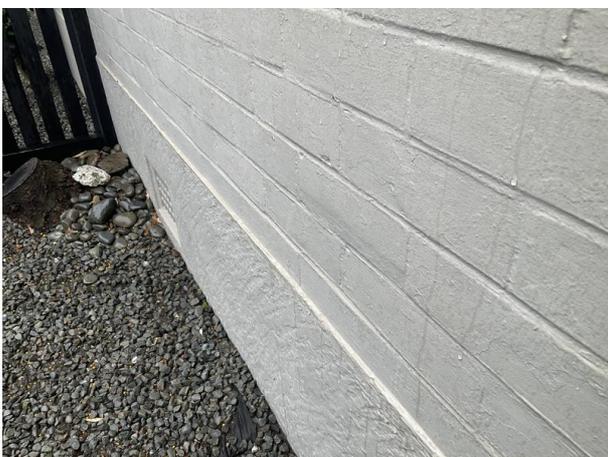


Photo 24

Small horizontal lip at the top of the foundation wall and the bottom brick course. Normally the brick would overhang the foundation wall.

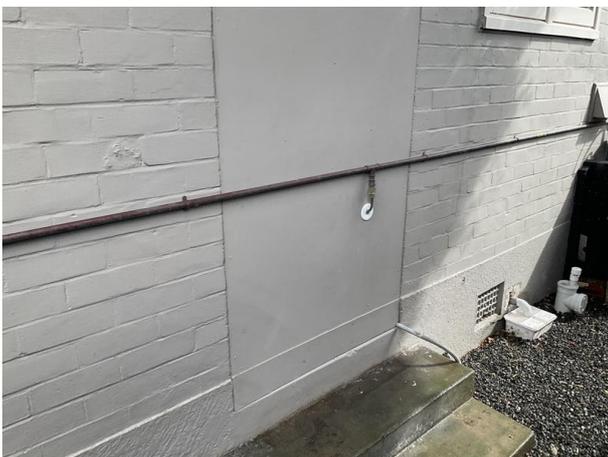


Photo 25

Decommissioned back entrance on the east elevation, filled in and sealed with a fibrous cement sheet cladding.



Photo 26
Second area filled in with a fibrous cement sheet cladding on the north east corner.



Photo 27
Visible gap on the west elevation window side seal.



Photo 28
Side edge of the west elevation window sill requires sealing to prevent moisture ingress.

EXTERIOR JOINERY

Single-glazed timber joinery.

Coating - Exterior - Painted. Condition - No visible issues at the time of the inspection.

Exterior flashings - Head flashings installed.

Scribers - Sealed - some gaps required sealing.

Putty/Beadings - No visible issues at the time of inspection.

Exterior timbers - No visible issues at the time of the inspection.

Exterior timber sills - Paint condition - No visible issues.

Reveals - Timber.

Finish - Painted. No visible issues at the time of the inspection.

Coating - Interior - Painted. Condition - No visible issues at the time of the inspection.

Hardware - or maintenance required (refer to the photos below).

Opening sashes - Some sashes require maintenance to restore functionality.

Damage - None visible at the time of the inspection.

Defects - Refer to photos.

Recommendations:

There are some damaged or broken hardware, it is recommended that these are replaced or repaired to ensure full function of the joinery.

Some repairs required to the opening sashes of the windows in order to restore functionality and to reduce draughts.



Photo 29

Single glazed timber joinery. French door access to the dining room.



Photo 30
Single glazed timber joinery.



Photo 31
Single glazed timber back door.



Photo 32
Visible gap in the joinery - cladding seal, recommend resealing.



Photo 33



Photo 34
Timber window sill end, recommend sealing.



Photo 35
Profiled metal head flashings.



Photo 36
All accessible windows and doors tested for function.



Photo 37
Defect visible on the side of the living room window.



Photo 38
The middle window in bedroom one requires some adjustment to regain function.



Photo 39
The middle window in bedroom two requires some adjustment to regain function.



Photo 40
Some moisture visible on the inside of the back entrance, strong wind driven rain at the time of inspection.



Photo 41
Missing stay screw handle in the living room north window.

FOUNDATION

The subfloor space was viewed via the manhole located in the bedroom one cupboard only viewed from the access point 40% viewable .

The inspection was taken from the access hatch. Size - 380mm - 500mm

Please note this is a restricted access area for inspection due to current NZ legislation (Health & Safety at Work Act 2015). Every effort will be made to safely conduct a thorough inspection; however, if certain areas are inaccessible, they will be observed from the best available vantage point within the inspector's line of sight. Photographs will be taken to document all visible areas for reference.

Foundation type - Type B2 - Perimeter concrete beam, concrete and or timber piled foundation, heavyweight cladding.

Foundation wall - Perimeter concrete beam.

Subfloor ventilation - Vents.

Piles - Precast concrete.

Condition of piles - Connections to bearers are not all visible.

Subfloor timbers, type and condition - Suspended timber floor. Signs of moisture.

Flooring - type and condition - Timber flooring - Signs of a pest infestation. Flooring type only visible at the access point.

Insulation - Polyester.

R value of insulation - R1.6.

Coverage - Acceptable.

Ground cover - Polythene - Tidy where visible.

Ground condition - Not visible below the dwelling due to the presence of the moisture barrier.

Underfloor Space - Tidy.

Electrical - None visible.

Non-Electrical wiring - Aerial/Data - Visible - Unsupported.

Plumbing - None visible.

Structural alterations - None visible.

Sub-floor Clearance - Where visible - 250 mm below the bearer.

Defects - Refer to photos.

Floor levels were spot-checked for indicative purposes only using a self-levelling laser. The measurements obtained provide a general indication of floor performance at the time of inspection and do not constitute a compliance assessment against the Building Code or any referenced standard. The observed slopes and deviations were generally consistent with commonly accepted guidance ranges used for indicative assessment of residential dwellings.

The overall level difference measured in the sampled areas was approximately 10mm. This assessment is limited to a visual, non-invasive spot-check and is not a full floor-level survey or certification of compliance.

Because this property is in a High Flood Hazard Management Area (HFHMA) and near the river, the ground-water pressure (hydrostatic pressure) is likely higher than standard suburban sites. This makes the integrity of the DPC even more critical as the piles are often sitting in perennially damp soil.



Photo 42
Subfloor access located in the bedroom one cupboard.



Photo 43
Suspended timber floor supported by a concrete perimeter ring foundation and precast concrete piles.



Photo 44
Some moisture transfer visible through the concrete pile into the timber bearers due to the compromised DPC (damp proof coarse). Recommend replacing these to prevent further fungal decay (Rot).



Photo 45
Foundation vents visible, only 250mm clearances under the bearers.



Photo 46
Polythene ground moisture barrier installed, and polyester insulation.

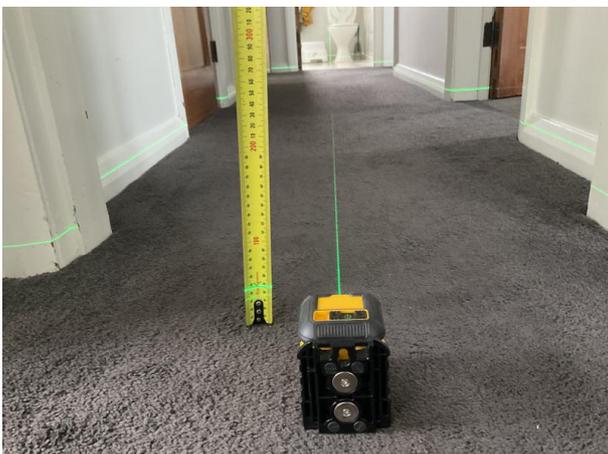


Photo 47
Floor levels checked using a self levelling laser.

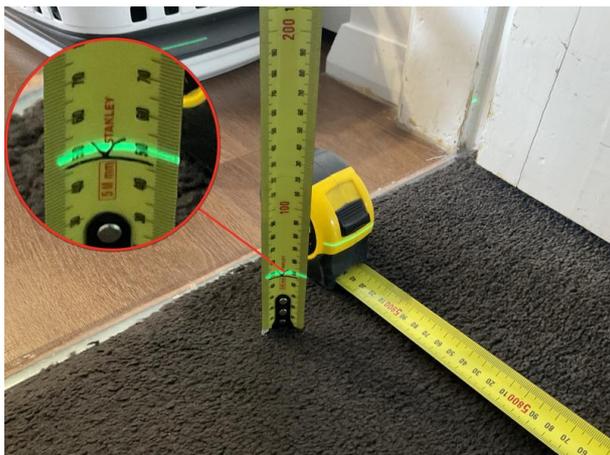


Photo 48
3mm deviation over 5.9m from bedroom
two to into the hallway.



Photo 49
10mm deviation over 7.5m from the dining
room into the living room.

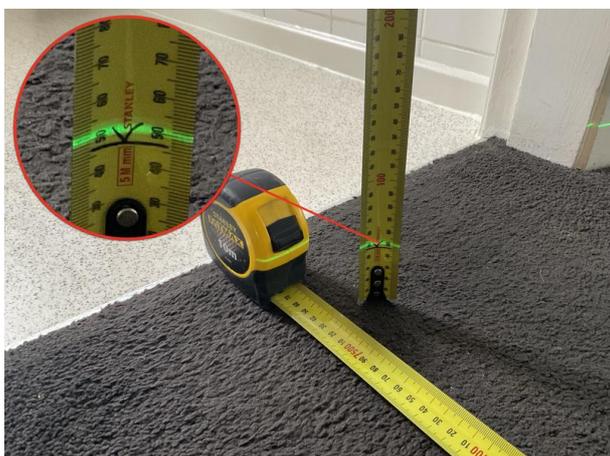


Photo 50
4mm deviation over 7.5m from the living
room along the hallway.



Photo 51
Concrete perimeter ring foundation.



Photo 52
Cracking visible on the west elevation.

ROOF SPACE

The ceiling space was viewed from the top of a ladder via a manhole located in the laundry and kitchen.
Access hatch size - 455mm - 455mm

Every effort will be made to safely access and inspect the roof space, however, if certain areas are inaccessible, they will be assessed from the best available vantage point within the inspector's line of sight. Photographs will be taken to document visible areas for reference. It is important to note that not all parts of the roof structure may be visible during the inspection. The primary objective is to identify any significant defects observable through a visual assessment of accessible areas.

Roof frame construction and connections - Pitched timber framing. Connections were not all visible.

Condition - No issues visible.

Roofing underlay - None present.

Structural alterations - None visible.

Ceiling construction - Timber ceiling battens visible.

Vermin and insects - Signs of vermin.

Electrical - None visible.

Non-Electrical wiring - Aerial/Data - Visible - Unsupported.

Plumbing - All pipework sighted is in a tidy order. Header tank - decommissioned.

Plumbing type - Galvanised and Copper.

Insulation - Polyester.

Thickness of insulation visible - 125 mm.

Coverage - Full coverage where visible.

Discharges into the roof space - None.

Stored items - No.

Defects - Refer to photos.



Photo 53

Roof space access located in the laundry kitchen area.



Photo 54
Pitched timber roof frame supporting the masonry tile roof.

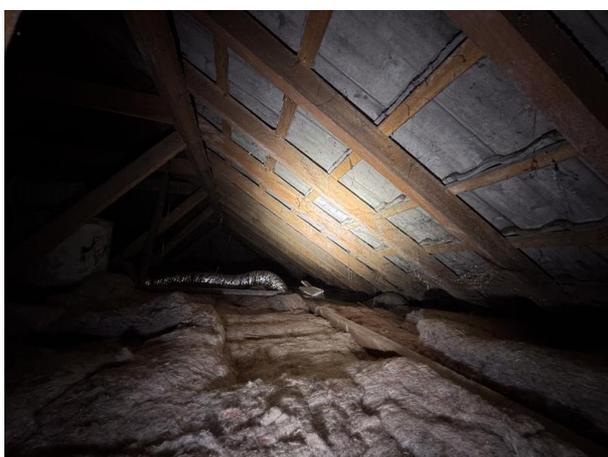


Photo 55
Under side of the masonry tile roof, no deflection visible.



Photo 56
Moisture absorption visible as raining at the time of inspection.



Photo 57
Decommissioned fire flue roof
penetration.

WALL FRAMING & NON-INVASIVE MOISTURE TESTING

Protimeter ReachMaster Pro moisture metre is used for the testing of moisture levels in the dwelling. At the time of the inspection, internal surface moisture tests were completed, this was consistent throughout the house with no abnormalities.

Values are indicative only (dry, risk, wet).

60 to 170 = Dry (Green)

170 to 200 Risk (Yellow)

200 to 999 = Wet (red)

The condition of the timber framing is unknown.

No indications of elevated moisture readings were detected. 'Supplementary' moisture testing photos are a representative sample of the comprehensive testing conducted.

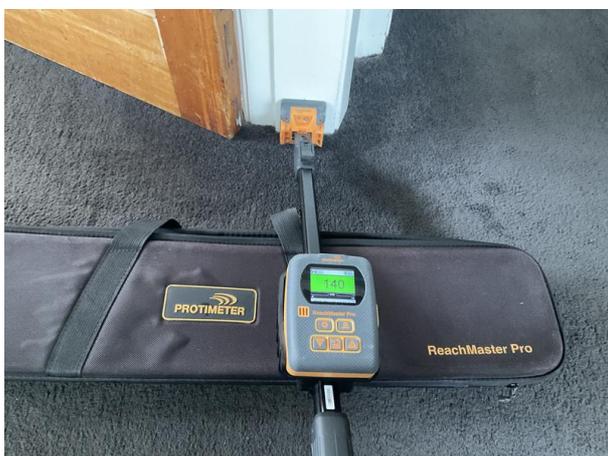


Photo 58

Base moisture reading taken from an interior wall.

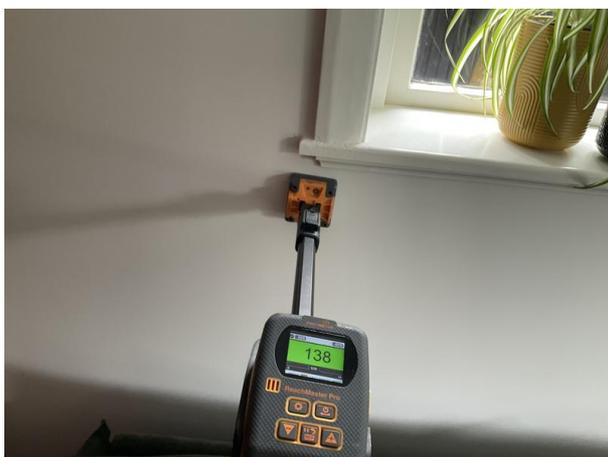


Photo 59

Moisture readings taken from all accessible windows and door openings. No indications of elevated moisture found at the time of inspection.



Photo 60

Moisture reading taken from behind the toilet. No indications of elevated moisture found at the time of inspection.



Photo 61

Moisture taken from under bathroom vanity. No indications of elevated moisture found at the time of inspection.



Photo 62

Moisture taken from under the bathroom vanity. No indications of elevated moisture found at the time of inspection.



Photo 63
Moisture taken from under the shower corner. No indications of elevated moisture found at the time of inspection.



Photo 64
Moisture taken from shower corner. No indications of elevated moisture found at the time of inspection.



Photo 65
Moisture taken from the back entrance. No indications of elevated moisture found at the time of inspection.



Photo 66

Moisture taken from the kitchen base cabinet. No indications of elevated moisture found at the time of inspection.

INTERIOR LININGS

Plasterboard and hardboard ceiling and wall linings with a paint and wallpaper finish, timber trims and doors with a varnished finish, carpet and vinyl floor coverings.

The inspection and resulting report are not intended to comprehensively identify or describe minor faults or minor defects. A minor fault or minor defect is a matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance. Minor faults and defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes.

Dining room

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling-wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Timber and glass.

Floor coverings - Carpet.

Cupboards - Not applicable.

Defects - None visible at the time of the inspection.



Photo 67
Dining area.

Living room

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling-wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Solid timber. and Timber and glass.

Floor coverings - Carpet.

Cupboards - Not applicable.

Defects - None visible at the time of the inspection.



Photo 68
Living room.

Hallway

Ceiling linings - Plasterboard - Paint finished.
Ceiling defects - None visible at the time of the inspection.
Ceiling-wall junction - Coving.
Wall linings - Plasterboard - Paint finished.
Wall defects - None visible at the time of the inspection.
Exterior joinery - Not applicable.
Internal doors - Solid timber and Timber and glass.
Floor coverings - Carpet.
Cupboards - Single - Doors - Solid timber.
Defects - None visible at the time of the inspection.

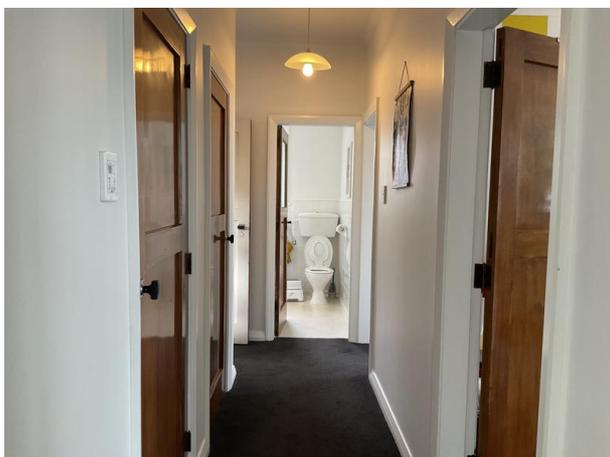


Photo 69
Hallway.



Photo 70
Smoke detector not in place at the time of inspection.

Bedroom 1

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling-wall junction - Coving.

Wall linings - Plasterboard - Paint finished. Wallpaper.

Wall defects - None visible at the time of the inspection.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Solid timber.

Floor coverings - Carpet.

Cupboards - Single - Door - Solid timber.

Defects - None visible at the time of the inspection.

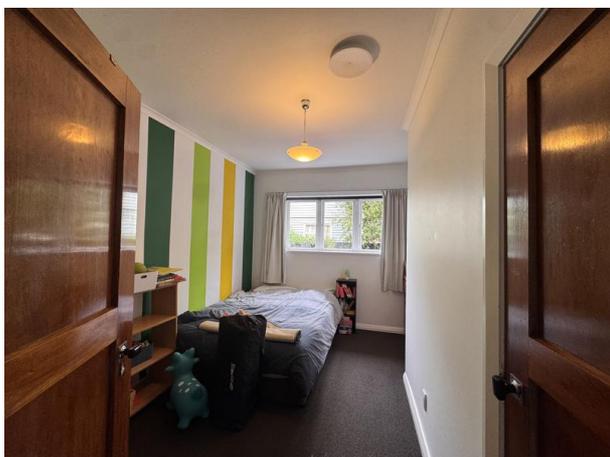


Photo 71
Bedroom one.

Bedroom 2

Ceiling linings - Hardboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling-wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Solid timber.

Floor coverings - Carpet.

Cupboards - Not applicable.

Defects - None visible at the time of the inspection.



Photo 72
Bedroom two.

Bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Cosmetic issues.

Ceiling-wall junction - Coving.

Wall linings - Plasterboard with a paint finish & tiled.

Wall defects - Cracking.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Timber and glass.

Floor covering - Vinyl.

Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.

Single or dual flush - Dual.

Vanity - Floor-mounted. Cracking to surface

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste and braided wire.

Splashback - Tiled and Upstand - Sealed edge.

Shower - Enclosure. No visible moisture issues.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

Mechanical ventilation - Mechanical extraction not installed.

Heating - Yes.

Heated towel rail - Yes.

Defects - Refer to photos.

Waterproof membrane - The condition of the waterproof membrane to the shower and floor is not visible, and its condition cannot be determined.

All showers, due to being exposed to water, have the risk of water damage to surrounding elements that cannot be seen.

All wet areas, due to being exposed to water, have the risk of water damage to surrounding elements that cannot be seen.

The common fail areas of the shower and plumbed areas were checked for indications of elevated moisture. Moisture levels were within the normal range.

The inspection of showers is limited to testing only using the provided shower rose or handheld rose from outside the shower enclosure, this limits the ability to find leaks.

The statement regarding the shower pressure (adequate or inadequate) reflects the inspector's opinion based on the pressure observed during the inspection and is subjective to the inspector's judgment.

Recommendations:

It's advisable to seal all six sides of every interior door. Neglecting to seal the tops and bottoms may result in moisture ingress, leading to surface damage on the door.



Photo 73
Bathroom.



Photo 74
Surface cracking visible in the vanity basin.



Photo 75
Unsealed door in the bathroom.



Photo 76

Wall tile cracking visible under both sides of the window.

Kitchen

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling-wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Solid timber.

Benchttop - Sealed to cabinet/wall junction - Yes.

Benchttop material - Laminate.

Benchttops level - Yes.

Damage - General wear & tear.

Splashback - Tiled - Sealed edge.

Cabinetry - Functional - Yes. Material type - Laminate.

Cabinetry requires maintenance - Yes.

Water hammer - No noise or vibration noted.

Sink - Leaks or visible issues - No.

Faucet functional - Yes.

Type of plumbing - uPVC waste and braided wire.

Heat shield - Tiled.

Cooktop - Gas - Checked. Functional - Yes.

Oven - Powered on only - Functioning - Yes.

Mechanical ventilation - Functional - Yes. Externally vented - Yes.

Garbage disposal - Not applicable.

Floor coverings - Vinyl planking.

Dishwasher - Functional - Yes. Powered on only, not run through a cycle.

Defects - Refer to photos.

It is outside the scope of this report to check the operation and performance of the appliances, these are checked only for power connection. It is recommended that appliances are serviced regularly to ensure proper safe operation.



Photo 77
Kitchen.



Photo 78
Benchtop ware and tear visible.



Photo 79
Moisture damage visible under the
kitchen sink.

Laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling-wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

Exterior joinery - Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Not applicable.

Floor coverings - Vinyl planking.

Laundry tub/sink - None.

Taps & waste - Not able to be tested.

Leaks - None visible at the time of the inspection.

Type of plumbing - uPVC waste

Washing machine discharge - Through waste coming out of the wall.

Water hammer - Not able to be tested.

Cabinets - No visible issues.

Cupboards - Custom - Solid timber.

Ventilation - Opening door. Mechanical extraction not installed.

Defects - None visible at the time of the inspection.



Photo 80
Laundry.

OUTBUILDINGS

Studio

Foundation system - Concrete slab on grade.

Construction - Timber.

Cladding - Profiled metal weatherboard and Fibrous cement sheet cladding.

Exterior joinery - Aluminium - and Timber - Single-glazed. Standard glass - Painted timber reveals.

Roofing - Profiled metal.

Linings - Plasterboard - Painted.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Internal doors - Hollow core.

Defects - None visible at the time of the inspection.

Bedroom 1

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

Exterior joinery - Aluminium - and Timber - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Not applicable.

Defects - None visible at the time of the inspection.

Bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor covering - Vinyl.

Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.

Single or dual flush - Dual.

Vanity - Floor-mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste and braided wire.

Splashback - None, painted plasterboard - Sealed edge.

Shower - Enclosure. No visible moisture issues.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

Mechanical ventilation - Functional - Yes. Externally vented - Yes.

Heating - No.

Heated towel rail - No.

Defects - None visible at the time of the inspection.

All showers, due to being exposed to water, have the risk of water damage to surrounding elements that

cannot be seen.

All wet areas, due to being exposed to water, have the risk of water damage to surrounding elements that cannot be seen.

The inspection of showers is limited to testing only using the provided shower rose or handheld rose from outside the shower enclosure, this limits the ability to find leaks.

The statement regarding the shower pressure (adequate or inadequate) reflects the inspector's opinion based on the pressure observed during the inspection and is subjective to the inspector's judgment.

Office

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - None visible at the time of the inspection.

Ceiling-wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Wall defects - None visible at the time of the inspection.

Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Single - Door - Hollow core.

Defects - None visible at the time of the inspection.

Recommendations:

Recommend confirming territorial authority records for inclusion of plumbing fixtures.



Photo 81
Detached studio outbuilding.



Photo 82
Profiled metal weatherboard cladding on
the east, west elevations.



Photo 83
Studio bedroom one.



Photo 84
Studio bathroom.



Photo 85
Office room.



Photo 86
Profiled metal and polycarbonate roof on the studio.

NON-STRUCTURAL SYSTEMS

The following is a summary of the non-structural systems in the dwelling:

Driveway	Crushed aggregate
Boundary Fences	Timber
Paths	Concrete Shingle Brick
Deck	Timber
Gates	Timber framed and covering Metal
Electrical	Electrical system
Plumbing, Drainage & Sewerage	Hot water, water supply and gully-traps
Heating	Heat pumps
Ventilation	Ventilation system
Services	Data, gas, smoke detection, aerals and security

DRIVEWAY

Crushed aggregate driveway with timber edging and concrete edging.

Recommendations:

General upkeep and maintenance of the driveway is recommended, including cleaning it and keeping it free of debris.

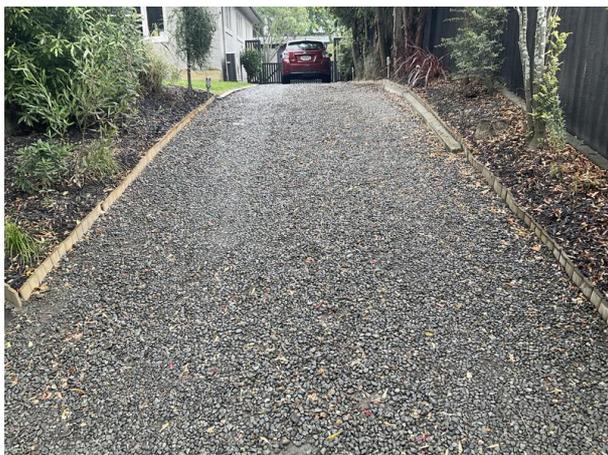


Photo 87
Driveway

BOUNDARY FENCES

Stained timber palings fixed to timber rails with timber posts.
Condition of cladding - Damage (refer to photos).
Alignment - Some areas are out of alignment, refer to photos.
Post and rail condition - Refer to photos below.
Average height - 1.8 metres.



Photo 88
Timber paling East boundary fence.



Photo 89
Stained timber peeling east boundary fence with some alignment issues visible.



Photo 90
Damaged palings visible on the east boundary fence.



Photo 91
Some timber railing damage visible on these boundary fence.



Photo 92
Timber paling south boundary fence.

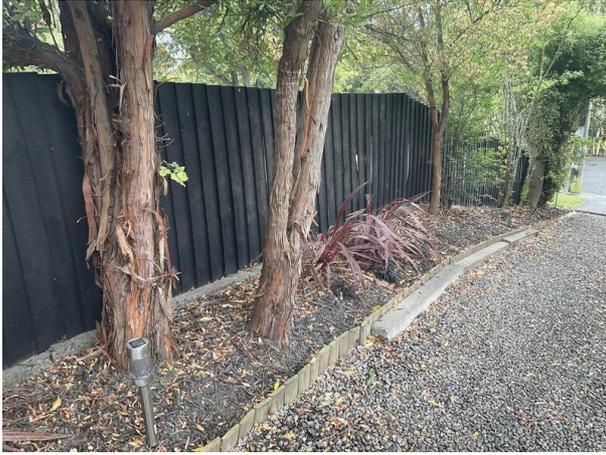


Photo 93
Timber paling West boundary fence.

PATHS

Plain concrete paths's
Shingle formed paths with no edging.
Brick.
Plain concrete pavers.
Condition - Level.

Recommendations:

General upkeep and maintenance.
Clean down to remove moss and reduce slip hazard as part of regular maintenance.



Photo 94
Plain concrete path on the north side of the dwelling.



Photo 95
Some displacement visible on the concrete path.



Photo 96
Clay brick path access to the dining deck.



Photo 97
Plain concrete path on the east side of the dwelling

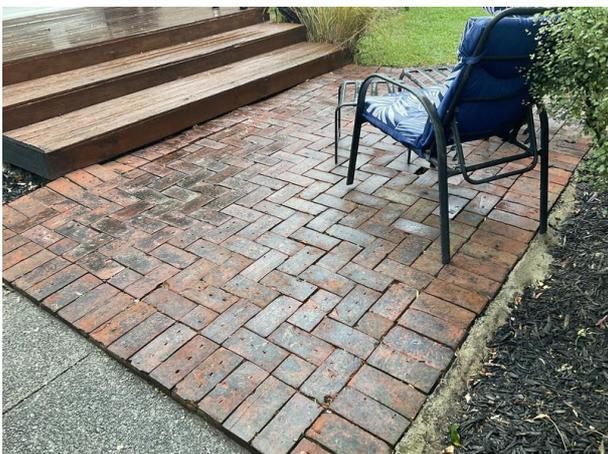


Photo 98
Brick patio area on the north elevation.



Photo 99
Shingle path on the east side of the dwelling.



Photo 100
Concrete paver patio area on the south side of the dwelling.

DECK

Located on the north of the home, accessed from the dining room.
Timber deck over timber substrate with nail fixings.
Connected to dwelling - Yes.
Condition of visible timbers - Some timbers are splitting from the ends.
Defects - Refer to photos.
Attached pergola without roofing of timber construction.

Recommendations:

Clean down to remove slip hazard and keep free of debris.



Photo 101
Timber deck on the north elevation with access to the dining area.



Photo 102
Attached timber Pagola frame installed over the north elevation deck.



Photo 103
Under side of the north elevation deck frame.



Photo 104
Surface deterioration visible, nail fixings used.

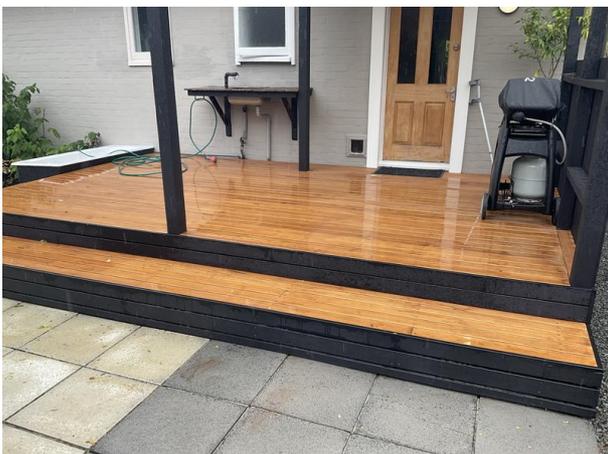


Photo 105
Timber deck on the south side of the dwelling with access to the back entrance.



Photo 106
Attached timber Pagola frame with
polycarbonate roofing.



Photo 107
Screw fixings used.

GATES

Driveway gate.
Material - Timber.
Functional - Yes.
Hinges - Functional.
Latches - Functional.

Side pedestrian gate.
Material - Profiled metal hollow section.
Functional - Yes.
Hinges - Functional.
Latches - Misaligned.

Recommendations:

It is recommended to apply regular lubrication to the hinges and latch to maintain full function.

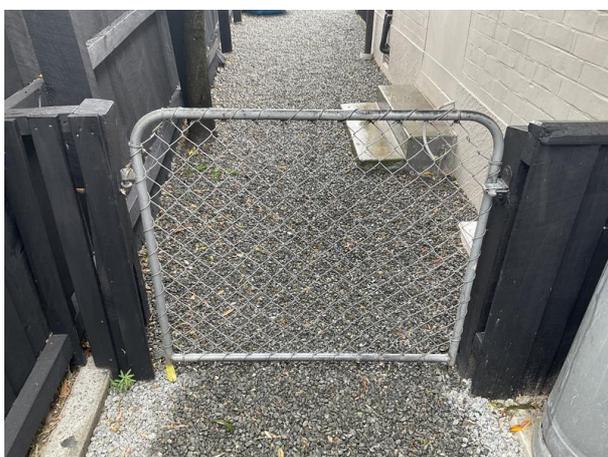


Photo 108
Pedestrian gate.



Photo 109
Driveway gate.

ELECTRICAL

Electrical

Electrical sockets - All accessible sockets and light switches throughout the house were tested at the time of the inspection - Tested as operational.

Distribution board location - Hallway. Advisory sticker on board stating the board is an asbestos-containing material.

Earth stake - Location - On the east side of the dwelling.

Metre box - Location - The power metre is located on the distribution board. Advisory sticker on board stating the board is an asbestos-containing material.

Electrical connection - Overhead supply.

Recommendations:

This type of distribution and meter board is of the age that if any upgrades were required to the electrical system it would be required to be upgraded to a new board.

It is recommended to have a registered electrician advise on the electrical system.

Advisory sticker on board stating the board is an asbestos-containing material.



Photo 110
Power meter and distribution board located in the hallway.

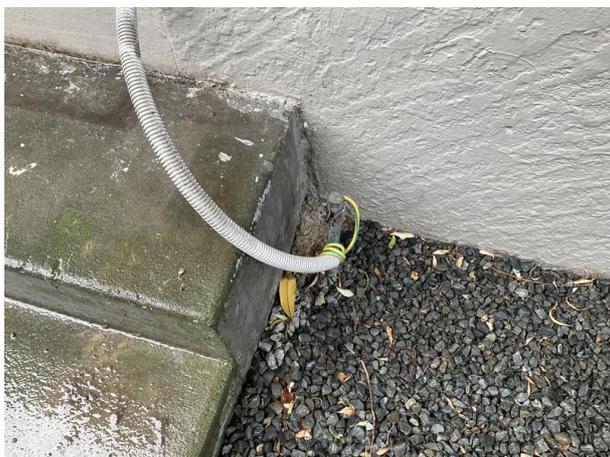


Photo 111
Earth stake located on the east elevation.



Photo 112
Overhead power supply.



Photo 113
Sub power board located in the studio outbuilding.

PLUMBING, DRAINAGE & SEWERAGE

Gully traps, stormwater risers, channel drain, water toby and hot water system.
Water source - Town supply. The water toby is located in the front grass verge..

Water heating

External gas Califont

Location - on the east elevation.

Condition - No visible issues.

Sewerage Disposal - Council sewer.

The general adequacy of site drainage is not included in the report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection.

Recommendations:

Maintain a clear area around drainage systems by ensuring vegetation and soil are kept away. This helps to prevent blockages, maintain proper water flow, and reduce the risk of water pooling or drainage failure. Regularly inspect and remove any overgrowth or debris that may obstruct the drainage.



Photo 114

Water meter located in the front grass verge.



Photo 115

PVC stormwater rises.



Photo 116
PVC terminal pipe and gully traps.



Photo 117
Gas califont hot water heater located on the east elevation.



Photo 118
Gas califont hot water heater located on south wall of the studio outbuilding.



Photo 119
PVC gully trap installed on the south wall
of the studio.

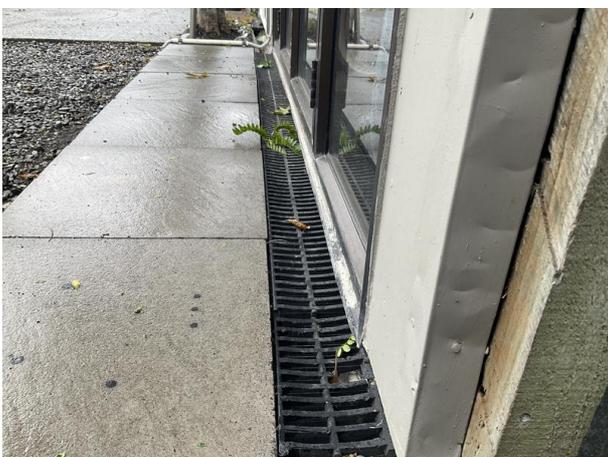


Photo 120
Strip channel drain installed in front of the
studio.

HEATING

Heat pump - Power connected at the time of inspection, full operation not tested.

Manufacturer - Mitsubishi.

Location - Living room.

Kilowatt rating - Heating - 9.0kW - Cooling - 8.0k

Heat pump - Power connected at the time of inspection, full operation not tested.

Manufacturer - Toshiba.

Location - Studio.

Kilowatt rating - Heating - 4.2kW - Cooling - 3.5kW

Recommendations:

Follow the manufacturer's recommended servicing schedule to ensure the equipment operates efficiently and maintains optimal performance. Adhering to these guidelines helps identify and address potential issues early, reducing the risk of costly repairs and ensuring compliance with warranty requirements.



Photo 121

Mitsubishi high wall heat pump installed in the living room.



Photo 122

Mitsubishi heat pump inverter located on the west elevation



Photo 123
Toshiba high heat pump installed in the studio outbuilding.



Photo 124
Toshiba heat pump inverter located on the east elevation of the studio.

VENTILATION

Ventilation system
Manufacturer - DVS.

Recommendations:

Ventilation system filters should be inspected annually and replaced periodically or as required by the manufacturer.



Photo 125
DVS ventilation system installed.

SERVICES

Services/systems tested.

Fire warning & control systems - Tested - No.
Heating systems - Powered on only.
Central vacuum systems - Not applicable.
Ventilation systems - Tested - No.
Heat transfer system - Not applicable.
Security systems - Not applicable.
Security cameras - Tested - No.
Electricity services - Tested - Yes.
Gas services - Tested - Yes.
Gas bottle storage - Tested - No.
Water services - Tested - Yes.
Hot water services - Tested - Yes.
Foul water services - Tested - Yes.
Grey water recycling system - Not applicable.
Rainwater recycling system - Not applicable.
Solar heating - Not applicable.
Solar power/panels/inverter - Not applicable.
Aerials & antennae - Tested - No.
Shading systems - Not applicable.
Data/telecommunications - Tested - No.
Lifts - Disabled access - Not applicable.
Water pump - Not applicable.
Water filters - Not applicable.
Stormwater soak pits - Not applicable.
Distribution board - Tested - No.
Header tank - Tested - No.
Communications hub - Not applicable.
Automatic garage door opener - Not applicable.
Ceiling fan - Not applicable.

Recommendations:

All building services should be regularly tested, serviced, and maintained by appropriately certified professionals in accordance with the manufacturer's specifications and guidelines. This ensures optimal performance, safety, and longevity of the systems while reducing the risk of malfunctions or failures.

New Zealand law states that smoke alarms must be installed:

- in all residential buildings, including rental homes, boarding houses, rental caravans, and self-contained sleep-outs;
- on each level of a multi-level home;
- in every escape route (hallway); and
- within 3m of each bedroom door or inside every room where a person sleeps.

All new smoke alarms must:

- be photoelectric
- have a battery life of at least eight years, or be hard-wired
- installed according to the manufacturer's instructions
- meet international standards.



Photo 126
Letterbox



Photo 127
Gas bottle station located on the east elevation



Photo 128
Garden shed located in the south east corner



Photo 129
Fibre installed



Photo 130
Gas bottle station located on the west elevation of the studio outbuilding.

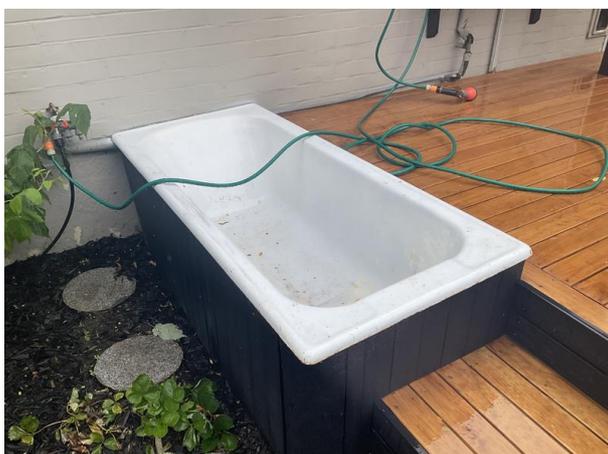


Photo 131
Outdoor bath located on the south elevation.



Photo 132
Storage shelter on the south side of the studio.

CONCLUSION

Overall Condition Rating Explanation

In this report, the overall condition of the property is classified as Below Average, Average, or Above Average. These terms are used to provide a general summary of the home's condition at the time of inspection.

- Below Average: The property has notable issues such as deferred maintenance, structural problems, weathertight or other significant concerns that may require attention.
- Average: This rating applies to the majority of homes. It refers to a property that is generally sound, with no major issues, though it may show signs of wear, dated finishes, or minor deferred maintenance consistent with age and use.
- Above Average: Reserved for a small number of homes (approximately 1%), this rating is given to properties that are in exceptional condition. These homes typically present as near-new or exceptionally well maintained, with no visible issues or defects.

These classifications are intended to provide context and comparison, rather than to reflect personal value judgments.

The data and statistical information presented in this report were gathered from reliable, commonly utilized industry sources for survey purposes. While we have made every effort to ensure the accuracy of the information, in many cases, we cannot directly verify the information at its source and therefore cannot guarantee its accuracy.

We recommend checking the records of the BCA: Building Consent Authority to ensure that all necessary permits, consents, and Code Compliance Certificates are obtained and that the materials and finishes match the approved plans. It is also important to confirm that the floor layout matches the plans.

The age of the buildings was taken into consideration when the inspection and reporting was carried out. The survey of the condition of the building elements and components was carried out on the basis of 'the expected condition of the materials' considering their use, location and age.

It is important to carry out regular maintenance on a dwelling to identify and rectify minor problems before they become major, and to maintain weathertightness.

Failure to undertake the recommended remedial and maintenance works outlined in this report may lead to ongoing deterioration of building elements. If left unresolved, this could increase the risk of water ingress, potentially causing damage to internal timber framing, linings, and associated interior finishes.

Relevant trade people, such as painters and carpenters should be engaged to remediate works that are outside of the homeowner's skill level, to any areas as deemed required.

It's important when carrying out maintenance or renovations to use licensed practitioners, where required. Hiring licensed builders, electricians, plumbers, gas fitters and drain layer helps make sure the work is done correctly, adheres to safety standards, and meets legal requirements. The use of unlicensed tradespersons may impact your insurance coverage and could ultimately result in higher costs if the work needs fixing later.

Note: Due to current NZ legislation (Health & Safety at Work Act 2015)

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 condition of the subfloor we recommend engaging a qualified contractor to provide you with a specialist subfloor inspection report.

Floor levels are spot checked using a self-levelling laser. This is not a comprehensive floor level survey and is not designed to replace an engineer's assessment. These measurements are indicative readings only. Floors are spot checked at different areas of the house. If a more in depth level survey is required, a floor level survey should be commissioned.

It would be advisable to obtain a copy of the EQ repair works sign off documentation for future reference. The inspector does not crosscheck EQC/NHC/Insurance damage scopes of works as a part of the

inspection.

Please note: This building inspection report has been carried out in accordance with NZS 4306:2005 – Residential Property Inspection. It is not a Healthy Homes Assessment and does not assess the property against all the specific requirements of the Healthy Homes Standards. Additionally, the inspection does not confirm full compliance with current building codes or standards, as it is limited to a visual, non-invasive assessment of the condition of the building at the time of inspection.