

## Calder & Co

Michael Calder  
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michael@calderandco.nz

# 5b Madeley Place, Mount Pleasant.

**Property file Notes: as of 19/2/2026**

## **Structural Assessment & Building Report Property File Document Summary**

This document has been packaged in a clear, easy-to-understand format. It should be read alongside the Property File supplied online by Calder & Co, which includes (but is not limited to) the title, easements, lease details, electrical certificates, and other relevant documents. The full file can be accessed through the salesperson or by clicking “Download Property Files” on the listing website.

Documents provided to assist with buyer due diligence are as follows:

1. Structural Engineers ‘Redfox’ assessment of the property damage on 20th March 2018. Pages 1-15.
2. Structural Engineers ‘Redfox’ assessment of completed property repairs on 18th April 2018. Same PDF continued Pages 16-18.
3. Vendor supplied Insurance policy obtained through supply of the above assessments.
4. Vendors supplied building report
5. Vendors supplied invoices for replastering (TK Plastering) and painting contractor works.
6. Renovation Building work invoices can be supplied upon request, however vendors supplied building report reads in good detail to relay the condition of the property.

Blackmilk Interiors NZ Ltd  
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210 Hazeldean Rd, Addington 8023  
PO Box 8373, Christchurch 8440  
www.redfoxengineers.co.nz

20 March 2018

## **5b Madeley Road, Mount Pleasant, Christchurch**

RedFox Structural and Seismic Engineers have been engaged by Blackmilk Interiors NZ Ltd to provide a structural inspection report for the property at the above mentioned address.

Our inspection and assessment include the visual inspection to the interior and exterior of the building to determine the structural damage caused by the earthquakes since September 2010 to the inspection date.

### **BUILDING DESCRIPTION**

Constructed on this property is a two storey dwelling with an attached garage. The dwelling was constructed circa 1990. The roof is a timber framed structure with heavy tile cladding, the external walls are timber frame construction with plaster finish. The internal linings are Gib plaster board. The ground floor for the majority of the house is a suspended timber framed structure on piles with the garage having slab on grade. The first floor is a timber framed structure.

The site is classified as "Green Zone, Technical Category N/A". This means that the site has not been given a technical category. This is because properties in the hill areas have always required a site-specific foundation design and are not generally subject to liquefaction or lateral spread. The New Zealand Geotechnical database records no liquefaction ejecta or ground cracking on this property in the 22<sup>nd</sup> February 2011 earthquake.

### **OBSERVED DAMAGE:**

#### **Exterior**

- There is moderate cracks in the paving tiles in the driveway.
- There are several locations around the house with colour variations showing repaired cracks in the wall plaster cladding.
- There are a few locations with colour variations showing repaired cracks in the retaining wall plaster.
- There is minor spalling of the plaster cladding on the south east corner of the house.

- There are some cracks in the concrete paving. These appear to be at least partly historic.
- There is separation between the boundary timber posts and the concrete paving showing relative movement.
- There is minor cracks in the plaster cladding on the foundation wall.
- There is localised bowing of the plaster cladding on the north wall above the doors.

#### Interior

- We measured 54mm differential settlement over the ground floor (after taking different floor linings into account) and 36mm over the upper floor. These floor levels are shown on the floor plan. The majority of the ground floor levels are within 20mm differential settlement. The garage entry has a localised area which has a raised slope.
- From our floor measurements floor slopes do not exceed 1:200 for the majority of the ground and first floor. However, the front of the garage exceeds the recommended slope threshold with a slope of around 1:70. The first floor exceeds the recommended slope threshold with a slope of 1:115 in the lounge.
- The maximum wall verticality on the internal walls was measured as 0.4 degrees out of vertical in the ground floor bedrooms.
- There is minor to major cracks in the Gib wall lining throughout the house
- There is several locations of Gib lining crushing, particularly around doors and windows corners.
- There is Gib wall lining separation in the garage.
- Separation of the timber door reveal in the entry.
- There are a few locations of ceiling lining cracks, particularly in the lounge ceiling.
- The first floor toilet door, garage door and bedroom 2 doors stick.
- Minor concrete crack in the garage concrete floor.

#### Floor

A floor level survey using a Zip-level Pro-2000 instrument of a typical accuracy of  $\pm 3\text{mm}$  was carried out during the inspection. It was found that the total floor level differential settlement is 54mm over the ground floor (taking into account the variation in floor coverings) and 36mm over the first floor.

The majority of the ground floor levels are within 20mm differential settlement. The garage entry has a localised area which has a raised slope.

From our floor measurements floor slopes do not exceed 1:200 for the majority of the ground and first floor. However, the front of the garage exceeds the recommended slope threshold with a slope of 1:70. As there are no significant cracks to the concrete slab and the floor slopes in the first floor above the garage do not show a corresponding slope, it is our opinion that the concrete floor slope at the front of the garage was constructed with this slope. A floor levelling compound may be used to adjust the slope but it is likely that this will create problems around the door locations. The first floor exceeds the recommended slope threshold with a slope of 1:115 in the lounge. The ground floor slopes do not correspond with the first floor slopes, indicating that the slopes are not earthquake related. As the high point is in the centre of the floor it does not suggest that the cause is deflection. It is our opinion that the floor was constructed with this slope. This slope variation can be reduced with floor levelling compound in small localised areas.

The purpose of the floor level survey is to provide assistance in determining the possible structural damage to the building and therefore should be treated as indicative only. Where a high-level independent survey, and a more accurate presentation of the survey information is required, a registered professional surveyor should be engaged.

We consider that the building is able to provide sufficient structural integrity for the long-term occupancy following the repair works.

### **Walls**

The house bracing capacity is provided by shear walls and this looks light, especially in the east-west direction. As the house has a heavy roof and moderately heavy wall cladding the shortage of available bracing walls would have contributed significantly to the earthquake related damage to the wall linings. This correlates with the significant Gib crushing damage viewed in the house. We recommend that any walls that require the Gib lining to be replaced is replaced with Braceline Gib and installed as a bracing element in accordance with the Gib bracing manual. This would provide an increase to the seismic capacity of the house.

### **CONCLUSIONS**

Based on our observation and structural assessment, we recommend the following repairs to the dwelling for its continuous occupancy and ensure its future structural integrity:

- The floor slope variations are not earthquake related, in our opinion. We therefore do not propose any floor relevening. If required, the first floor localised slope variation can be reduced with floor levelling compound in small localised areas.
- The minor damage to the internal linings may be raked out and filled.
- Where there is major damage to the internal lining (Gib separation, crushing or has major cracks) the wall lining is to be replaced. We recommend that the lining is replaced with Braceline Gib and installed as a bracing element in accordance with the Gib bracing manual.

- The minor spalling of the plaster cladding on the south east corner of the house is to be repaired.
- The localised bowing of the plaster cladding on the north wall is to be removed and replastered.
- Cracking visible around the perimeter foundation plaster is to be replastered, if the cracks are found to penetrate into the foundation concrete then the foundation concrete is to be epoxy repaired.
- The internal doors that stick are to be eased.
- The minor cracks in the concrete floor slab are to be epoxy repaired.

#### Limitations

This report has been prepared for the particular project described to us and its extent is limited to the scope of work agreed between the client and RedFox Engineers. No responsibility is accepted by RedFox Engineering Limited or its directors, servants, agents, staff or employees for the accuracy of information provided by third parties and/or the use of any part of this report in any other context or for any other purposes.

This report provides the building's overall structural integrity assessment only, not for the detailed and/or local strength assessment.

Our assessment is based on a visual inspection of accessible areas only. No liability is accepted for damage, loss or injury in connection with the building incurred after our inspection. It is possible that there are unobserved issues that may require future remedial work. Future events may exacerbate, or cause new damage. Such issues should be brought to the attention of the engineer.

Note also that our review has not extended to detail checking of structural members and connections under snow, wind or gravity loading, other than where related to the building's overall structural resistance. This report does not cover weather-tightness, nor the stability, suitability or potential liquefaction of the site.

Yours faithfully,

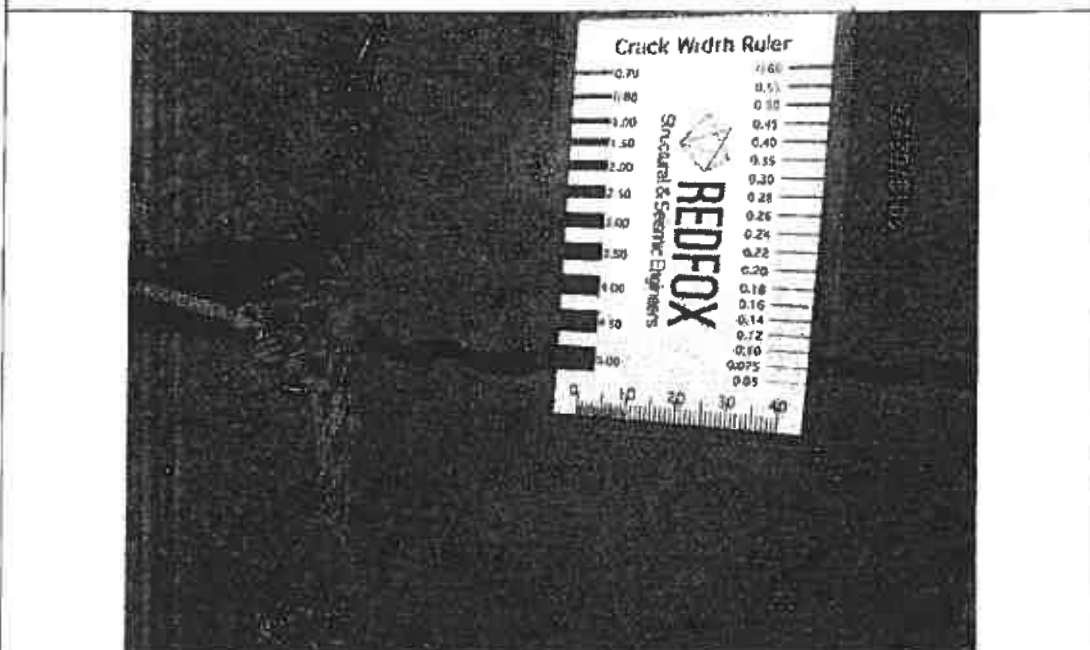


Kate de Bruin  
 BE(Hons), MIPENZ, CPEng  
 Principal Engineer  
 RedFox Structural & Seismic Engineers  
 A Division of LTH Limited

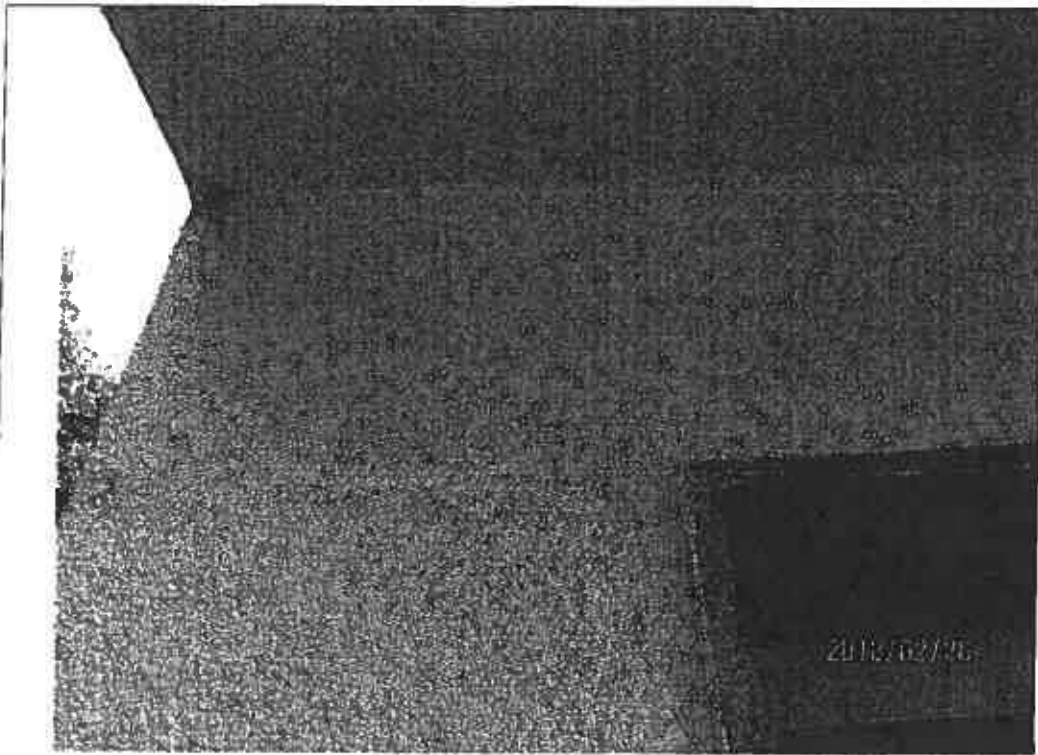
## APPENDIX A - Photos



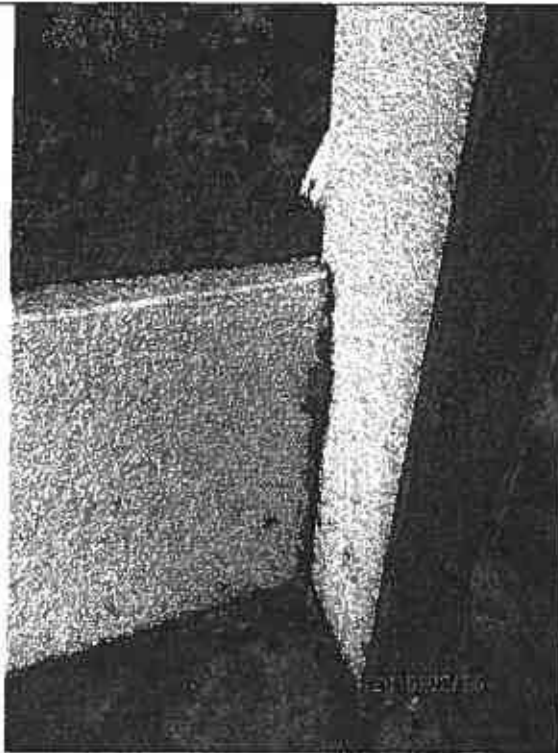
Photograph taken from the driveway looking at the front of the house



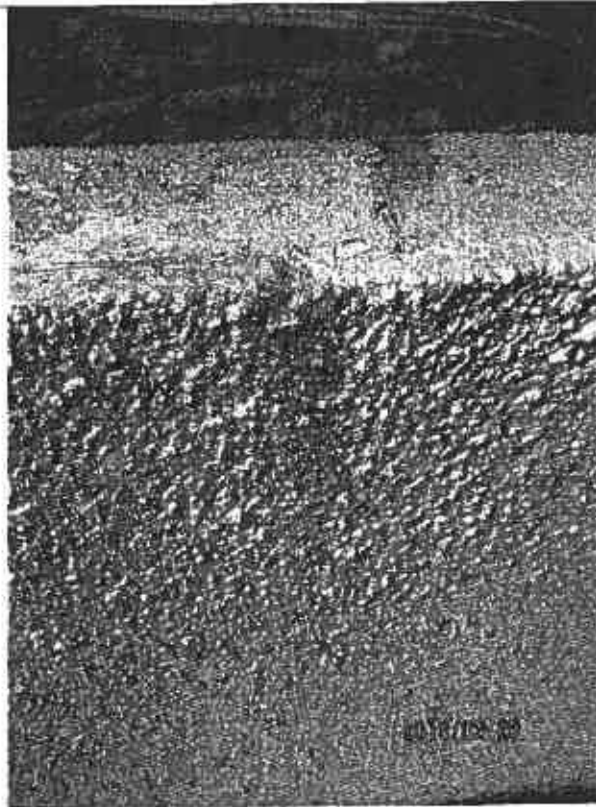
Crack in the driveway paving tiles



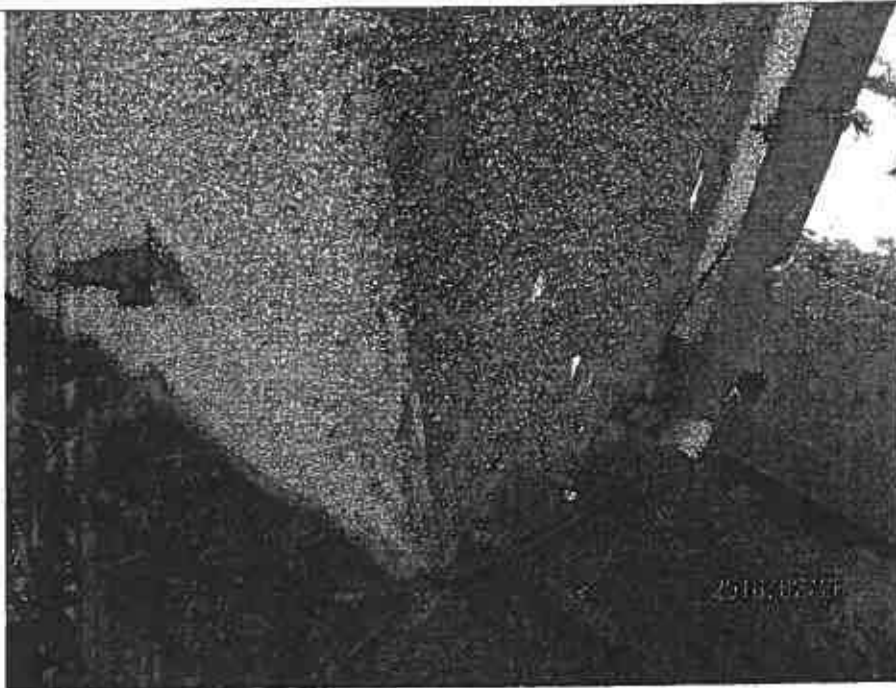
South wall of the house showing typical repaired cracks in the wall plaster



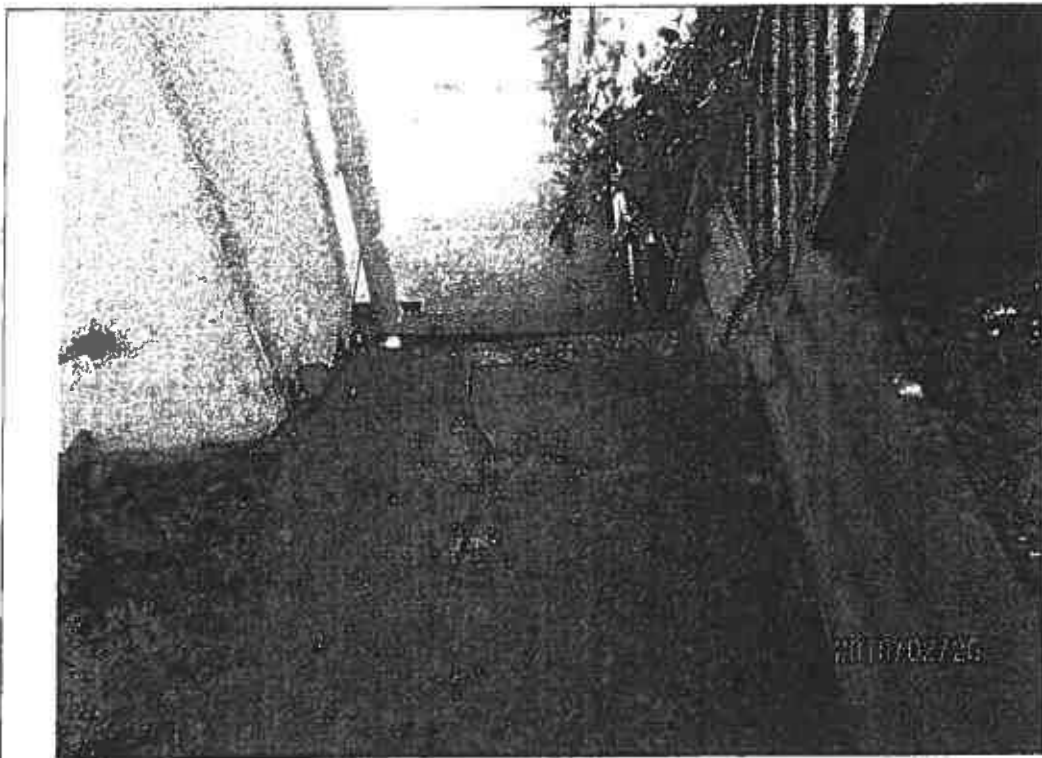
Foam infill in corner of retaining wall and garage



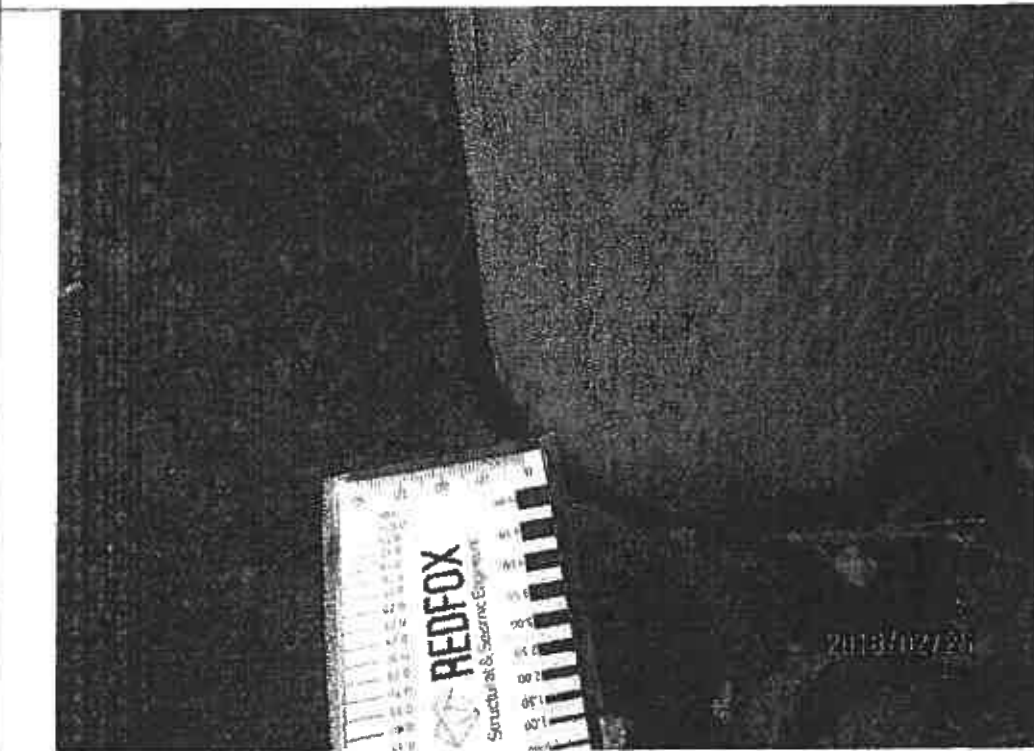
Typical repaired cracks in the front retaining wall



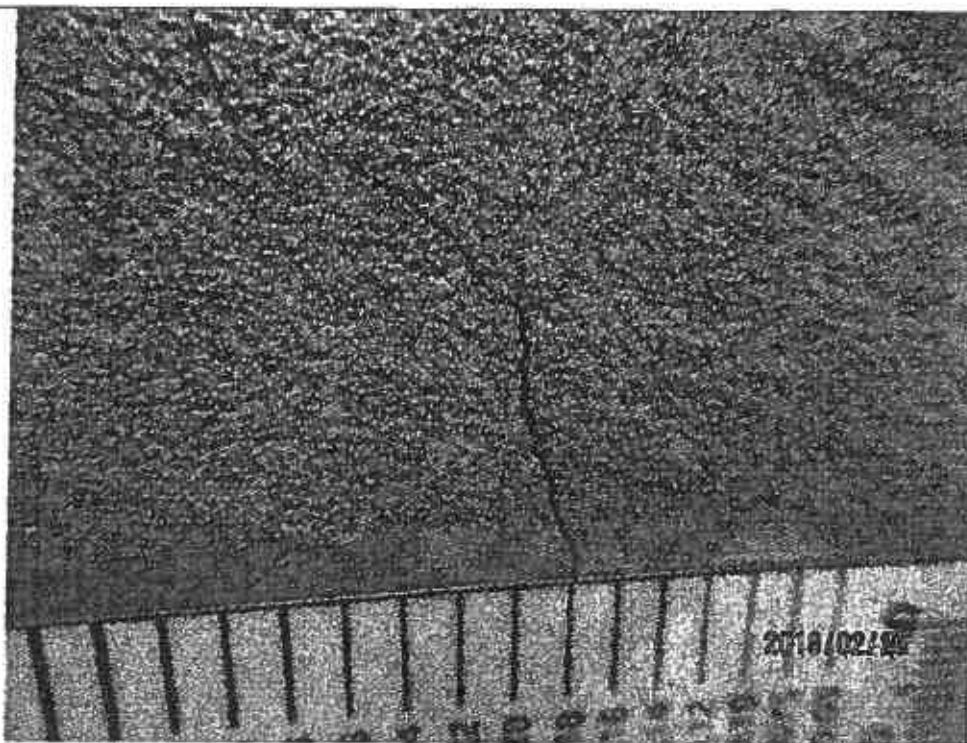
Spalling on plaster at SE corner of house



Cracks in the concrete paving



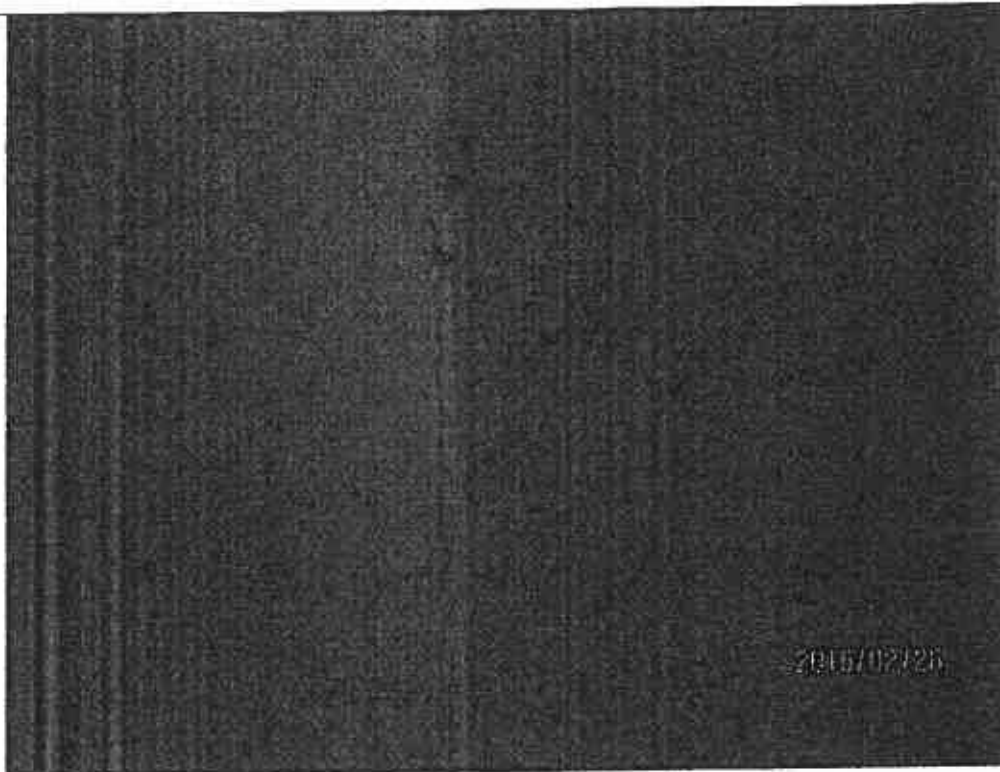
Separation between boundary timber post and concrete paving



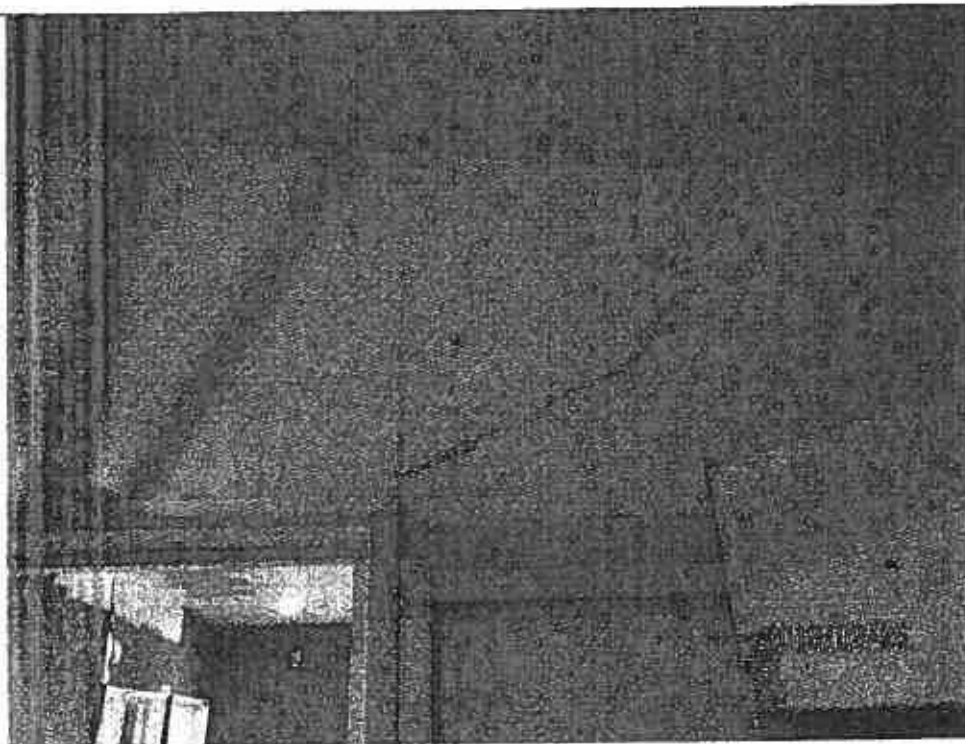
Minor crack in the foundation wall plaster on the east wall



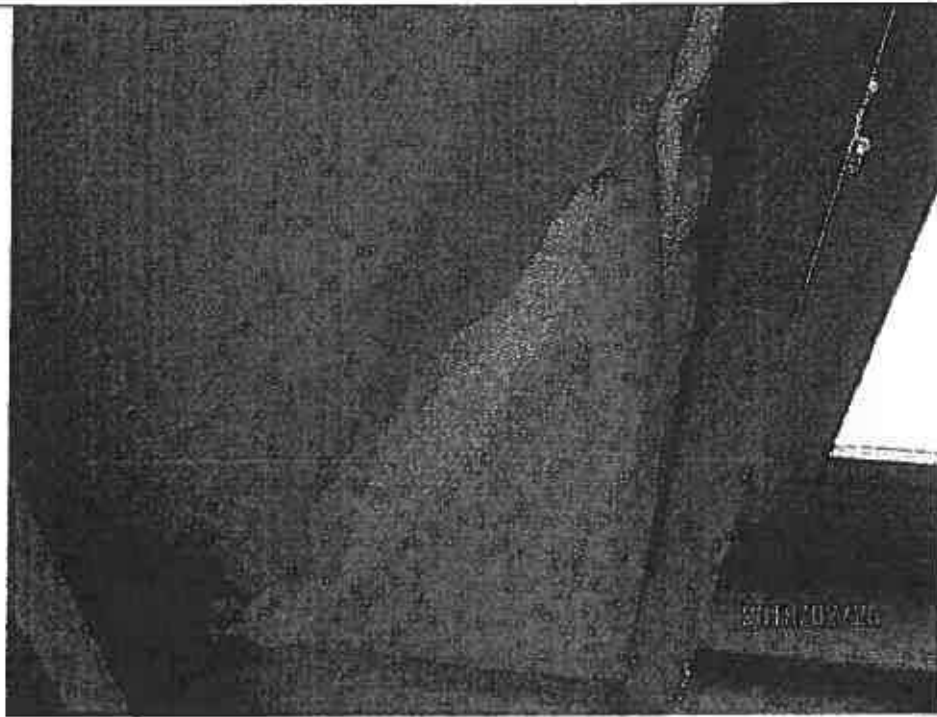
Localised bowing in plaster wall on north wall



Gib wall lining crack in corner of garage



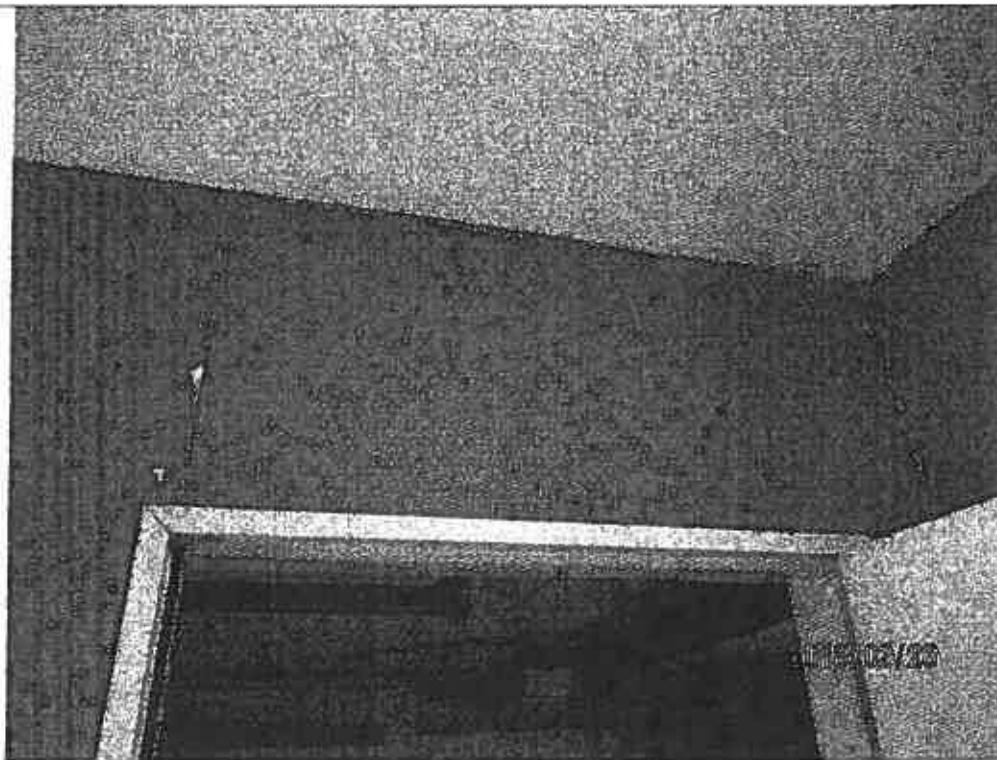
Typical Gib wall lining crack in garage above door



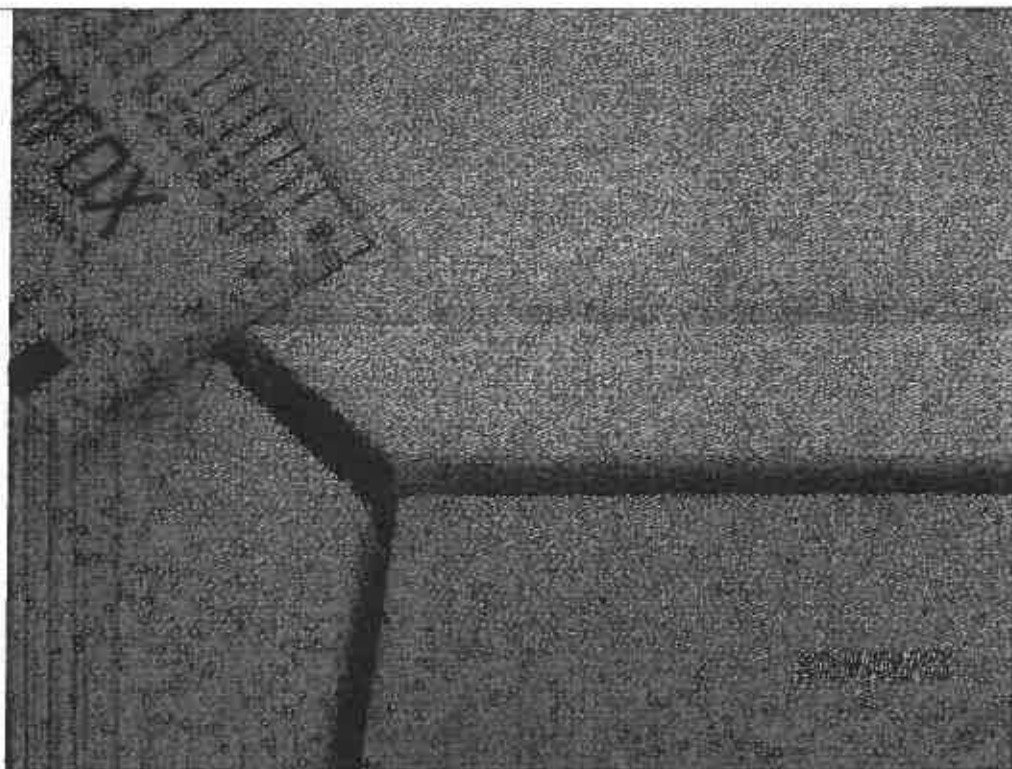
Gib wall lining crushing damage at garage north door



Gib wall lining separation in garage north wall



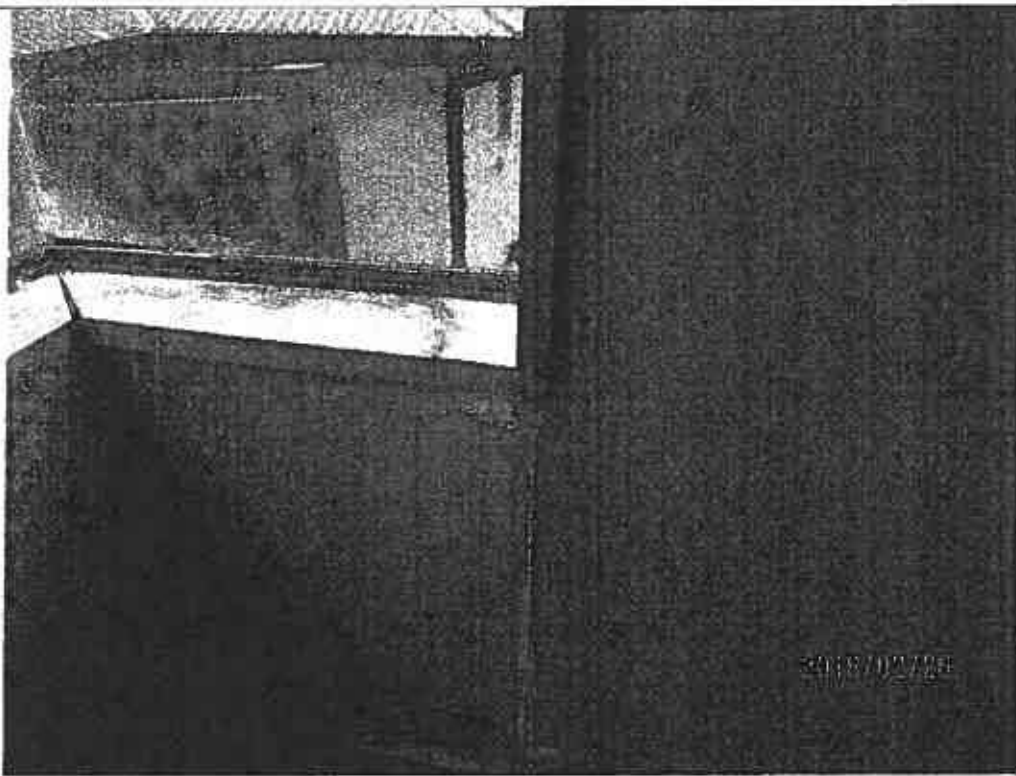
Typical Gib wall cracks in ground floor entry



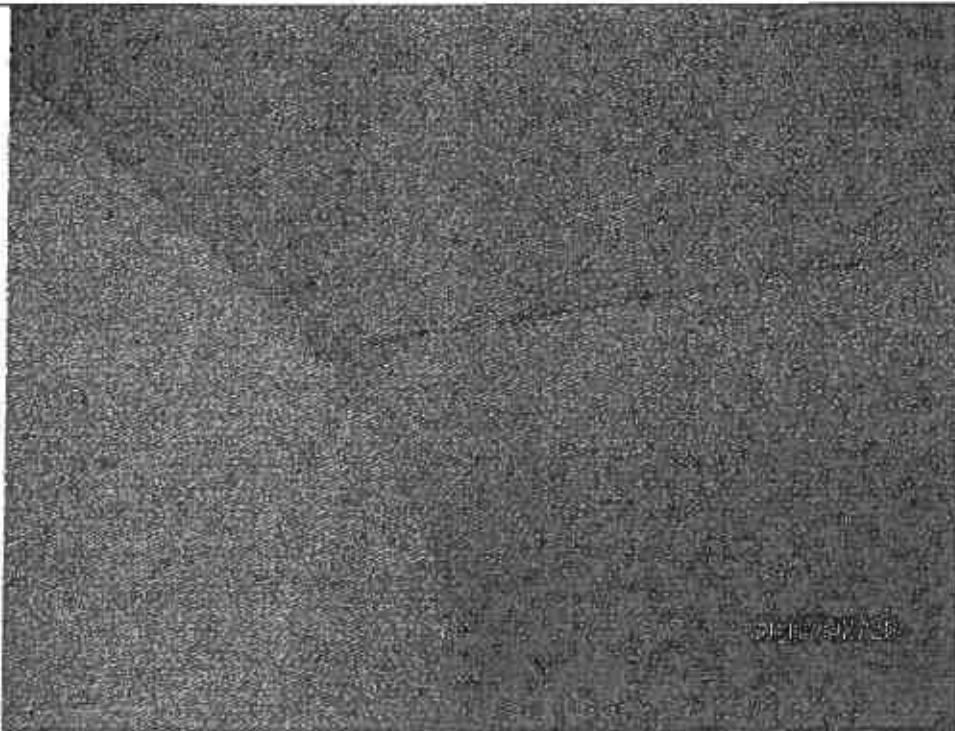
Major separation in timber door reveal in the entry



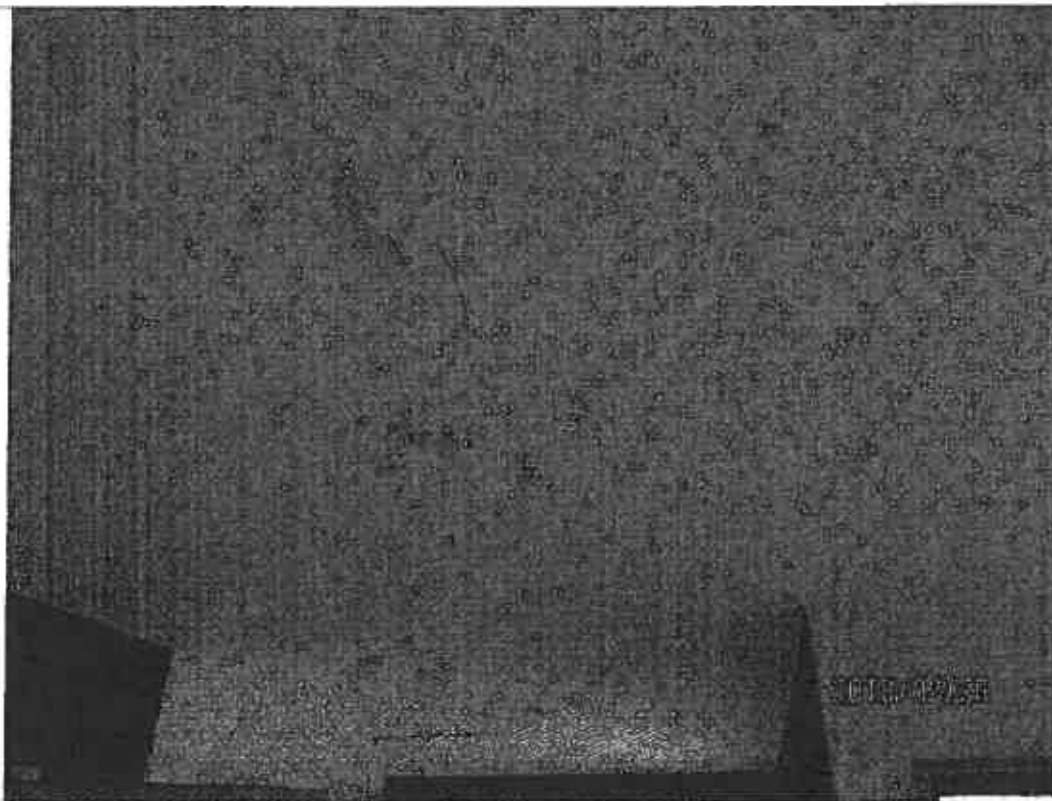
Significant Gib wall crushing above door in entry



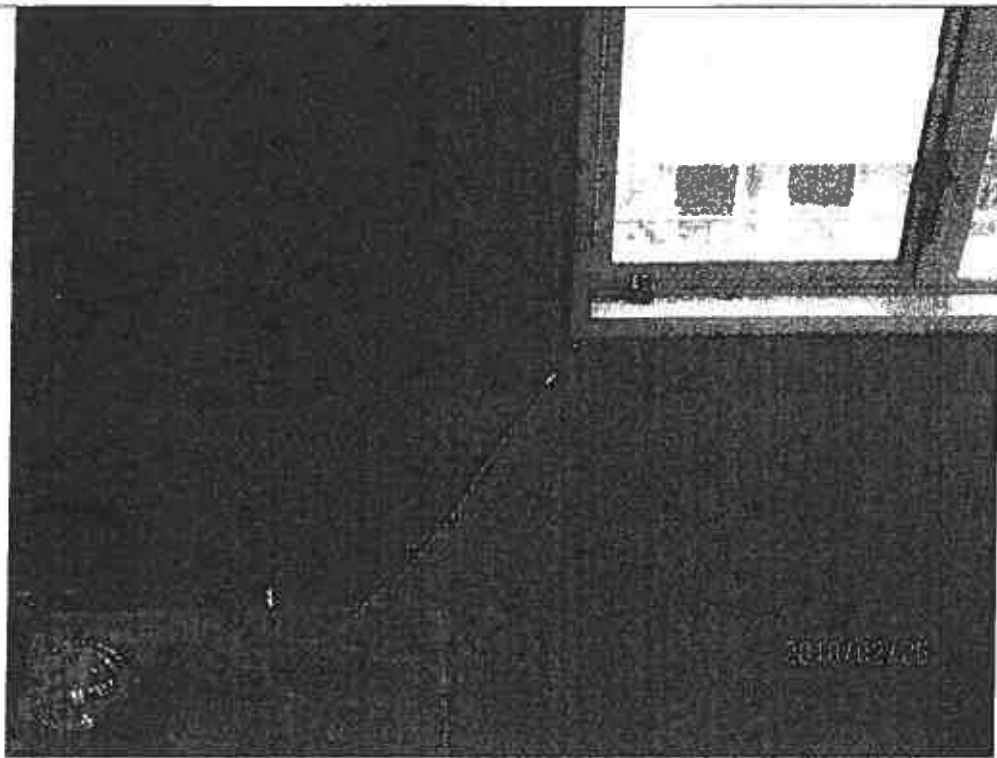
Significant Gib wall crushing below window in Bedroom 1



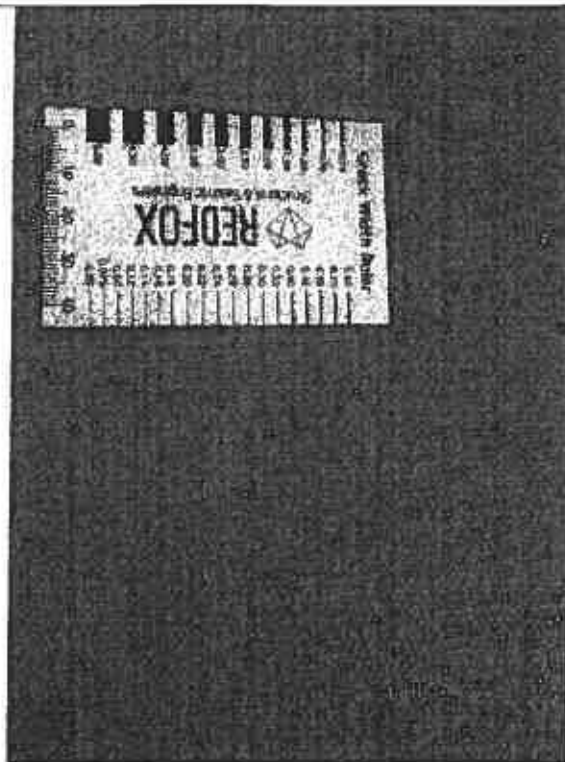
Minor Gib ceiling lining crack in lounge



Gib lining crack and paper tearing in lounge ceiling



Significant Gib wall lining crack in lounge



Minor concrete slab crack in garage floor



[illegible]

[illegible]



**Tower Limited**  
PO Box 90347, Victoria Street West, Auckland 1142

## Tax Invoice

Frank And Penny Keating

5B Madeley Road  
House insurance - Plus cover

**Your policy number**  
P00001218724

**Invoice date**  
20 January 2026

**GST number**  
10 384 230

### How you pay

You've chosen to pay by credit card. We'll deduct your payments on the dates shown below up until the renewal date of your policy.

You pay  
From credit card

Once you've paid the total amount, this becomes a tax invoice for the purposes of the Goods & Services Tax Act 1985.

### Premium change

|                         |                 |
|-------------------------|-----------------|
| Tower premium           | \$718.64        |
| Fire and Emergency levy | \$0.00          |
| Government NHI levy     | \$0.00          |
| Goods & Services Tax    | \$107.79        |
| <b>Total</b>            | <b>\$826.43</b> |

### Payments we've received so far

**Total** **\$765.40**

### Your payment schedule

Note: If you've made a recent payment it may not be reflected in your payment schedule.

| On this date    | We'll deduct this amount |
|-----------------|--------------------------|
| 8 February 2026 | \$294.65                 |
| 8 March 2026    | \$294.70                 |
| 8 April 2026    | \$294.70                 |
| 8 May 2026      | \$294.70                 |

| On this date     | We'll deduct this amount |
|------------------|--------------------------|
| 8 June 2026      | \$294.70                 |
| 8 July 2026      | \$294.70                 |
| 8 August 2026    | \$294.70                 |
| 8 September 2026 | \$294.70                 |



5B Madeley Road  
House insurance - Plus cover

**Your policy number**  
P00001218724

**Your cover changes on**  
20 January 2026

## Certificate of Insurance

### For your House

#### Your cover

##### House insurance - Plus cover

|                               |                                                        |
|-------------------------------|--------------------------------------------------------|
| Insured                       | Frank And Penny Keating                                |
| Situation                     | 5B Madeley Road<br>Mount Pleasant<br>Christchurch 8081 |
| Period of insurance           | 8 October 2025 to 8 October 2026                       |
| Built                         | 1997                                                   |
| Type of building              | Stucco                                                 |
| Who lives there?              | Owner occupied with boarders and/or paying guests      |
| Insured for replacement value | Up to the sum insured of \$1,015,290                   |
| Includes NHCover of           | \$345,000                                              |
| Floor area                    | Main building 144 square metres                        |
| Discounts                     | Multi-policy discount                                  |
| Interested party              | TSB Bank Limited - listed as your Mortgagee            |

#### Your excess

Your excess is \$1,000

#### Additional excesses

An additional excess of \$5,000 applies to all claims for damage caused by a natural hazard to any driveway, path, fence, swimming or spa pool.

An additional excess of \$1,000 applies to all claims if your house has been unoccupied for more than 90 consecutive days. This additional excess does not apply if your house is shown as a holiday home on this certificate of insurance.

## What you need to tell us

We trust our customers to be honest and fair with us. In turn, you can trust that we'll treat you fairly when you need to claim. All you need to do is answer the questions we ask truthfully, accurately and completely and let us know immediately if any of your answers or details in this certificate change. Remember to answer for everyone who drives your vehicle, uses your property, or lives at the situation. If you don't keep us up to date, it could affect your claim or cover.

Go to **[tower.co.nz/disclosure](https://tower.co.nz/disclosure)** to answer or update your answers to the questions below.

1. In the last seven years have you or any other person to be covered by this policy had a claim declined or a policy avoided?
2. Had insurance refused or cancelled by an insurance company or had any special terms applied (other than non-payment of premiums)?
3. In the last seven years have you or any person to be covered by this policy committed, been charged with, or been convicted of any of the following: fraud, arson, burglary or theft, wilful damage, sexual offence or drug conviction (other than cannabis possession)?
4. In the last three years have you, or any person to be covered by this policy, suffered loss or damage to a house?

## Your policy wording

You can find your policy wording at the link below:

**[tower.co.nz/pw/house-plus-09-24.pdf](https://tower.co.nz/pw/house-plus-09-24.pdf)**

## The legal details

This certificate shows what is covered during the period of insurance. The insured items are subject to the policy terms and conditions in your policy wording detailed above. Any details in this certificate take priority over the policy wording. **Please keep this copy for your records.**

## Underwriter

This policy is underwritten by Tower Limited.

## Privacy

Tower Limited has set out how it holds, uses and stores your personal information in its privacy policy. You can find the policy here: **[tower.co.nz/terms-and-conditions](https://tower.co.nz/terms-and-conditions)**

## Financial Strength Rating

Tower Limited has an A- (Excellent) Financial Strength Rating issued by A.M. Best Company. The rating scale is: A++, A+ (Superior), A, A- (Excellent), B++, B+ (Good), B, B- (Fair), C++, C+ (Marginal), C, C- (Weak), D (Poor), E (Under Regulatory Supervision), F (In Liquidation), S (Rating Suspended).

For the latest rating, together with an overview of the rating process and rating methodologies, go to **[ambest.com](https://ambest.com)**

## The Fair Insurance Code

Tower adheres to the Insurance Council of New Zealand's "Fair Insurance Code".

Additional information is available from **[icnz.org.nz](https://icnz.org.nz)**

## Visual Non-Invasive Property Inspection

### Property Details

The property is a two-storey dwelling comprising three bedrooms and one bathroom. Living areas include an open-plan kitchen, living, and dining space. A two-car garage is attached to the house and provides internal access.

The home is constructed with a concrete tile roof and polystyrene cladding with a plaster finish. Windows are imported PVC double-glazed, thermally rated units. Exterior timber decking is present and fitted with secure handrails, providing ample outdoor living and entertainment space.

### Inspection Date

12/01/2026

Weather Conditions 14° overcast 9 am

### Inspector

Phil Staunton

### Client

Frank Keating

### Address

5B Madeley Road Mount Pleasant

INSPECTION INSTRUCTIONS Visual Non-Invasive Pre-Purchase Property Inspection



## Ratings

### As New

Where the condition and function are “as new”.

### Good

When the condition and functionality is good irrespective of its type and age, and often better than would be expected for the property in question given its type and age.

### Generally Good

When the condition and functionality is good given what would be expected under normal use condition for a property of this type and age.

### Average

When the condition and/or functionality is below what would normally be expected for an item, area or material of its type and age. It is still functional but showing obvious sign of wear and tear and possible damage that may require remediation in the near future.

### Poor

The condition is well below the standard expected under normal use conditions for a property of this type and/or age. It may also be in a non-functioning condition. There is damage or excessive wear. Replacement or maintenance is strongly recommended.

**PROPERTY DESIGNATION** Please check the following for link information on the land classification for this property: <http://cera.govt.nz/myproperty/>

# Terms and Conditions

Procheck Building Reports Christchurch (referred to as “we”, “our” and “us”). We are bound by the New Zealand Property Inspection Standards NZS 4306:2005 (the Standards). We will meet the minimum requirements set out in these standards and you as the client agree to be bound by these.

We are required to outline the following to you:

## Definitions

1. **ACCESSORY UNITS** (as defined in the Unit Titles Act) includes an area usually with a specified purpose, which does not comprise part of the dwelling unit footprint, but is intended to be used in conjunction with the unit.
2. **ANCILLARY SPACES AND BUILDINGS** any area, usually with the specified purpose, which does not comprise part of the dwelling unit footprint.
3. **COMMON PROPERTY** An area that is owned collectively by all the unit owners and defined as such in the Unit Titles Act.
4. **INSPECTOR** A person, partnership or company qualified and experienced to undertake property inspections.
5. **MINOR FAULT OR DEFECT** A matter which, in the 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.
6. **MULTI-UNIT PROPERTY(IES)** Any property that accommodates more than one residential dwelling unit and where the owners have collective obligations.
7. **PROPERTY INSPECTION** A non-invasive visual inspection of a residential building carried out in accordance with 2.3 the standards.
8. **PROPERTY REPORT** The report referred to in section 3 of the standards
9. **REASONABLE ACCESS** Areas where it is safe, with unobstructed access is provided and the minimum clearances specified in table one (1) are available; or where these clearances are not available, areas within the inspector’s unobstructed line of sight.

**Table One- Reasonable access**

The following table outlines the dimensions of various components of the property that determine whether that component is able to be reasonably accessed by the inspector and therefore covered under the scope of our report.

| Area                                                                                     | Access Manhole (mm) | Crawl Space (mm)                                               | Height                         |
|------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------------------|--------------------------------|
| Roof Space                                                                               | 450mm x 400mm       | 600mm x 600mm                                                  | Accessible from a 3.6m ladder* |
| Sub-Floor                                                                                | 500mm x 400mm       | Vertical Clearance Timber floor: 400mm** Concrete floor: 500mm |                                |
| Roof Exterior                                                                            |                     |                                                                | Accessible from a 3.6m ladder* |
| * Or such other means of access that meet OSH requirements. ** From underside of bearer. |                     |                                                                |                                |

- 10. **SIGNIFICANT FAULT OR DEFECT** A matter which requires substantial repairs or urgent attention and rectification.
- 11. **SPECIAL PURPOSE** as defined in section 4 of the standards as being an inspection and/or assessment that falls within the area of the Inspectors expertise.
- 12. **SURVEY** A separate, detailed inspection and report that may require invasive and/or specialised testing equipment, and may require the special knowledge of a relevantly qualified expert.
- 13. **WEATHER TIGHTNESS RISK** this is defined in Appendix A of the Standards

**Disclosure**

Our non-invasive residential building inspection (“inspection”) and report (‘report’) will provide the following information in accordance with the Standards:

- 1. The scope of our inspection and report;
- 2. Any components with the property that are not covered by our report due to that area not being able to be accessed; and
- 3. These terms and conditions are to be read in conjunction with our terms of engagement.

## **Non-invasive residential building report prepared in relation to the standards**

1. The inspection process will be performed directly in accordance with the Standards. You agree that you have also accepted to be bound by these Standards in relation to this report.
2. Copies of these Standards are available to you upon request from us for your inspection. Alternatively you may contact Standards New Zealand and purchase a copy of these Standards for your own record.
3. Our inspectors have the necessary trade experience and qualifications to carry out the inspection.
4. We certify that the inspection will be carried out in accordance with the Standards and the Inspector meets the competences as required by the Standards.

## **Scope of the non-invasive residential building inspection**

1. In accordance with the Standards, the scope of the inspection is limited to a visual inspection of the components of a building only, in which the Inspector has reasonable access in accordance with table one of the definitions and being in their clear line of sight.
2. A non-intrusive moisture meter maybe used by our inspectors around accessible joinery or areas in the building identified to be risk areas. However as identified in our letter of engagement, this does not qualify as a weather tightness quality report on the property and you are strongly advised to obtain such a report from an independent suitably qualified professional.

**Note:**the moisture meter reading utensil is an aid only and their results are not conclusive. You accept that no liability will be incurred by us in relation to the moisture reading.

## **Methamphetamine inspection and reporting (if requested)**

1. Results from a non-invasive swab testing will be determined on site the same day as test was taken. You accept that should the result return as a positive we hold the right to share the results with any stakeholder in the property without liability or recourse.
2. You agree and accept that we are not legally responsible for any loss or damage you might suffer related to your use of our services in which we have provided you access to, whether from errors or omissions in the services you receive or information or from any other use of the website. In short, your use of our services provided is at your own risk.
3. The Consumer Guarantees Act 1993 implies warranties, consumer guarantees or conditions imposed on us. In respect of any such implied warranties, consumer guarantees, conditions or terms imposed on us, our liability shall, where it is allowed,

be excluded or if not able to be excluded only to the minimum extent as required by that Act.

4. You authorise us to disclose all information in good faith where we are required to do so:
  1. by law or by any court;
  2. to enforce the terms of any of our customer agreements;
  3. to protect our rights, property or health and safety, and our customers or third parties; or
  4. to banks or financial institutions with the purpose of preventing fraud and as proof of any transaction.

## **Reasonable access to be provided for inspection/s**

1. You undertake to provide us with reasonable access to your residential property inclusive of all Accessory Units, Ancillary Spaces and Buildings, Common Areas and or any other area required for entry by us in order to provide a comprehensive inspection.
2. If the property is legally owned by a third party we agree to make contact with that owner or their representative to organise access to the property to undertake our inspection. It is agreed that our access to the property is dependent on and subject to the approval of the legal owner. As per our letter of engagement, if access to the property is restricted we will notify you of this as soon as possible.
3. Sometimes there are occasions where access to various areas of the property is restricted or prevented by the legal owner, such as a locked floor space. If, when undertaking our inspection, there are areas of the property where access is restricted for these reasons we will notify you of this and record this in our report. Accordingly, the scope of our report will not include these areas where access has been prevented or restricted by the legal owner.
4. If, following the initial inspection, access to these restricted area(s) has been subsequently allowed by the legal owner we agree, if requested by you, to undertake a re-inspection of the property focusing on these areas. Each re-inspection will incur a re-inspection fee of \$120.00 plus GST.

## **Confidential report**

1. You acknowledge and agree that the director(s) and employee(s) of Inspect House NZ shall not be held liable to you.
2. This is solely limited to the building report and excludes the methamphetamine testing.
3. The contents of our report are personal to you and may not be relied upon by any third party or other person/s.
4. You agree to maintain the confidentiality of the report and agree not to disclose any part of it to any other person.
5. You may distribute copies of the inspection report to the Vendor and the real estate agents directly involved in this transaction, but said persons are not specifically

intended beneficiaries of this Agreement or the report. We do not in any way intend to benefit the Vendor or the real estate agent/s directly or indirectly through our report.

6. You agree to indemnify, defend and hold us harmless from any third party claims arising out of any distribution and reliance of our report.

## **Limitations and conditions on the non-invasive residential building inspection report**

1. The report is a reasonable attempt by us to identify any Significant Fault or Defect visible at the time of the inspection to provide you with an informed visual inspection

of areas in the building that are potential of risk. The report will also identify and note for your consideration any Minor Fault or Defect.

2. Significant Fault or Defect will be identified and addressed in the report. However we will only alert you to the area, a specialist will be required to conduct any further testing and/or remedial work. We are not liable for any invasive testing that occurs as a result of our identification of a Significant Fault or Defect.
3. Subject to any statutory provisions, if we become liable to you, for any reason, for any loss, damage, harm or injury in any way connected with the completion of the Inspection and/or report, our liability shall be limited to a sum not exceeding the cost of the Inspection and report.

## **Limitations and conditions on the non-invasive residential building inspection**

1. The inspection and report are only intended to be used as a general guide to help you make your own evaluation of the premises. The inspection and report are to be conducted for the purpose of providing information. The report is not a reflection of the value of the premises, nor does it make any representation as to the advisability of purchase.
2. The report is only an expression of our opinion based upon the visual observation of the areas of the premises with Reasonable Access provided for the inspection.
3. The Inspection and report are not intended to be used as an exhaustive report. It is not to imply that every component was inspected, or that every possible defect of the premises was discovered.
4. We will not disassemble any equipment, nor will we be performing an intrusive or destructive inspection, inclusive of moving of furniture, appliances or stored items, or excavation.
5. Any and all components and conditions which by the nature of their location are concealed, deliberately hidden, camouflaged or difficult to inspect are excluded from the report.

6. Any suggestions or recommendations contained in the report are suggestion only and it shall be the responsibility of the person or persons carrying out the work to ensure the most appropriate remedy is carried out in conjunction with any further discoveries, warranty's or manufacturers recommendation and warranty's, and any necessary local authority consents obtained prior to proceeding with remedial work.
7. Inspections of any Electrical systems, water reticulation or plumbing, air conditioning system, dishwashers, stoves, hobs, heating systems, aerials, swimming pools or spas of the premises are outside of the scope of our inspection and report. Our Inspector/s will, however, conduct a brief inspection of the hot water system, the plumbing system, the electrical system.

**Note:** Our Inspector/s are not a qualified plumber/s, electrician/s or gas fitter/s.

8. Should a verbal report be conducted we are not liable to you or any third party present as the report provided will be based off a visual inspection of the areas where reasonable access is provided, at the time of the inspection.
9. Matters which are not within the scope of the Inspection outlined in the Standards include, but are not limited to:
  1. The existence of formaldehyde, lead paint, asbestos, toxic or flammable materials, pest infestation and other health or environmental hazards.
  2. The condition of playground equipment.
  3. The efficiency measurement of insulation or heating and cooling equipment.
  4. Any internal or underground drainage or plumbing.
  5. Any systems which are shut down or otherwise secured.
  6. Water wells (water quality and quantity).
  7. Zoning ordinances. viii) Cosmetics or building code conformity. ix) Intercoms, security systems, fire detection systems, heat sensors (any general comments about these systems and conditions are informational only and do not represent an inspection or form part of the report).
10. The Inspection and report should not be construed as a compliance inspection of any building, legal or territory authority standards, codes or regulations. The report is not intended to be a warranty or guarantee of the present or future weather tightness, adequacy or performance of the structure it's integrity, its systems, or their component parts. The report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general statements based on information about similar components and occasional variations are to be expected between such estimates and actual experience.
1. You accept that the Inspector will not detect some faults due to the following:
  1. The fault only occurs intermittently.

2. Part of the home has not been used for a while and the fault usually occurs after regular use (or detection of the fault would only occur after regular use).
3. The type of weather that would normally reveal the fault is not prevailing at, or around, the time of the inspection.
4. The fault has been deliberately concealed. v) Furnishings are obscuring the
  1. We have been given incorrect information by you, the vendor (if any), the real estate consultant, or any other person.
  2. The fault is/was not apparent on a visual Inspection.

## Disputes

1. Any dispute that arises as a result of the inspection or report provided is to be submitted to us in writing immediately.
2. You agree that upon raising a dispute of any form the contents of the report provided by us is not to be used to satisfy any terms of a sale and purchase agreement until the dispute has been resolved in all respects.
3. You agree that if, after raising a dispute, you chose to use the report to proceed with the transaction, that you acknowledge your dispute is null in void and that you waive any claim against us indefinitely in relation to this report.
4. In the event of a claim/dispute regarding damage to a home, you will allow us to investigate the claim prior to any repairs to the home be undertaken or completed. You agree that if you do not allow us to investigate the claims of damage before any repairs are carried out that you waive your rights to continue with and/or make any future claim against us.
5. In the event of any dispute, you agree not to disturb, repair, or attempt to repair anything that may constitute evidence relating to the dispute, except in the case of an emergency.

## Terms of trade

1. In consideration for us providing you with the Inspection and report, you agree to the following:
  1. Payment is due upon completion of the report. Accounts which are not paid by the due date shall incur a late payment interest charge of 15% of the total amount owing for each calendar month in which the account is overdue, together with all debt collection costs.
  2. You will be responsible for any reasonable debt collection costs that we incur in recovering the outstanding amount.
  3. All work in progress will be billed monthly, with a final invoice issued on completion.
  4. If a quotation is given for the Inspection/report, any expenses incurred in addition to the quote, will be on the basis of cost to us, plus 15%. If, after a subsequent quotation/estimate, any additional work is found to be required

You will be contacted for your approval before any further work is completed

## **Liabilities**

1. This report is based on a visual, non-invasive inspection of accessible areas at the time of the visit. While every effort is made to identify significant issues, some defects may not be visible or detectable under the conditions present. In the event that a material issue is later found that should reasonably have been identified, our liability is limited to the amount paid for the inspection. We are not responsible for any costs or losses beyond that amount.
2. We have no responsibility or liability for any cost, loss or damage arising from:
  1. Any errors or omissions from information, data or documents not prepared by us, our employees, or other persons under the direct control of us.
  2. Any act or omission, lack of performance, negligent or fraudulent act by you.
  3. Any act or omission, lack of performance, negligence or fraud by any consultant, contractor or supplier to you, or any of your employees or agents.
3. Where the content of any report is relied upon for industry research or evaluation purposes, such research or evaluation shall not include any data that may allow for the identification of any property, or any personal information included in the report in any way.
4. You shall pay all costs and expenses (including legal costs on a solicitor/Client basis) resulting from any breach of these terms of trade by you or the enforcement by us of these terms of trade.
5. The parties agree that this document and all of its contents are governed by the legislation of New Zealand at all times.

## **Ownership of report**

- a) We reserve the right to provide this report to other parties at our discretion.

## **Cancellation Fee**

- a) If you cancel the inspection you agree, that in consideration for us arranging a time for the inspection to be conducted, that you will pay us a cancellation fee equal to the full cost of the inspection and report, provided however that if we have received forty eight hours' (two full working days) written notice of cancellation only an administration fee of \$50 will be payable and you will be refunded.

# EQC scope or work:

If an EQC scope of works has been provided to the building inspector before or during the property inspection, it may be reviewed and commented on within the building report.

However, the inspection is a visual, non-invasive assessment conducted at the time of inspection.

The building inspector cannot determine the adequacy or completeness of any repairs performed under the EQC scope of works, nor can they identify repairs that are not visible during such an inspection.

The building inspector relies solely on the information provided by the client and assumes no responsibility for verifying that all EQC scope of works relevant to the property have been reviewed.

Any EQC scope of works not provided, not reviewed, or aspects that cannot be visually inspected are excluded from the report.

Clients are responsible for conducting their own due diligence regarding any such matters.

# Moisture Readings

## Moisture Meter – General MMD950

The General Tools MMD950 is a professional-grade moisture meter used to assess moisture levels in various building materials. It features both pin and pinless measurement modes, allowing for surface and subsurface readings up to 4 inches deep.

The device provides accurate digital readings and a visual LED bar graph for easy interpretation. A remote probe enables testing in hard-to-reach areas, and a built-in calibration checker ensures accuracy.

This tool is used to detect moisture in wood, drywall, and other materials, helping to identify potential water damage or dampness issues.



Low moisture reading,  
green = Good



High moisture reading:  
Red:  
Damp = 20+  
Wet = 50+

Exterior

Roof & Drainage

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Priority  | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Inspected | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Comments  | <p>Roofing &amp; Drainage</p> <p>The roof consists of concrete tiles and is in generally good condition. The tiles are intact, with no damaged or displaced tiles observed at the time of inspection. Ridge and hip cappings are secure, with mortar bedding in place and no signs of significant cracking or displacement noted. Valley flashings are in good condition and appear to be performing as intended. The chimney penetration flashing is intact and weather-tight.</p> <p>The Colorsteel gutter system is in very good condition and is effectively channelling roof water to the downpipes. All downpipes appear stable and are discharging into the stormwater system as intended. The Butynol membrane gutter roofs are in good condition, with no visible signs of significant deterioration, splitting, or failure. Gully traps were observed to be clear and appear to be functioning properly. Overall, the roof and drainage system appear to be operating as intended at the time of inspection.</p> <p>Risk: Low</p> |

## Exterior

### Roof & Drainage



Concrete tile roof with hip and ridge cappings



Valley flashing



Chimney penetration flashing



Colour steel gutter system



Butynol membrane roof



Gully trap



All downpipes directed into stormwater as intended



All downpipes connected to the gutter correctly

Exterior

Cladding and Windows

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Priority  | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Inspected | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Comments  | <p>Cladding &amp; Joinery</p> <p>The exterior cladding appears to be polystyrene panels with a direct-fix roughcast stucco-style plaster finish. All cladding areas observed are in good condition, with no significant deterioration or visible cracking noted at the time of inspection. All typical risk areas appear sufficiently sealed, with no evidence of current water ingress. The plaster finish presents a tidy, well-maintained appearance and appears to be appropriately sealed throughout.</p> <p>All parapet flashings observed are intact, correctly installed, and appear to be performing as intended.</p> <p>The windows are imported PVC double-glazed, thermally rated units. These appear to have been installed in recent years and are not original. All windows observed are in very good condition and appear to be installed to a good standard. Head flashings are present, correctly fitted, and performing as intended. Silicone seals to window sides, tops, and bottoms are in very good condition, with no signs of deterioration, separation, or splitting. Overall, the exterior presents as tidy, well maintained, and weather-tight.</p> <p>Risk: Low</p> |

## Exterior

### Cladding and Windows



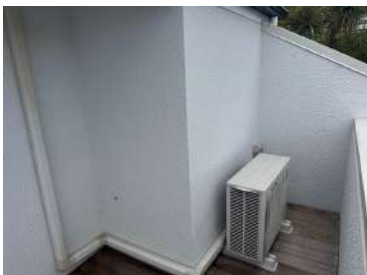
Window head flashings



Window silicon seals



Window silicon seals



Parapet flashings



Exterior

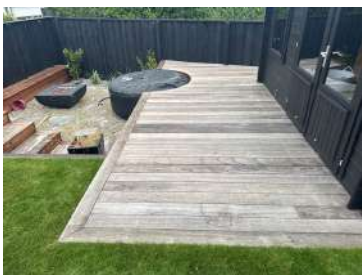
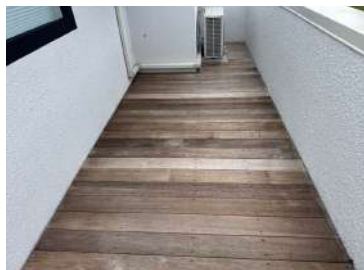
Decks/Fences/Grounds

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Priority  | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Inspected | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Comments  | <p>Fencing, Paths &amp; Decking</p> <p>All fencing around the property appears to be in good, stable, and well-maintained condition, with no issues observed at the time of inspection. Concrete walkways along the side of the house are in good condition, with no visible cracking or signs of movement noted. The paved driveway appears to be in generally good condition and stable.</p> <p>The hardwood decking to the rear of the property, including the upper-level deck, lower-level deck, and all lower-ground decking areas, is in excellent condition. All decking areas appear to be installed to a good quality finish and are structurally sound, with no signs of deterioration observed. Glass screen handrails surrounding the decks are in good, stable condition and appear secure, with no issues noted.</p> <p>Risk: Low</p> |



## Exterior

### Decks/Fences/Grounds



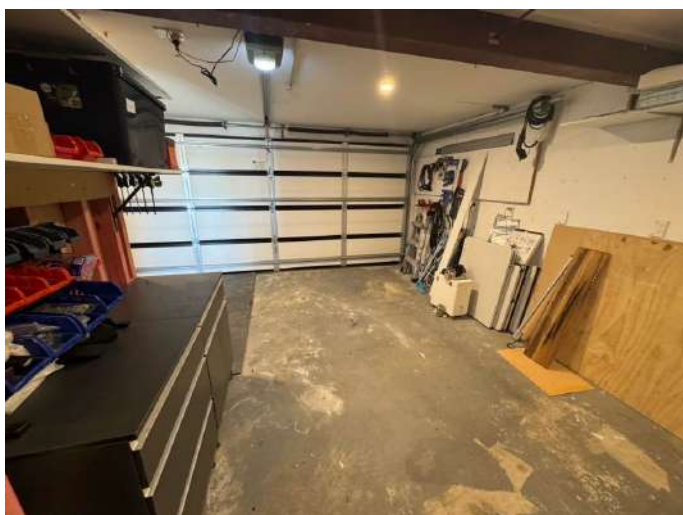
Exterior

Garage

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Priority  | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Inspected | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Comments  | <p>The attached garage has internal access and is fitted with a two-car Colorsteel insulated sectional garage door. The door was operated at the time of inspection and is functioning smoothly. The concrete garage floor and exterior garage walls are in generally good condition, with no visible defects noted.</p> <p>No signs of moisture ingress, dampness, or structural issues were observed within the garage at the time of inspection.</p> <p>Risk: Low</p> |

## Exterior

### Garage



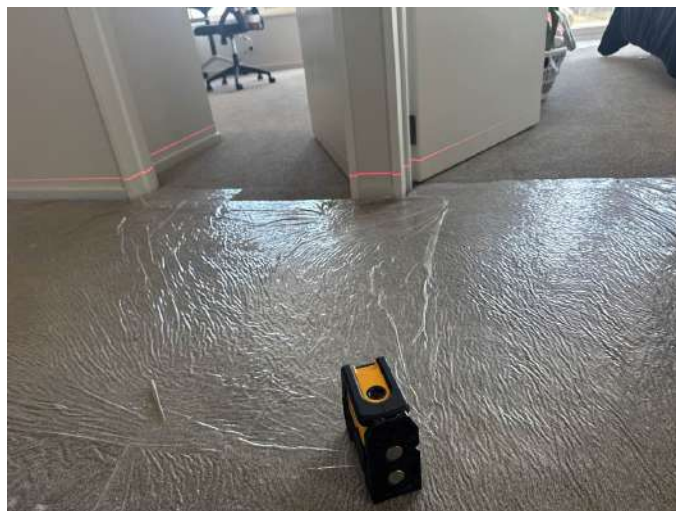
Exterior

Foundation

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Priority  | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Inspected | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Comments  | <p>Foundation, Subfloor &amp; Floor Levels</p> <p>The dwelling is supported on concrete piles beneath a timber floor structure. The garage portion is constructed on a concrete foundation with a concrete slab floor. Underfloor observations indicate the area is in good, clean condition. All piles and associated timber floor framing appear stable, with no visible signs of deterioration, damage, or dampness noted at the time of inspection.</p> <p>All visible plumbing within the underfloor area appears secure and stable, with no leaks or defects observed. Floor levels were checked using a DeWalt cross-line laser level. Measurements indicate floor level variations are within 15 mm overall, with no slopes exceeding 10 mm over a 2 m span. These results fall within acceptable MBIE tolerance guidelines, and the foundation is considered stable.</p> <p>Risk: Low</p> |

## Exterior

### Foundation



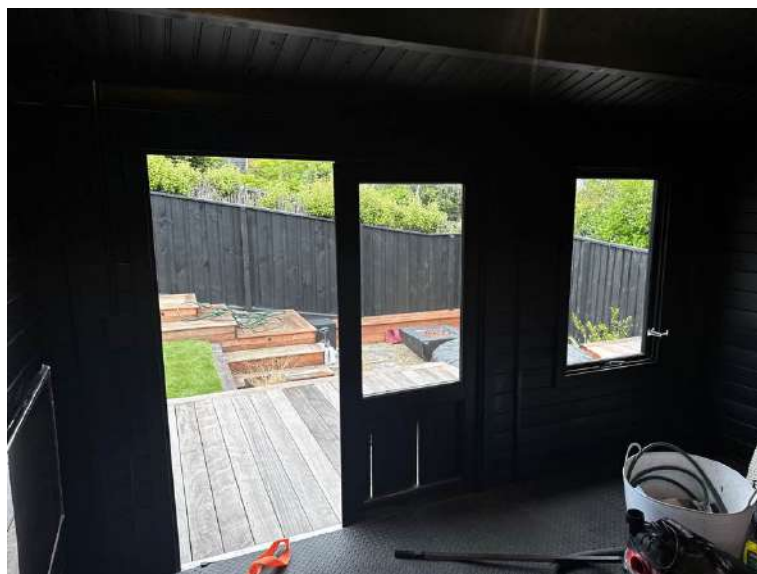
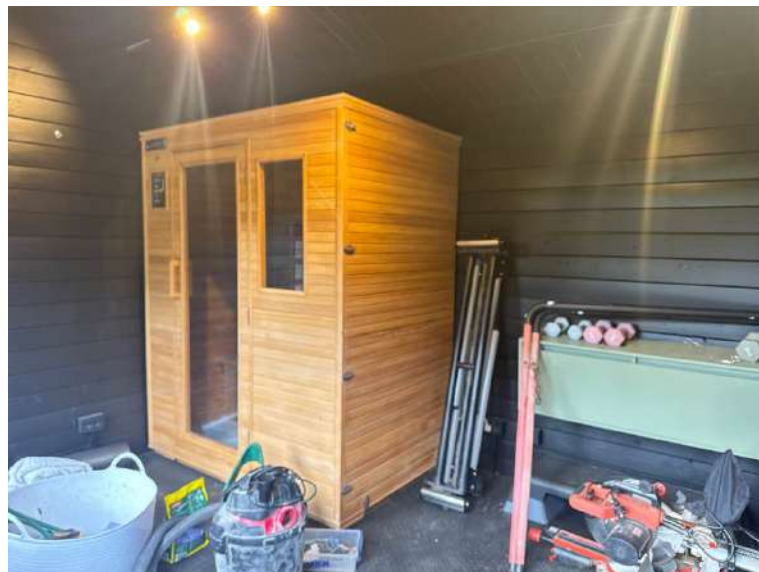
Exterior

Sheds/Sleepout

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Priority  | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Inspected | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Comments  | <p>Outbuildings – Timber Shed</p> <p>The timber shed structure is in very tidy, well-maintained condition and is currently being used as a sauna/yoga room. The structure appears sound, with no visible defects or areas of concern noted at the time of inspection. The roof is finished with a butynol membrane surface, which appears to be in good condition, showing no signs of deterioration, splitting, or failure.</p> <p>No visible issues were observed with this structure, and it appears to be fully functional. Power is connected and in use.</p> <p>Risk: Low</p> |

## Exterior

### Sheds/Sleepout



## Interior

### Master Bedroom

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Priority  | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Inspected | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Comments  | <p>The master bedroom is in good condition overall. Walls, ceiling, and floor finishes present well, with no visible defects or areas of concern noted at the time of inspection. Windows and doors were checked and appear to open and close properly.</p> <p>Moisture testing was carried out in typical risk areas, with readings below 15; the green light indicates dry conditions. No moisture-related issues were detected.</p> <p>Risk: Low</p> |

**Interior**

**Master Bedroom**





Interior

Ensuite

|           |     |
|-----------|-----|
| Priority  | Low |
| Inspected | NA  |
| Comments  |     |



Interior

Ensuite

Interior

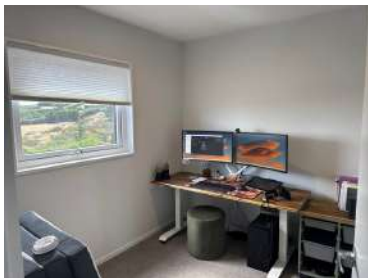
Bedrooms

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Priority  | Low                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Inspected | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Comments  | <p>The additional two bedrooms are in good condition overall. Walls, ceilings, and floor finishes present well, with no visible defects or issues noted at the time of inspection. Windows and doors appear to open and close properly.</p> <p>Moisture testing was undertaken in typical risk areas, with readings below 15; the green light indicates dry conditions. No moisture-related issues were detected.</p> <p>Risk: Low</p> |



## Interior

### Bedrooms



Interior

Master Bathroom

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Priority  | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Inspected | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Comments  | <p>The bathroom is in excellent condition overall. The ceiling, walls, and floor finishes are in very good order, with no defects or areas of concern noted at the time of inspection. The shower, bath, toilet, and vanity are all in good condition and appear well maintained. Tapware and plumbing fixtures are in good working order and functioning as intended.</p> <p>No leaks were detected beneath the vanity, and moisture testing was carried out in typical risk areas. Readings were below 15; the green light indicates dry conditions. No moisture-related issues were detected throughout the bathroom.</p> <p>Risk: Low</p> <p>Solution: No action requ</p> |

**Interior**

**Master Bathroom**



## Interior

### Toilets

|           |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Priority  | Yes                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Inspected | Low                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Comments  | <p>The upstairs toilet, including the small hand basin, is in good condition. Tapware is in good working order and functioning as intended. No leaks were detected beneath the basin or associated plumbing at the time of inspection.</p> <p>Moisture testing was carried out in typical risk areas, with readings below 15; the green light indicates dry conditions. No moisture-related issues were detected.</p> |

**Interior**

**Toilets**



## Interior

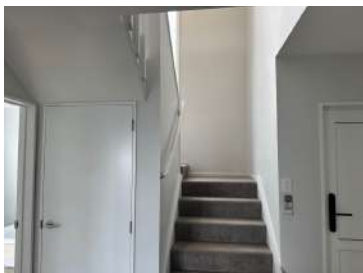
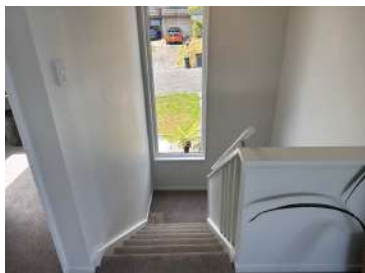
### Interior Spaces

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Priority  | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Inspected | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Comments  | <p>Hallways, Stairwell &amp; Living Areas</p> <p>The downstairs hallway and front door area are in excellent condition. The stairwell is also in excellent condition and appears structurally stable. The stairwell window was moisture tested, with no issues detected.</p> <p>The upstairs living and dining areas are in excellent condition overall. Carpets throughout these areas are in good condition, and ceilings present well with no defects noted. Ranch sliders, windows, and internal doors were operated at the time of inspection and are opening and closing properly.</p> <p>Moisture testing was carried out in typical risk areas, with readings below 15; the green light indicates dry conditions. No moisture-related or other issues were observed throughout these areas.</p> <p>Risk: Low</p> |



## Interior

### Interior Spaces





Interior

Bathroom2

|           |     |
|-----------|-----|
| Priority  | Low |
| Inspected | NA  |
| Comments  |     |



## Interior

### Bathroom2

Interior

Kitchen

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Priority  | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Inspected | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Comments  | <p>The kitchen is in excellent condition overall. Cabinetry, benchtops, and wall and ceiling surfaces present very well, with no visible defects noted at the time of inspection. All doors and drawers appear to be functioning as intended. Plumbing fixtures and tapware were checked and are in good working order, with no leaks observed beneath the sink.</p> <p>Moisture testing was carried out in typical risk areas, with readings below 15; the green light indicates dry conditions. No moisture-related issues were detected.</p> <p>Risk: Low</p> |



Interior

Kitchen



Interior

Laundry

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Priority  | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Inspected | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Comments  | <p>The laundry is located off the garage and is in good condition overall. Cabinetry and benchtop surfaces are in good order and appear fully functional, with no visible defects noted at the time of inspection. A Colorsteel laundry tub is installed; tapware is functioning properly, and no leaks were observed at the sink or associated plumbing at the time of inspection. No visible water damage was noted in this area.</p> <p>The door providing access to the timber deck was operated and is functioning properly. Moisture testing was carried out in typical risk areas, with readings below 15; the green light indicates dry conditions. No moisture-related issues were detected.</p> <p>Risk: Low</p> |

Interior

Laundry



## Interior

### Insulation

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Priority  | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Inspected | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Comments  | <p>Earthwool ceiling insulation batts were observed installed within the roof space. The insulation is in good condition, providing good coverage and effective thermal protection at the time of inspection. No signs of displacement, damage, or deterioration were noted. The roof framing structure observed appears stable, with no issues identified. No other concerns were observed throughout the accessible roof space.</p> <p>Polyester underfloor insulation is installed beneath the timber floor and appears to be in good condition and correctly installed. A ground moisture barrier is also in place, correctly installed, and in good condition. The underfloor area appeared dry and clean at the time of inspection.</p> <p>Risk: Low</p> |

## Interior

### Insulation





Service

Electrical

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Priority  | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Inspected | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Comments  | <p>The main switchboard is located in the garage and appears to be in very good condition. It appears to have been updated in recent years, with no visible defects noted at the time of inspection. Power sockets, light switches, and light fittings throughout the house were checked and all appear to be in very good condition and operational.</p> <p>This assessment is based on a visual inspection only, and no internal wiring was accessed.</p> <p>Risk: Low</p> |



PRO CHECK  
building reports  
Christchurch

Service

Electrical



Service

Hot Water

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Priority  | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Inspected | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Comments  | <p>Solar Hot Water System (Roof-Mounted)</p> <p>A roof-mounted solar hot water system is installed, consisting of evacuated tube collectors connected to a storage cylinder. The collectors appear securely fixed to the concrete tile roof, with no visible damage noted to the tubes at the time of inspection. The mounting frame appears stable and appropriately positioned.</p> <p>No obvious defects were observed from a visual inspection. Roof penetrations associated with the system appear tidy and weather-tight. Due to system complexity, internal components, pipework performance, and operational efficiency were not tested as part of this inspection.</p> <p>Risk: Low</p> |



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Christchurch

Service

Hot Water



## General

### Asbestos

#### Notes on 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".

NA

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

NA

Textured paint and patching compounds on walls and ceilings.

NA

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

NA

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.

NA

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.

NA

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

NA

#### Comments



## Certificate of Inspection

Client                Frank Keating

Site                    5b Madeley Road Mount Pleasant

Inspector            Phil Staunton

Company             Pro Check Building Reports Christchurch Ltd

### Qualifications

Version: 14/07/2025



**NEW ZEALAND  
PRACTISING LICENCE**

Name:                Philip John Staunton

LBP Number: BP107881

Expiry:                30 Jun 2026



Licence Class  
Carpentry

Area of Practice

Date Issued  
23 Jun 2011



|                                             |     |
|---------------------------------------------|-----|
| Site                                        | Yes |
| Subfloor                                    | Yes |
| Roof space                                  | 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.

Signature



Date/Time 12/01/2026

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. Philp John Staunton Licensed and qualified builder LBP No:BP107881. Property Inspector Pro Check Building Reports Christchurch 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.



**Additional photos**

Date and Time 12/01/2026

Summary

This two-storey, three-bedroom, one-bathroom home presents in very good, tidy, and well-maintained condition overall. The property features an open-plan kitchen, living, and dining area, along with a two-car garage with internal access. The home is clad in polystyrene panels with a plaster finish, has a concrete tile roof, and is fitted with imported PVC double-glazed, thermally rated windows.

The roof, flashings, guttering, downpipes, and drainage systems were observed to be in good condition and functioning as intended. Interior spaces, including bedrooms, living areas, kitchen, bathroom, toilet, and laundry, are all in excellent to good condition, with no defects or moisture issues detected. Moisture readings throughout the house were below 15, indicating dry conditions.

The foundation and subfloor areas appear stable, with insulation and a ground moisture barrier correctly installed. Electrical systems appear updated and in good working order. Timber decking, fencing, and outbuildings are all in excellent condition. Overall, the house presents as a well-cared-for property with no significant issues identified at the time of inspection.

Signature



## Certificate of Inspection

Client      Frank Keating

Site      5b Madeley Road Mount Pleasant

Inspector      Phil Staunton

Company      Pro Check Building Reports  
Christchurch Ltd

Version: 14/07/2025

Qualifications



**NEW ZEALAND**  
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**Name:** Philip John Staunton

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**Licence Class**  
Carpentry

**Area of Practice**

**Date Issued**  
23 Jun 2011



# Certificate of Insurance

ANDO

15 July 2025

This certificate is confirmation that the following insurance contract is current and in force.

## The Insured

Pro Check Building Reports Christchurch Limited

|                     |                                       |               |           |
|---------------------|---------------------------------------|---------------|-----------|
| Policy Number       | LLO-P0187772 & COM-P0187775           | Client Number | ODL 57432 |
| Period of Insurance | 20/12/2024 to 20/12/2025 at 4pm       |               |           |
| Insurer             | The Holland Insurance Company Pty Ltd |               |           |

## Professional Indemnity & General Liability

|                                             |                                                                                       |
|---------------------------------------------|---------------------------------------------------------------------------------------|
| Business Description                        | Building Inspections - Pre-purchase property inspections and healthy home assessments |
| Professional Indemnity - Limit of Indemnity | \$500,000 any one occurrence                                                          |
| General Liability - Limit of Indemnity      | \$2,000,000 any one occurrence                                                        |
| Excess                                      | As Per Policy                                                                         |
| Territory                                   | New Zealand                                                                           |
| Jurisdiction                                | New Zealand                                                                           |
| Endorsements / Special Terms                | As Per Policy                                                                         |

Subject otherwise to the terms and conditions of the policy.  
This confirmation of cover should be read together with the policy schedule and policy document. All details shown above are as at the date issued.

Signed on behalf of Ando Insurance Group Limited



John Lyon  
CEO, Ando Insurance Group Limited

This insurance is provided by the Hollard Insurance Company Pty Ltd. Administration of this insurance and claims handling services are managed by Ando Insurance Group Limited on behalf of The Holland Insurance Company Pty Ltd. The Holland Insurance Company Pty Ltd is a licensed insurer in New Zealand under section 19 of the Insurance (Prudential Supervision) Act 2010.

**MASTER INSPECTOR REGISTRATIONS BOARD.  
MASTER INSPECTOR ASSOCIATION OF NEW  
ZEALAND™**

**PHILIP STAUNTON MI®  
REG.2425010853CH**

**Member Inspector™ |**

**Pro Check Building Inspection Christchurch |**

**In Good Standing |**

**REG.2425010853CH**

**MIANZ.ORG.NZ**

**Master Inspector Association of New  
Zealand™**

**Head Office 203 Ravensbourne Road  
Dunedin NZ 9022**

**home@mianz.org.nz**

**www.mianz.org.nz**

11<sup>th</sup> January 2024

Dear Philip Staunton MI® Reg.2425010853CH

This registration certificate confirms your admittance  
to the Master Inspector Association of New Zealand as  
a Member Inspector™

Sincerely,

Master Inspector Registrations Board.  
Master Inspector Association of New Zealand™



Terms and Conditions apply including  
remaining in good standing within the  
inspection industry. Informing  
MIANZ.org.nz of unresolved complaints,  
payment of dues and providing a link to  
MIANZ.org.nz on your website.

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reserved.

# TAX INVOICE

SC Construction (2021) Ltd  
74 Mutton Town Road  
RD 1  
Clyde 9391  
NEW ZEALAND

**Invoice Date**  
14 Jun 2023

**Invoice Number**  
INV-3067

**Reference**  
5 Madeley Road Mt Pleasant

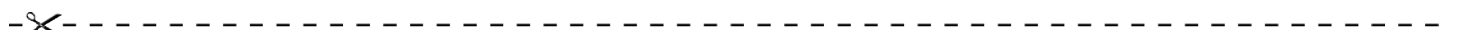
**GST Number**  
115529404

T K Plastering 2014 Limited  
Po Box 790  
Christchurch 8140  
NEW ZEALAND  
GST No. 115-529-404

| Description                    | Quantity | Unit Price | Amount NZD |
|--------------------------------|----------|------------|------------|
| Patch plaster walls per Q86216 | 1.00     | 10,500.00  | 10,500.00  |
| Subtotal                       |          |            | 10,500.00  |
| TOTAL GST 15%                  |          |            | 1,575.00   |
| TOTAL NZD                      |          |            | 12,075.00  |

## Due Date: 20 Jul 2023

Please make payment by way of direct credit to:  
BNZ 02-1268-0045968-000  
Please include name and invoice number as reference.

|                                                                                                          |                                                                                                                                                                                                                                                                                                                                                               |                 |                            |                       |          |                   |                  |                 |             |                        |                                                  |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------|-----------------------|----------|-------------------|------------------|-----------------|-------------|------------------------|--------------------------------------------------|
|                       |                                                                                                                                                                                                                                                                                                                                                               |                 |                            |                       |          |                   |                  |                 |             |                        |                                                  |
| <h1>PAYMENT ADVICE</h1>                                                                                  |                                                                                                                                                                                                                                                                                                                                                               |                 |                            |                       |          |                   |                  |                 |             |                        |                                                  |
| To: T K Plastering 2014 Limited<br>Po Box 790<br>Christchurch 8140<br>NEW ZEALAND<br>GST No. 115-529-404 | <table><tr><td><b>Customer</b></td><td>SC Construction (2021) Ltd</td></tr><tr><td><b>Invoice Number</b></td><td>INV-3067</td></tr><tr><td><b>Amount Due</b></td><td><b>12,075.00</b></td></tr><tr><td><b>Due Date</b></td><td>20 Jul 2023</td></tr><tr><td><b>Amount Enclosed</b></td><td><div>Enter the amount you are paying above</div></td></tr></table> | <b>Customer</b> | SC Construction (2021) Ltd | <b>Invoice Number</b> | INV-3067 | <b>Amount Due</b> | <b>12,075.00</b> | <b>Due Date</b> | 20 Jul 2023 | <b>Amount Enclosed</b> | <div>Enter the amount you are paying above</div> |
| <b>Customer</b>                                                                                          | SC Construction (2021) Ltd                                                                                                                                                                                                                                                                                                                                    |                 |                            |                       |          |                   |                  |                 |             |                        |                                                  |
| <b>Invoice Number</b>                                                                                    | INV-3067                                                                                                                                                                                                                                                                                                                                                      |                 |                            |                       |          |                   |                  |                 |             |                        |                                                  |
| <b>Amount Due</b>                                                                                        | <b>12,075.00</b>                                                                                                                                                                                                                                                                                                                                              |                 |                            |                       |          |                   |                  |                 |             |                        |                                                  |
| <b>Due Date</b>                                                                                          | 20 Jul 2023                                                                                                                                                                                                                                                                                                                                                   |                 |                            |                       |          |                   |                  |                 |             |                        |                                                  |
| <b>Amount Enclosed</b>                                                                                   | <div>Enter the amount you are paying above</div>                                                                                                                                                                                                                                                                                                              |                 |                            |                       |          |                   |                  |                 |             |                        |                                                  |