



RESIDENTIAL PROPERTY INSPECTION



The site was visited to undertake a pre-listing inspection for the purposes of apprising the owner of the present condition of the property. This report is offered as guidance only to any potential purchaser(s) and purchasers are encouraged to obtain independent advice on the property.

Customer Name: Jenny Dickinson

Inspection Address: 1 Gilmore Place, Christchurch

Inspection Date: Tuesday, 17 March 2026

Weather Conditions: Fine

Inspector Name: Kelvin Johnston

Company Contact Phone: 021 460 422

Registration: LBP No BP126214

Version Control Version 1

BuildQual NZ Ltd

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MISSION STATEMENT

To provide an outstanding customer-focused service in a professional manner.

ABOUT THIS REPORT

This inspection is a point in time one which has been conducted by a Licensed Building Practitioner who has significant achievement and experience in the residential building industry. The report is an **exception-based report** primarily focusing on and commenting on issues that are present. While the inspector may comment from time-to-time about elements of the property where no issues exist, mainly the report highlights any defects found during the inspection.

The report closely follows the requirements of NZS 4306:2005 (the New Zealand Standard for property inspections) and complies with that standard.

NZS4306:2005 states that ... “A property inspection should not be seen as an all-encompassing report dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of inspection. Whether or not a defect should be regarded as significant depends to a large extent upon the age and the type of building being inspected.”

Where an issue is highlighted, it remains the client’s responsibility as to what further action is taken, whether any is recommended or not. Consider visiting the address again with the report and satisfying your own mind about any issues.

DETAILS OF BUILDING

The property at 1 Gilmore Place, Christchurch is a three-bedroom, single-storey dwelling constructed of brick resting on a concrete slab foundation, with a decramastic coated pressed steel tile roof. The interior walls are plasterboard over timber frames. The floors are concrete with carpet, and vinyl in the wet areas and the kitchen.

The property has a concrete driveway leading up to a double internal access garage.

The property was built circa 1970 and all fittings appear to be in good condition.

Building Use:	Residential
Technical Category (CERA):	Technical Category 1
Estimated Ground Profile:	flat
Number of Storeys:	single
Foundation Construction:	concrete slab
External Wall Construction:	brick
Internal Wall Construction:	plasterboard
Mid-floor Construction	-
Roof:	decramastic coated pressed steel tile
Floor Type:	concrete
Year Built:	circa 1970



INSPECTION SUMMARY

There was no evidence of significant structural damage to the building noted during our visual, non-invasive inspection.

I attended the property and inspected inside, outside and around the section, making notes and taking photographs as I went. I noted any defects, and these are summarised below

The defects noted are:

THE SITE

- There are cracks in the concrete driveway and paths. Crack in the concrete adjacent to the garage door
- Garden fence is in damaged condition with missing pickets. Deterioration at the base of a fence post adjacent to the driveway

EXTERIOR

- There are a few insignificant cracks in the concrete patio outside of the main entrance
- Brick cladding is generally in good condition; there are a few splashes of paint.
- Coating maintenance recommended on the weatherboard cladding on the gable ends

ROOF

- There is some denting and loss of coating on the pressed steel roof tiles
- A few patches of rust were noted. Lichen growth. A redundant pipe penetration in the roof has been cut off and sealed
- There is significant build-up of the roof coating/chip in the gutters. Rust was noted in the gutters on both the north and the southside of the roof
- There is rust in the steel gutter just beyond the discharge point from the rubber membrane gutter
- Paint bubbling on the soffit board near the main entrance

INTERIOR

- Paint cracking at the wall to ceiling junction in the living area.
- There are holes in the wall inside the entertainment cabinet in the living area. There's a horizontal crack in the wall inside the WC on the right-hand side
- Slightly elevated moisture reading on the skirting in the lounge
- There's a hole in the wall inside the cupboard that houses the hot water cylinder. There is water staining on the skirting boards and plasterboard, this area tests in the dry moisture range
- There is some discoloration and fading of the coating the interior windows

GARAGE

- There are two vertical cracks in the blocks under the window at the back of the garage.
- Heavy lichen growth on the southern side of the garage roof.



FLOOR LEVELS

A full floor-level survey was not conducted at the address; however, an assessment was made using a laser level device within the confines of working around furniture and fixtures. Refer to the floor section under the Interior heading in the body of the report.

MOISTURE TESTS

Interior moisture levels were tested using a Trotec® T660 moisture tester. This is a non-invasive capacitive tester that injects an electric field into the wall and measures the moisture levels through that. It is an indicative test which directs more invasive testing should elevated or wet readings be returned. The only certain way to determine a moisture problem is through invasive inspection.

The reading scale is an exponential one from one to 200; with readings less than 50 considered dry, readings between 51 and 80 considered elevated and readings over 80 considered wet.

A total of 50 locations were chosen to take moisture readings.

The readings are typically taken about 50mm from the floor – the assumption being that if the wall is damp the moisture will be near the bottom of the wall. Readings were also taken in the bottom of the shower or bath, vanity units, laundry tub cabinet, kitchen under sink and adjacent the toilet.

The moisture readings were between 19.1 and 51.2 – these are in the **dry and slightly elevated range.**

The locations of the elevated moisture test readings are itemised in the Inspection Summary above. Further investigation is required to determine the cause of these moisture test readings and any remedies.

It should be noted that the property is presently unoccupied, and the moisture readings may vary once it is inhabited, and the wet areas are in daily use.

OTHER

There was no evidence of land damage, liquefaction or lateral spreading noted during the inspection.

Overall, from the visual non-invasive inspection, the property appears to be in good condition with some defects noted, as outlined above.

ASBESTOS

Some plaster stipple, fibre cement board and Decramastic tiles (in the backing medium) may contain asbestos. This property has these elements and is of an age where this may be likely.

Undisturbed these elements are considered safe.

For the benefit of anyone who would likely work on the property - before any work is conducted on them (lifting, scraping, sawing, drilling, sanding or anything that would disturb the surface) we highly recommend that they be tested for asbestos.

Similarly, before any decramastic debris is cleared from the spouting the material should be tested and treated appropriately after that. The debris needs to be appropriately disposed of. This is included to protect everyone's health & safety.



LAND AND ZONING

The property is zoned Technical Category 1, under the former Canterbury Earthquake Regional Authority guidelines.

1 Gilmore Place, Burnside, Christchurch

Urban **Property Information**

PROPERTY DETAILS 4

LAND ZONING 4

Foundation Technical Category 1 (TC1)


Technical Category 1 (TC1)

Land that was classified Technical Category 1 (TC1) was suitable for homes to be repaired or rebuilt after the 2010/11 Canterbury earthquakes.

TC1 land generally did not experience liquefaction-related land damage or settlement during the 2010/11 Canterbury earthquakes. Land damage from liquefaction is unlikely on TC1 land during significant future earthquakes. Standard foundations for concrete slabs or timber floors are considered adequate to address liquefaction hazard for house repairs and rebuilds on TC1 land, but normal consenting requirements still apply (e.g. to confirm suitable ground bearing strength and assess all other hazards).

In 2019 Christchurch City Council completed a liquefaction hazard study, encompassing the Christchurch urban area, which uses the extensive information about ground conditions gathered since the 2010/11 Canterbury earthquakes and follows the most recent national liquefaction guidance. This includes an updated liquefaction vulnerability map, and an online tool which helps to visualise an area's vulnerability to liquefaction under different conditions. For details visit the [CCC Liquefaction information website](#).

Detailed information about foundation requirements is available on the [Ministry of Business, Innovation and Employment \(MBIE\) website](#).





PROPERTY ASSESSMENT FORM

THE SITE

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Retaining Walls	N/A	-
Stairs	N/A	-
Steps, Handrails, Paths, Driveway	Minor	There are cracks in the concrete driveway and paths. Crack in the concrete adjacent to the garage door
Swimming Pool/Tennis Court	N/A	-
Fencing	None	Timber fences approximately 1.8m high in reasonable condition. Garden fence is in poor condition with missing pickets. Deterioration at the base of a fence post adjacent to the driveway
Ground Movement/cracking	None	No defects noted
Surface water control	None	No defects noted

EXTERIOR

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Balconies, Verandas, or patios etc.	Minor	There are a few insignificant cracks in the concrete patio outside of the main entrance.
External stairs	N/A	-
Framing (verticality, defects)	None	No defects noted
Wall Cladding (condition, tied to frame, weep holes.)	Minor	Brick cladding is generally in good condition; there are a few splashes of paint. Coating maintenance recommended on the weatherboard cladding on the gable ends
External Doors & Windows (condition, defects)	None	No defects noted
Chimney	N/A	-



SUBFLOOR SPACE

This section is largely not applicable due to the concrete slab foundation.

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Location of Access Point (if applicable)	-	Bedroom wardrobe
Accessibility – Minimum 500x400mm	-	N/A
Foundation Type & Condition	None	Concrete slab
Foundation Walls	N/A	-
Ground Space Condition	N/A	-
Ground Vapour Barrier	N/A	-
Drainage – drains, haunching etc	N/A	-
Ventilation Adequacy	N/A	-
Pile Type, Instability & Condition	N/A	-
Pile to Bearer Connections	N/A	-
Obvious Structural Alteration	-	No
Ground Clearance of Timber Framing Minimum 450mm – timber, 500mm - suspended concrete	-	N/A
Floor Type (timber or suspended concrete)	-	Concrete
Timber Framing & Bracing	N/A	-
Insulation Type, Approximate Thickness, Coverage & Condition	N/A	-
Plumbing – materials, leakage, supports	N/A	-
Electrical – wiring & supports	N/A	-
Insect or Pest Infestation	N/A	-
Rotting Timbers	N/A	-
Debris	N/A	-



ROOF

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Roof System - material	-	Decramstic coated pressed steel tiles.
Roof condition	Minor	There is significant denting and loss of coating on the pressed steel roof tiles. A few patches of rust were noted. Lichen growth. a redundant pipe penetration in the roof has been cut off and sealed.
Gutters/Spouting/downpipes	Minor	There is significant build-up of the roof coating/chip in the gutters. Rust was noted in the gutters on both the north and the southside of the roof and just beyond the discharge point from the rubber membrane gutter
Eaves/Fascia/Soffits	Minor	Paint bubbling on the soffit board near the main entrance

ROOF SPACE

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Accessibility – location and size of manhole. Minimum 450x440mm	-	Laundry Meets the minimum allowance
Roof Cladding – from the inside	None	No defects noted
Thermal Insulation –	None	Batts - approx. 200mm thick.
Sarking	N/A	No defects noted
Party Walls & Fireproofing	N/A	No defects noted
Roof Underlay & Support (mesh/wire)	None	No defects noted
Roof Frame Construction & Connections	None	No defects noted
Ceiling Construction	None	No defects noted
Obvious structural alteration	-	No
Insect or Pest infestation	-	No
Roofing timbers	None	No defects noted
Discharges into roof space (Vents/fans)	-	No
Plumbing – materials, leakage, supports	None	No defects noted
Electrical – wiring type & supports.	None	No defects noted
Tile Fixings	None	No defects noted



INTERIOR

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Ceilings – condition, defects.	Minor	Paint cracking at the wall to ceiling junction in the living area.
Walls – condition, defects.	Minor	There are holes in the wall inside the entertainment cabinet in the living area. There's a horizontal crack in the wall inside the WC on the right-hand side
Timber Floors	N/A	-
Concrete Floors	None	No defects noted. Measurements were taken with a laser level device across the floor plan measured across the greatest available distance, and the variation was around 20mm. The MBIE Guidelines for the level variations of the floor plan have set the limit at 50mm.
Carpets, floor coverings	None	No defects noted
Internal Doors & Frames, Skirtings	Minor	Slightly elevated moisture reading on the skirting in the lounge
Electrical – operation of switches etc.	None	No defects noted

Kitchen

○ Floor – sealed around perimeter	None	No defects noted
○ Bench Top	None	No defects noted
○ Cabinetry	None	No defects noted
○ Sink/taps	None	No defects noted
○ Tiles (sealed and condition)	None	No defects noted
○ Air extraction system	None	No defects noted

Bathroom, WC, Ensuite -

○ Floor - sealed	None	No defects noted
○ Cistern, Pan (Bidet if Applicable)	None	No defects noted
○ Tiles (sealed and condition)	None	No defects noted
○ Bath (sealed and condition, pressure)	None	No defects noted
○ Shower (sealed & condition, pressure)	None	No defects noted



- Vanities/washbasin (taps, sealed & condition) None No defects noted
- Ventilation None No defects noted
- Special Features (if applicable) N/A -

Laundry

- Location (state location) - Next to the back entrance
- Floor (sealed & condition) None No defects noted
- Tubs/cabinet (taps, catches & condition) None No defects noted
- Tiles (sealed and condition) N/A -
- Ventilation N/A No mechanical ventilation

Storage	Minor	There's a hole in the wall inside the cupboard that houses the hot water cylinder. There is water staining on the skirting boards and plasterboard, this area tests in the dry moisture range
Inside of Windows (catches & condition) Single or double glazed	Minor	Windows are generally in good condition. There is some discoloration and fading of the coating the interior windows
Electrical Connections	None	No defects noted
Interior Stairs	N/A	-
Garage – opener, doors.	Minor	There are two vertical cracks in the blocks under the window at the back of the garage. Heavy lichen growth on the southern side of the garage roof
Other	N/A	-



SERVICES

These items are technical in nature and commented on only, following a visual inspection.

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Fire Warning/Control System (Not just smoke detectors)	-	No
Heating System (specify type)	-	Heat pump – as per the Appliances Section below.
Ventilation System (HRV/DVS)	-	Yes
Central Vacuum System (if applicable - untested)	-	No
Security System	-	No
Electrical – Meter Board/Switch Board	None	No defects noted
Gas Services (Wall straps, vents blocked)	N/A	-
Water Services (incl. pressure)	None	No defects noted
Wet areas (suitably sealed from walls or floors – incl. cabinets)	None	No defects noted
Hot Water (incl. pressure) <ul style="list-style-type: none">o Date on cylindero Seismic straps	None	Date is not visible, has seismic straps
Wastewater/Sewerage (Flush toilets)	None	No defects noted
Grey Water Recycling (if applicable)	N/A	-
Rainwater Collection System (if applicable)	N/A	-
Solar Panels	-	No
Aerials or antennae	-	No
Shading Systems (if applicable)	N/A	-
Telecommunications (phone/internet lines – number and location. Untested)	-	No
Lifts	-	No



APPLIANCES

Appliances are commented upon only and no warranty as to fitness for purpose is offered or implied

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Stove	None	No defects noted
Oven	None	No defects noted
In-sink waste disposal	N/A	-
Exhaust fan(s)	None	No defects noted
Dishwasher	None	No defects noted
Heat Pump	None	No defects noted
Bathroom Heater	None	No defects noted
Heated towel rails	None	No defects noted
Night-Store Heater – not specifically tested	-	No
Fridge if being left	N/A	-
Smoke detector(s) – <ul style="list-style-type: none">○ Max 3m to bedroom○ One on each storey○ Do they work?	None	No defects noted

OTHER MATTERS

-

NATURAL HAZARDS

-

THE INSECTOR SUGGESTS THE FOLLOWING

OTHER ADDITIONAL ✓

Further investigation should be undertaken to determine the cause of the elevated moisture readings and any remedies

SOLID FUEL BURNER – from <https://solidburner.ecan.govt.nz/Public>

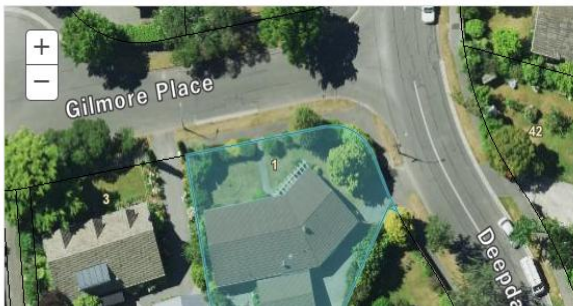
Search

1 Gilmore Place, Burnside, Christchurch

[\(Having trouble finding your address?\)](#)

Address

- 1 Gilmore Place, Burnside, Christchurch
- 1 GILMORE PLCE



OVERVIEW FINDING YOUR ADDRESS **BURNER REGISTER**

Register

The information in this database is forwarded on. It is not up to date or complete. Please do not make replacement or purchase decisions based on this data alone. Check your LIM or contact your district or city council. [Show disclaimer.](#)

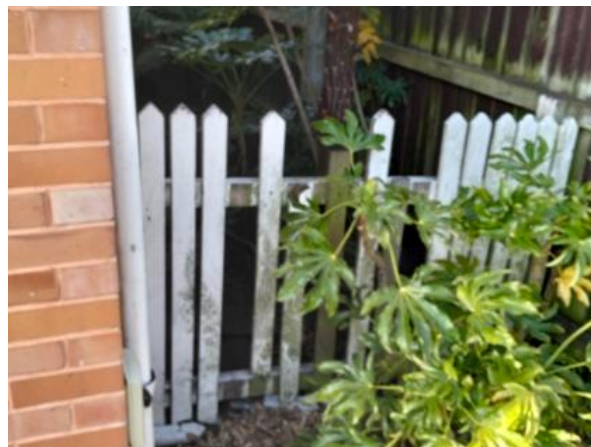
Address			Zone
Burner Type	Permit Date	Permit No.	Expires
1 GILMORE PLCE BURNSIDE 8005			
Ethos Ares (without flue shield)	May 6, 2010	ABA 10102071	2030 ⓘ
Please see below to contact us about this burner			



SUPPORTING PHOTOS



Concrete driveway



Garden fence is damaged



Crack in the garden path



Deterioration at the base of a fence post adjacent to the driveway



Crack on the concrete patio, there are a few minor insignificant cracks



Damage to gable cladding adjacent to the driveway



Cladding and windows – general view



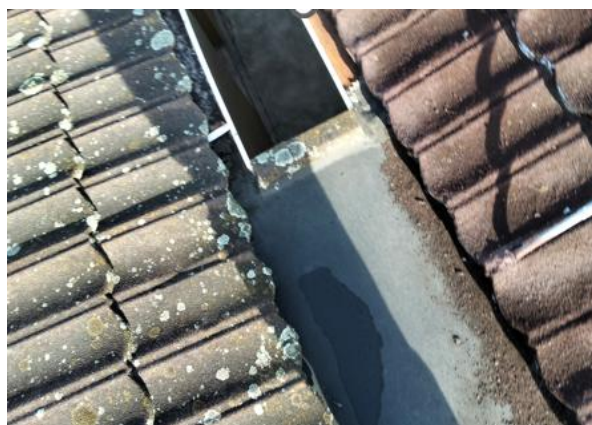
Brick cladding is generally in good condition; there are a few splashes of paint



Roof – general view. Patches of coating missing



Lichen on the garage roof



There is a rubber membrane gutter between the garage and the main dwelling that discharges into the steel gutters



There is rust in the steel gutter just beyond the discharge point from the rubber membrane gutter



The transition from rubber membrane gutter to steel gutter is unconventional and does not appear well sealed,



Denting on the roof tiles



a redundant pipe penetration in the roof has been cut off and sealed



Paint bubbling on the soffit board near the main entrance



Rust on the underside of the gutter on the north side of the roof



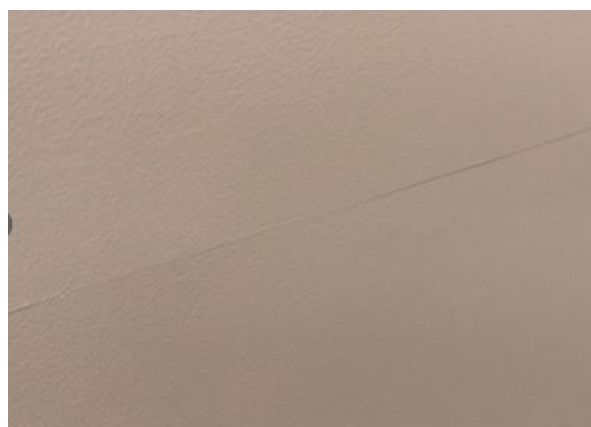
Roof space is well insulated, batts are approx. 200mm thick



Walls and ceilings – general view



An example of a minor interior blemish, Paint cracking at the wall to ceiling junction in the living area



There's a horizontal crack in the wall inside the WC on the Right. Hand side



There are holes in the wall inside the entertainment cabinet in the living area



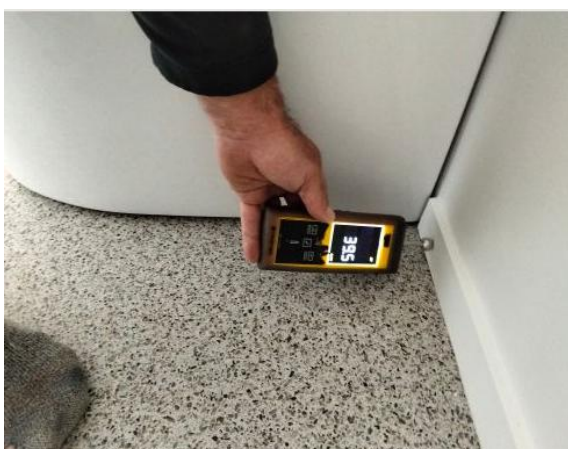
There's a hole in the wall inside the cupboard that houses the hot water cylinder. There is water staining on the skirting boards and plasterboard, this area tests in the dry moisture range



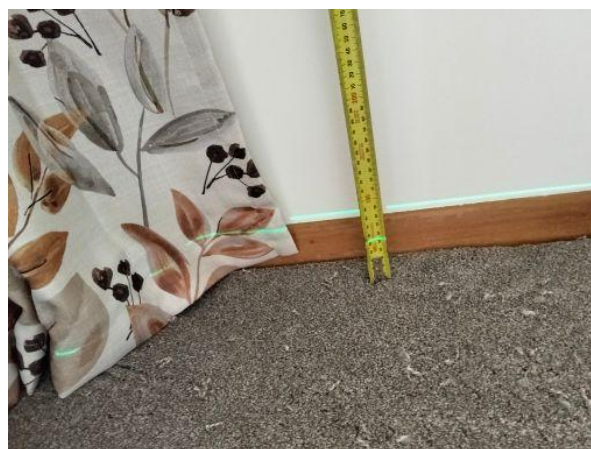
The timber windows are generally in good condition. There are some minor blemishes such as discoloration and fading of the coating



One moisture reading – slightly elevated, lounge



Moisture testing – dry range



Laser floor level assessment



Crack and the concrete adjacent to the garage door



There are two vertical cracks in the blocks under the window at the back of the garage



CERTIFICATE OF INSPECTION IN ACCORDANCE

WITH NZS 4306:2005

Client: Jenny Dickinson

Site Address: 1 Gilmore Place, Christchurch

Inspector – Kelvin Johnston

Company – BuildQual NZ (2016) Limited

Qualifications: Licensed Building Practitioner and qualified builder

Date of inspection: Tuesday, 17 March 2026

The following areas of the property have been inspected:

	Yes	No
(a) Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Subfloor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Roof exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Roof space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Accessory unit, ancillary space and buildings	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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

Certification:

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

Signature *Kevin Johnston*

Date: 17 March 2026

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



LIMITATIONS

The purpose of the report is to summarise the inspection of the building for the above-mentioned client only. The inspection is limited to a visual inspection only and is to give you a better understanding of the buildings condition as noted at the time of inspection. There are, therefore, a few limitations to the inspection, which you need to be aware of. These include the following:

- a) The report is of a visual only, non-invasive inspection of the areas of the building which were readily visible at the point in time of the inspection. The inspection does not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation, or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil.) Any appliances are commented on only and no warranty as to fitness for purpose is offered or implied. BuildQual has no mandate to move, cause any damage to or change anything in the property.
- b) The inspection does not draw conclusions about the weather tightness of the building. It does, however, assess internal moisture readings directed by the inspector's expertise using a state-of-the-art tester, from which a recommendation may be made for further investigation. The testing is indicative only and makes no representation about the structure meeting the requirements of the building code as it relates to leaks, water penetration, weatherproofing, moisture or any effective water exit or control systems; this extends to any resultant mould, fungi, mildew, rot, decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure. Invasive investigation is usually the only way to conclusively determine such issues.
- c) As the purpose of the inspection is to assess the general condition of the building based on the limited visual inspection described in (a), the report may not identify all past, present or future defects. Descriptions in the report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in the report as having been inspected was excluded from the scope of the inspection. The report will not back-date today's code requirements onto works undertaken at an unknown time prior.
- d) Without limiting the general nature of that statement, we mean that the report does not extend to areas behind walls, below the ground, behind other fixtures or obstructions such as signage, cladding, under floor coverings or in areas which pose health or safety hazards or which are too small and difficult to reach. Also excluded are areas, which would require specialised equipment to reach e.g. cranes or cherry pickers. BuildQual inspects houses as they are presented, and if subfloor or roof access spaces don't exist or are obstructed, the report will reflect that. Returning to complete that part of an inspection will incur a fee.
- e) The assessment does not extend to any facilities servicing the premises such as electrical systems, plumbing, ventilation plant, lifts or other mechanical systems.
- f) Although property inspections can provide independent advice, they do not cover everything. For example, the inspector normally would not check the adequacy of the following: footings; concealed damp-proof membranes; concealed drainage; swimming pools, saunas and associated equipment; the operation of fireplaces and chimneys; intercom systems; floor coverings; appliances including but not limited to dishwashers, waste disposal units, ovens, ducted vacuum systems; Structural stability (other than pipe instability); hazards; and hot water cylinders. Whether or not services have been used for some time before an inspection being carried out may affect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily that the enclosure will not leak. **This is reproduced from NZS 4306:2005.**
- g) The report closely follows the requirements of NZS 4306:2005 (the New Zealand Standard for property inspections) and as such complies with that standard. There are minimum requirements for access to confined spaces in NZS 4306:2005, however, if in the inspector's view a space is too confined or the atmosphere inside that space is not safe, and it presents a risk to their safety under the Health & Safety at Work Act 2015, the inspector's safety is considered foremost. Similarly, if in the inspector's view an element of the property presents an unacceptable risk to inspect (height, proximity to safe ground, animal hazards etc.), the report will reflect that this element has not been inspected and the reason why.
- h) While EQC documentation may be checked against a property during an inspection, the general nature, the volume of that documentation and the elapsed time since the Canterbury Earthquakes makes it difficult to say with any certainty that damage listed is the same as evident during the inspection; similarly, it is difficult to ascribe some damage to an earthquake with any certainty.
- i) Damage and defects identified in the report may alter upon further work being carried out either to the building or any adjacent buildings, which may also be undergoing remedial or demolition work. Subsequent land movement or earthquakes may also alter the building.
- j) The report is not a substitute for any structural engineering or geotechnical assessment report which you are strongly recommended to obtain and therefore the report is not to be relied upon as a statement that the building is fit for use either in part or in whole.
- k) The persons carrying out the inspection to compile the report are limited by this agreement and cannot be expected to find or discover all defects in the building and you accept that we did not build or perform work on the building and are not responsible for or liable for anything other than the completion of the report and our opinion on the aspects reviewed.
- l) Any third-party report or externally sourced information annexed to this report is the responsibility of that third party and is attached for information only and we make no warranty regarding the same nor accept any responsibility for incorrect information contained therein.
- m) While we will use best endeavours to use all reasonable care and skill in carrying out the assessment consistent with that applied by reputable consultants practising in the property assessment field at this time, we provide no warranty (expressed or implied) as to the information presented in this report, except and only to the extent that the laws of New Zealand impose a warranty or guarantee such as under the Consumer Guarantees Act 1993.



OTHER SERVICES WE OFFER



Floor Level Survey

While an assessment is usually made using a laser level device during our inspections, we can further survey the floor levels of the building using a Zip level Pro device for greater detail. The results are then plotted on a floor plan, which is detailed within the report along with supporting information that demystifies the requirements – the MBIE guidelines.



Meth Testing

BuildQual NZ Ltd can arrange a contractor to do Meth Testing. Testing is conducted at various points of the house with results available two days later allowing for lab analysis. More in-depth testing can be done after a positive indication which will detail the levels of contamination to help inform your next steps.



New Build Pre-Handover Inspections

BuildQual NZ Ltd will inspect your newly built house and prepare a report before the pre-handover meeting with your builder, allowing you to ensure that the standard of work you expected is evident and to confidently request any defects be remedied before you move in.



Damage Assessment

BuildQual NZ Ltd conducts damage assessments on houses where repairs have not yet been completed and on houses where the repairs have been completed but a determination of the standard of work is required. We compare the works against the scopes of works and collect the producer statements to provide a level of comfort around the condition of the property.



BuildQual can arrange tradesmen – if required

BuildQual can arrange or recommend tradesmen plumbers, electricians, roof repairers and heat pump maintenance for your consideration when required. Tried and trusted otherwise we wouldn't recommend them. Let us help take the stress away from finding a tradesman.

The contents and design of this report are retained as Copyright, with rights belonging to BuildQual NZ (2016) Limited. This report must not be reproduced or passed on to a third party without the express permission of BuildQual NZ (2016) Limited. Obvious exceptions to that rule are, the real estate agent(s) acting for the client, the client's lawyer, accountant, mortgage broker, bank, an insurance company or another professional working towards the sale or purchase of the property that is the subject of the report.

For clarity, only the client and professionals working with the client to either buy or sell the subject property at 1 Gilmore Place, Christchurch may have access to the report.

If the report is on-sold to a purchaser, they need to be aware that the consumer protections do not pass with that transaction. In accordance with the Contract and Commercial Law Act 2017; the purchaser was not a party to the contract which initiated the inspection, was not intended to be a party, and cannot join that contract retrospectively.