



All Building Inspections Limited

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Building Report

14B Realm Drive

Paraparaumu

This report has been exclusively prepared for Eddie Cook



Building Consultant: Ian Hall, NZIBI
Present for inspection: Ian Hall
Weather at time of inspection: Showers
Date/s of inspection: 06-May-2026
Type of inspection: Building Inspection
Name of property inspected: 14B Realm Drive
Paraparaumu
Report prepared for: Eddie Cook

Introduction



The inspection of the building at 14B Realm Drive has been carried out in accordance with the New Zealand Standard 4306:2005.

The New Zealand Standard states that:

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

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

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

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

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

Ian Hall
All Building Inspections Limited

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Site

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

14B Realm Drive is easily accessed from the street either via a short path to the front door or by the drive that leads to the garage. There is internal access from the garage into the dwelling, and the front door is well protected from the elements with a covered area.

The dwelling was constructed in 1994, has a southerly aspect from the kitchen window and is well situated for local amenities with the bonus of all-day sun.

The paved drive leading to the dwelling was in good condition with a fall away from the dwelling's foundations.

The concrete or paved paths, around areas of the dwelling, slope away from the house to facilitate surface water run-off.

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

To small areas of the dwelling to the front, the cladding is in close to contact or in contact with the ground surface.

It is not good building practice to have earth or vegetation right next to the cladding. To the areas of paving, there should be clearance of 150mm below the base of the cladding, and 225mm above unpaved ground to maintain water tightness.

At the time of inspection there were no visible signs of deterioration, but these areas can be modified by reducing the ground surface.

The clothesline has been direct fixed through the cladding, which is also not recommended as any wall penetrations can be a high-risk area for ingress as moisture can find its way into the cladding through fixing penetrations. Fixings can be modified.





Cladding in contact to the front



Cladding in close to contact



Direct fixed

Sub floor

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

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

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



Exterior

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

The exterior cladding of the dwelling is constructed with a rusticated weatherboard, areas of monolithic cladding with cement board soffits and a timber fascia.

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

The weatherboard cladding was in good condition with no visible signs of decay but the paint finish to areas was starting to age with a new paint seal recommended as part of the dwelling's maintenance planning.

The lower edge of the end-grain of the timber corner battens have not had a paint seal. Sealing these areas is recommended to prevent the end grain splitting and to maintain the integrity of the timber.

Some end-grain decay was sighted to a batten to the rear of the dwelling that I recommend has further appraisal for repair to prevent progressive damage.



Batten end-grain decay



No paint seal

Areas of the dwelling have a monolithic cladding that is made of sheets that are coated to give the seamless appearance of concrete, masonry or plaster.

The cladding sheets are made from cement, fine sand and cellulose with a textured coating applied and painted after the sheets have been installed onto the dwelling.

Plaster claddings rely heavily on the application of a good quality paint system to keep out the water and the paint finish was aged.

The waterproof coating must be maintained in a very good condition and will require re-coating long before it loses its decorative appearance. Paint coatings will weather and wear, often requiring recoating in the most exposed areas at least every eight years.

Modern construction now requires a cavity system to be behind the cladding but due to age of construction, there is no cavity system in place in this dwelling.

Cracks were sighted to all three sides of the dwelling. With this type of cladding, it is possible to use my moisture meter on the exterior.

At the time of inspection moisture levels to the base and sides of the joinery penetrations and the cladding cracks were within acceptable parameters except the crack to the right side of the garage door where high moisture levels were recorded to the crack and the cladding at ground level where the cladding is in close to contact to the ground surface.

I also noted that a small area to the rear of the dwelling is in close contact to the sloping roof. It is now required that cladding where over a sloping roof have a 35 mm clearance from the bottom of the cladding. This is because if the gap is not maintained then water can wick-up behind and through the cladding and reach the framing. A solution can be to cut the cladding to ensure there is clearance. A 50 mm overlap is required to any framing at the base of the wall.

Some impact damage was also sighted to the cladding to the rear of the garage but fortunately the framing was not exposed to the elements.

My recommendation is that the monolithic cladding now have further specialist appraisal for a more invasive investigation of the cracks and for the correct repair requirements.



Top of door



Bottom of cladding



High moisture levels recorded to the cladding crack /front of the garage



Rear garage door



Rear of dwelling beneath



Impact damage side of dwelling



Impact damage rear of dwelling



Sloping roof area/rear of dwelling



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

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

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

A crack was sighted to the rear of the dwelling. Moisture levels were within acceptable parameters however I recommend further appraisal for repair when other work is carried out.

The timber fascia appeared in good condition with no visible signs of decay and had a reasonable paint finish.

The fascia is embedded in the cladding to an area to the front and rear of the dwelling. A clear separation is now recommended to allow for expansion or contraction of the material as this can cause cracking that can lead to moisture ingress. These areas can be modified, and I recommend this is included as part of the specialist appraisal.

Maintaining a good paint finish is important as this is the primary protection for the cladding and timber and it is generally accepted that the exterior should be repainted every eight years or so.

In terms of maintenance planning, implementing a painting program is recommended once repairs have been carried out.

Paint preparation time currently would be relatively small however the longer the painting is left the more preparation will be required.

Dirt/ grime buildup can shorten the life of the cladding material. As part of the maintenance schedule, I recommend carefully washing down sealed cladding, windows and frames regularly. Particular attention should be paid to the areas that do not get rain washed, such as under the eaves. A soft brush and a low-pressure hose is recommended and not a high-pressure water blaster.



Cement board soffit



Cladding crack



Areas of embedded fascia/further appraisal recommended



Exterior joinery

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

The dwelling consists of aluminium window joinery with aluminium french doors from the lounge and the master bedroom. There is also an aluminium door leading from the rear of the garage, a timber front door and a timber clad garage door.

Metal head flashings were fitted to all the exterior joinery except the garage door opening that has a timber batten to the junction, head flashings have a weather tightness function.

All the windows and doors functioned as designed.

My inspection noted that some of the seals between the transition from the monolithic cladding to the joinery now require renewing. Wind drive moisture ingress has the potential to breach these transitions, and I recommend further appraisal for repair.



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

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

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

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

Also a window catch was missing from the front bedroom's side window.





No soffit/metal cap flashed

Roof

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

The roof is usually physically assessed for any structural issues, general condition and maintenance requirements however I was unable to access the roof due to the wet and unsafe conditions.

I did climb my ladder at various points around the dwelling in order to make some assessment of the roof cladding.

The traditional roof design appeared generally well constructed.

The roof has a steep pitch, which helps to displace surface water efficiently along with soffits.

The roof is made up of concrete tiles that appeared in good condition from a visual inspection. No signs of deterioration or cracks was observed within the tiles.

Concrete tiles can get porous with age, they can start to take on water, get brittle and crack. To prolong the roof tile life the tiles can sometimes be cleaned and painted which can help prevent deterioration. A registered roofer would need to investigate further to be sure the tiles are still in a suitable standard to be painted and sealed.

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

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

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





The garage has a butynol membrane as the cladding.

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

Butynol Roofing Membrane when subjected to normal conditions of environment and with proper maintenance can expect to have a serviceable life of at least 20 years. No maintenance of the membrane is normally required provided significant substrate movement

does not occur. In the event of damage to the membrane the membrane must be repaired by removing the damaged portion and applying a patch, as for new work.

The substrate appeared solid when walked on but the fasteners fixing the substrate in place have popped in places and will in time penetrate the membrane. Pin holes and hairline cracking can appear that are difficult to sight. Material damage may already be present beneath the lining, but this cannot be known with a visual-only inspection. Corresponding moisture levels where accessible below the area were within normal parameters.

The metal capping to the parapet wall appeared well detailed and sealed.

My recommendation is that the butynol roofing material now have further appraisal by a licensed roofer to give advice on the degree of repair, upgrades and costs as the membrane is now 32 years old.





Substrate fastener penetration

Spouting & downpipes

The spouting and downpipes are visually inspected where possible.

The spouting is a Marley product in the old gothic style, which the manufacturers state is reminiscent of the spouting used on colonial homes.

The spouting appeared in good condition with the correct fall to the downpipes.

The spouting was clear of debris.

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

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



Roof Space

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

The space was accessed via a ceiling hatch in the laundry.

No signs of decay or leaks were identified where accessible.

Entering attics or roof spaces that are heavily insulated can cause damage to the insulation and the attic framing. Attics with deep insulation cannot be safely inspected due to the limited visibility of the framing, which the inspector must walk on. In such cases the attic is only partially accessed, thereby limiting the review of the attic areas from the hatch only in these circumstances. Only areas where safe and reasonable access is possible were inspected.

The insulation in the attic was identified as Mammoth insulation.

Mammoth thermal insulation is made in New Zealand from 100% lofted thermally bonded polyester fibres. The manufacturer states that all Mammoth products contain recycled polyester fibre made from plastic bottles.

There were no gaps identified in the attic insulation.

The R-value measures the resistance to the flow of heat through a given thickness of insulating material. The higher the R-value, the better the insulation, but to achieve its full R-value, the insulation must be properly installed without any gaps or compression points, and it must be kept dry.





Interior

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

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

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

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

The dwelling is currently not lived-in on a permanent basis.

The interior comprises of a kitchen, dining room, lounge, two bedrooms, and a bathroom with laundry attached.

There is internal access from the garage into the dwelling.

All moisture readings were within acceptable parameters at the time of inspection except to the wall lining to the left side of the garage door where high moisture levels were recorded at the top to the exterior and the base to the exterior and interior.

As moisture retention can lead to decay, I recommend further invasive appraisal of the area.



Moisture levels /acceptable behind the crack



High moisture levels recorded ground level



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

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

There was no external vent fitted in the kitchen. This increases humidity and dampness in the dwelling. Installing and directing a vent to the exterior is usually a straightforward job for either a qualified carpenter or electrician.

The signs of moisture/UV damage were noted on some of the windowsills. It is likely that condensation has pooled in these areas and has over time broken down the integrity of the paint.

The door sill to the rear of the garage has had a temporary repair.

Impact damage was sighted to the door jamb of the master bedroom.

Heating for the dwelling is supplied by a Toshiba air-conditioning system that is directed into the living area.

There were no discernable issues to the garage interior except for the high moisture levels noted.



Moisture / UV damage



Services & Plumbing

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

Power supply

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

Circuit Board

The electrical system consists of an internal circuit board located in the hall with an external meter under cover of the front door access area.

All the fuses were modern circuit breakers.



Wiring

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

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

Plumbing

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

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

The water piping sighted was a mixture of products, most of the piping was Polybutylene (grey plastic) which is an industry standard product.

Some copper water piping was also present and supplying the hot water cylinder.

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

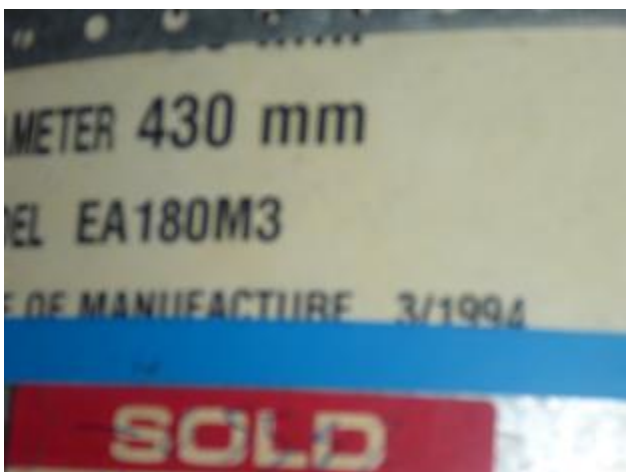


Hot water system

The hot water supply to the dwelling is via a 180 litre Rheem mains pressure electric cylinder manufactured 3/1994. The cylinder is located in the roof space.

Hot water cylinders built prior to 2003 benefit from additional insulation to reduce heat loss. Heating a home's hot water makes up one-third of the average power bill. Insulating the hot water cylinder with a hot water cylinder wrap is a quick easy way to make a difference to the energy use.

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



Due to the age of this cylinder, I recommend that an appropriate sum be set aside for the replacement of the cylinder as and when necessary.

Drainage

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

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

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



Summary

My inspection found that the dwelling was in reasonable condition for age & type but there are now some considerations for further appraisal, repair and maintenance planning.

My recommendations are that the areas that indicated high moisture levels now have further invasive appraisal to ensure repairs can be fully carried out and any compromised material can be removed and replaced.

Cracks were sighted to all three sides of the dwelling. With this type of cladding, it is possible to use my moisture meter on the exterior. At the time of inspection moisture levels to the base and sides of the joinery penetrations and the cladding cracks were within acceptable parameters except the crack to the right side of the garage door where high moisture levels were recorded to the crack and the cladding at ground level where the cladding is in close contact to the ground surface.

I recommend that the monolithic cladding have further specialist appraisal for a more invasive investigation of the cracks, the embedded fascia, area of sloping roof junction, area of impact damage, ground clearances and joinery transitions, and for the repair requirements and potential costs.

The clothesline has been direct fixed through the cladding, which is not recommended. Fixings can be modified.

The lower edge of the end-grain of the timber corner battens have not had a paint seal. Sealing these areas is recommended to prevent the end grain splitting and to maintain the integrity of the timber. Some end-grain decay was sighted to a batten to the rear of the dwelling that I recommend has further appraisal for repair to prevent progressive damage.

I recommend that the butynol roofing material now have further appraisal by a licensed roofer to give advice on the degree of repair, upgrades and potential costs as the membrane is now 32 years old.

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

Cleaning is especially necessary for:

Those areas of a building that are not rain-washed

Areas of wall immediately under the eaves

Covered verandahs and porches

The top of garage doors where sheltered by the wall

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

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

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

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

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

Ian Hall
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Certificate of Inspection

(in accordance with NZS 4306:2005)

Client: Eddie Cook
Site address: 14B Realm Drive
Inspector: Ian Hall
Company: All Building Inspections Limited
Qualifications: New Zealand Trade Certificate
Member of New Zealand Institution of Building Inspectors

The following areas of the property have been inspected:

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

Certification

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

Inspector: Ian Hall
Date: 06-May-2026



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Further Information:

Assessment of the sub floor:

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

Assessment of drainage systems:

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

Assessment of the roof

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

Definitions of Weathertightness Risk

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

A: Wind zone:

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

B: Number of storeys:

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

C: Roof/wall intersection design:

Low Risk Roof to wall intersection fully protected (e.g. hip and gable roof with eaves)

Medium Risk Roof to wall intersection partly exposed (e.g. hip and gable roof with no eaves)

High Risk Roof to wall intersection fully exposed (e.g. parapets or eaves at greater than 90° to vertical with soffit lining)

Very High Risk Roof elements finishing within the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys etc.)

D: Eaves width:

Low Risk Greater than 600 mm at first floor level

Medium Risk 450-600 mm at first floor level or over 600 mm at second-floor level

High Risk 100-450 mm at first floor level or 450-600 mm at the second floor level

Very High Risk 0-100 mm at first-floor level or 100-450 mm at second-floor level, or 450-600 mm at third floor level

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

E: Envelope complexity:

Low Risk Simple rectangular, L, T a boomerang shape with single cladding type

Medium Risk More complex, angular or curved shapes (e.g. Y arrowhead with single cladding type)

High Risk Complex angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types

Very High Risk As for high risk, but with junctions not covered in C or F of this table (e.g. box window, pergolas, multi story re-entrant shapes etc.)

F: Deck Design:

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

Terms and Conditions

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

Applicable Standard

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

Access

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

Payment

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

Scope of Report

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

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

Limitations of the Report

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

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

Limitations of Weathertightness Reporting:

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

Limitations on Liability

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

Report Personal to Client:

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

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

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