

GRIFFIOEN.

BUILDING INSPECTION REPORT

Statement of Passing Over: This building inspection has been supplied by the vendor in good faith. GRIFFIOEN. (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Prospective purchasers are advised to seek their own independent advice as to the condition of the property either prior to, or as a condition of, purchasing the property.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

Please note:

- Recommendation made in Section 20.7.1 will be attended to prior to settlement.
- The building report refers to roof tiles requiring maintenance. A report from the roofing contractor confirming repairs were completed and replacement tiles laid where appropriate is included at the end of this report.



KIWI INSPECTIONS LTD

+64275522004

aaron@kiwiinspections.nz

<http://www.kiwiinspections.nz>



RESIDENTIAL HOUSE INSPECTION

191 Westminster St 2
Christchurch, Canterbury Region 8013

Rachel Gallagher

28/05/2026



Inspector

Aaron Krahaugen

Kiwi House Inspections

+64275522004

aaron@kiwiinspections.nz

TABLE OF CONTENTS

1: Inspection Details	3
2: Terms, Conditions and Policies	4
3: Ratings and Glossary	8
4: Foundation, Subfloor	11
5: Roof System	14
6: Roof Framing and Insulation	17
7: Exterior Cladding System	19
8: Exterior Joinery	21
9: Fencing & Decks	22
10: Driveways & Paths	23
11: Electrical	25
12: Water Heating	26
13: Plumbing	28
14: Heating	29
15: Kitchen	30
16: Living Room	33
17: Hallway	34
18: Laundry	35
19: Toilet	36
20: Bathroom	37
21: Bedroom 1	40
22: Bedroom 2	41
23: Bedroom 3	42
24: MOISTURE CONTENT READINGS	43
25: Additional Structures	46
26: Summary	48

1: INSPECTION DETAILS

Information

In Attendance

Vacant

Weather Conditions

Cloudy

Occupancy

Vacant, Furnished

Style

Single Level, Attached Unit

Bedrooms

3 bedroom

Site: Orientation of living space

North

Site: Contour

Flat Terrain

2: TERMS, CONDITIONS AND POLICIES

Information

Terms, Conditions and Polices

1.0 GENERAL DISCLAIMER

1.1 Kiwi Inspections Residential Property Inspection Report (property report) is based on a limited visual, non-invasive, inspection of the property in general. Physical time spent at the property by the property inspector will often be between 1 hour to 1.5 hours, depending on the size, age and complexity of the property under review. Therefore, the inspection and resulting property report will be limited to that which can be realistically identified within that time and under the terms, conditions and policies noted as follows.

1.2 The property report will generally include: a visual, non-invasive, inspection and comment on the foundations and subfloor or slab, exterior finished ground levels, exterior cladding, ceiling cavity, exterior roofing elements, insulation (roof and sub-floor where relevant), external joinery, drainage and pipework visible, electrical meter and distribution board, hot water system, any decks, fencing and gates, hard surface areas and the interior. The property report will look to report on areas of significant defects, particular attributes, gradual deterioration and significant maintenance required as can be realistically observed during the visual, non-invasive, inspection and subject to any limitations noted in Section 2.0, 3.0 and 4.0 of this document.

1.3 While all efforts are made to identify possible defects to the property, the property report is not a guarantee that the property meets the requirements under the Building Act 2004, or any building act relevant at the time of construction or otherwise.

1.4 KI recommends that quotes and advice are sought from independently qualified persons on receipt of the property report for a more specific and specialised qualification of comments made by KI in the property report, regarding any faults or defects identified, if more intrusive investigation is desired, or in relation to any comment made.

1.5 The property report provides a general review of the property under inspection and should in no way be interpreted as a specialist report on each area considered and addressed.

2.0 PROPERTY REPORT LIMITATIONS AND EXCLUSIONS

The property report does not:

2.1.1 provide independent expert advice on specific elements and does not recommend expert opinion on solutions to faults identified, however recommendations may be provided from time to time but should be checked with a relevant specialist.

2.1.2 include any areas or components which are concealed or closed in behind finished surfaces (for example, plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which require the moving of anything which impedes access or limits visibility (such as: floor coverings, furniture, appliances, personal items, property, vehicles, vegetation; debris, soil, or any other item which may impair a visual inspection of the area under review.

2.1.3 include any areas or components related to structural integrity or compliance with central and local government requirements. KI will not obtain a Land Information Memorandum (LIM) or inspect Council records but may refer to such documents if supplied, but only to the extent of the visual inspection and not from any legal, specialist or regulatory compliance perspective.

2.1.4 review the type and quality of any remediation work undertaken from a seismic damage related claim. However, the property report may comment on specific elements of works conducted under a claim for seismic damage, and on the quality of specific and non-specific finishing's internally and externally throughout the dwelling.

2.1.5 cover inspect or comment on geological stability, soil conditions, underground services and/or life expectancy of materials. The property report does not include the structural engineering or condition, of electrical, plumbing, gas piping and fitting, home heating state of the premises, swimming or spa pools, solar systems, septic tanks, on site water systems, insect/pest attack, retaining walls or outbuildings not deemed to be directly linked to the use of the property as a residential dwelling (for example, a standard garage and/or sleep-out). However, comments may be made regarding noted observations in these areas but only to the extent of the restrictions noted within this document and the property report.

2.1.6 include any positioning of building(s) or improvements in relation to site boundaries.

2.2 KI takes no responsibility for any matter not included in the property report, as set out above, despite any observations made in the property report.

2.3 Descriptions in the property 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 or commented on, is deemed to be excluded from the scope of the inspection and KHI takes no responsibility for these.

2.4 Descriptions in the property report of the materials used and construction methods for the property must always be checked by the addressee against relevant building plans and information held by Council. While the property report may comment on these areas, KHI takes no responsibility for the overall accuracy of this information as it is not always clear from a visual, non-invasive, inspection and therefore confirmation by way of relevant records is recommended. Special attention should always be paid to whether the cladding system is direct-fixed or installed over a vented and drained cavity system. KHI takes no responsibility for such determination and therefore such information must be confirmed by reference to Council reports, files and relevant building plans.

2.5 Borer may be found in older homes constructed using native timbers and untreated pine, particularly if the timber becomes damp. While the property report may comment on borer damage observed during the visual inspection, this does not in itself confirm the existence or non-existence of live borer and KHI takes no responsibility for the addressee's reliance on any such comment. If borer is a concern, we recommend that a borer specialist is engaged.

2.6 ASBESTOS: Many homes built generally before 1980 contain some form of asbestos; either in old floor tiles, ceiling tiles, roof shingles and flashing, siding, insulation (around boilers, ducts, pipes, sheeting, fireplaces), pipe cement, and joint compound used on seams between pieces of wall board. Some newer houses may also contain asbestos. Due to the specialist nature of asbestos identification the following report does not comment on asbestos.

2.7 Seismic Activity: During the visual inspection process the building inspector may identify and comment on cracking / damage in both internal and external finished materials. Due to the complex nature of seismic related damage this report does not reference the possible cause of any such damaged noted. Also, properties in Canterbury have been exposed to a significant number of seismic events over the past 6 plus years. Accordingly, there are several areas that should be considered by any persons who is looking to acquire property within the Canterbury area. These include (but are not limited to), any noted scope of works for both the dwelling and the land, any scope of works not yet signed off, cash settled or still in dispute. There have also been several properties that were written-off by insurance companies but were then sold and/or remediated. Accordingly, Architects of Building Limited T/A Kiwi House Inspections do not source nor comment on any documentation relating to seismic activity claims, history of the dwelling or overall structural integrity. We **STRONGLY RECOMMEND** that you seek professional advice from your legal advisor and/or a registered structural engineer on any seismic related concerns relevant to any property under review.

2.8 While the property report may comment on floor levels and even provide actual level readings at times, all comments and readings are to be treated as indicative readings only. A more specialised measurement technique must be employed to ascertain the true floor level condition of the property. Floor levels are not considered part of the property report engagement and KI takes no responsibility for these.

2.9 The addressee agrees that they will notify KI of any defects or significant issues that they are aware of regarding the property under inspection. This should be in writing and delivered to KHI no less than 24 hours before the scheduled inspection day and time. Any failure to notify KHI of any known defect or issues removes the addressees' rights to take any action against KHI for any failure to identify such defects or issues within the property report.

2.10 It is the responsibility of the addressee to ensure that access to key areas of the property is made available. This includes, but is not limited to, a suitable manhole for both the ceiling cavity and sub-floor cavity (if relevant). If such access is not available at the time of the scheduled inspection, or access is not easily gained without having to remove any furniture, fixtures and fittings or personal items then the areas in question are deemed to not be included within the property report.

3.0 MOISTURE TESTING

3.1 The property report is based on experience and reasonable opinion. It is not a guarantee against moisture ingress any time prior to the inspection, at the time of the inspection or in the future. The inspection has been conducted to the inspector's best ability with all reasonable care taken using visual and non-invasive testing with equipment as noted in the property report. The property report is a guide only and not a guarantee against moisture ingress and is to be accepted as such by the addressee.

3.2 While the property report may comment on moisture levels and moisture ingress and may even undertake non-invasive moisture testing from time to time, invasive and/or destructive testing methods are often required for high levels of assurance.

3.3 The moisture testing included within the property report is limited to internal areas that are recognised as being highly susceptible to potential moisture ingress, and in most cases are limited to wet areas within the dwelling, including bathroom vanities, kitchen cabinetry, laundry cabinetry, to the sides of shower units, behind toilets and to the side of garage door areas (where the garage is on the same footprint as the dwelling). Moisture content readings are taken using a Tro Tec T660 capacitive non-invasive moisture meter. Depending on the material's bulk density, the device's impact depth amount is limited to 20mm to 40mm. Readings are restricted where the walls have been covered by fixtures, fittings, tiles, vanities, joinery, or any other materials that impact on the testing equipment's penetration and accuracy (for example, metal, concrete, ceramic, and other highly dense materials may interfere with the resulting readings). All areas tested will be specifically noted in the property report. It is these areas only that have been tested and commented on by the inspector.

3.4 Non-invasive moisture content readings are indicative only and cannot be relied upon solely to detect areas of mould, toxins, rot, or historical moisture ingress to the area tested. Non-invasive moisture testing cannot guarantee that no moisture exists within the framing or cladding.

3.5 The property report is never, under any circumstance, to be construed as a weather-tightness assessment or report and KHI takes no responsibility for any issues resulting from any leak due to weather-tightness issues. If weather

tightness is a concern, we recommend independent, professional advice is sought from a specialist in weather tightness assessments.

3.6 Weather conditions can significantly influence moisture found (for example, long dry spells, driving rain in certain directions) which can cause localised leaks and may only occur under certain conditions. Accordingly, the moisture readings and assessment provided in the property report are based on the point in time of the inspection only.

3.7 A number of monolithic and other direct-fixed cladded properties built before the late 2000s are of a specific design and construction that exposes them to additional risk of moisture related ingress and possible damage. Other factors will also increase the risk of possible moisture ingress risk and damage for all properties, including (but not limited to), a lack of suitable eaves width, complex roof and wall intersections, high wind zones, more than one storey high, the presence of internal gutters, inadequate ground clearance for the cladding, poor roof and cladding maintenance and/or condition, parapet walls, poor or a lack of flashings, any fixtures attached to the cladding, and decks or flat/mono pitched roofs built over living areas. Properties with any of these features are deemed to have a greater risk of possible moisture related damage and as a result the addressee must assess that risk independent of the property report.

3.8 The property report and any indemnity insurance coverage does not extend to properties found to be suffering from leak issues as a result of exterior weather-tightness or moisture ingress. KHI does not take any responsibility for any leak event claim made against the company above the cost of the initial property report fee.

4.0 LIMITATIONS OF ACCESS

4.1 Any areas which are inaccessible, cannot be seen at the time of the inspection or are concealed behind walls, ceilings, floors, insulation, locked or inaccessible rooms, including (but not limited to) framing, pipework, plumbing and wiring, are deemed to have not been inspected. Therefore, the addressee agrees to assume all the risk for any condition or problems which may be concealed at the time of inspection.

4.2 Access is deemed to be that which is unobstructed and safe. Unless specifically stated, KHI inspectors undertake the inspection individually (as a lone worker) and therefore are limited under the Health and Safety at Work Act 2015 and guidelines and recommendations supplied by Work Safe New Zealand regarding safe access to specific areas of the dwelling, including (but not restricted to) working in confined spaces and working at height. These include (but are not restricted to), roof access, sub-floor and ceiling cavity areas. Notwithstanding these limitations, often not all areas of a roof, sub-floor and ceiling cavity are able to be viewed due to a combination of available or easy access, adequate safe movement space and obstacles creating visual impairments (for example, installed insulation).

4.3 Unless stated otherwise, the property report will only comment on the roof area from what can be viewed from ground levels and from the safe use of a 3.6m ladder, the sub-floor and ceiling cavity from what can be reasonably viewed while situated within 0 to 1.5 metres from the relevant manhole in a 360-degree turning circle.

4.4 Reference to interior observations are limited to what can be reasonably seen from a standing position of no closer than 2 meters distance and taking into consideration what may be deemed to be general wear and tear expected for a property of that specific type and age.

5.0 LIMITATION OF USE

5.1 The information in the report and any attached pages are intended for the use of the addressee only (noted as "client" in the property report) and cannot be relied upon by any person other than to whom it is addressed. The information that the property report contains is confidential and may be legally privileged. If you are not the addressee, any disclosure, photocopying, distribution or use of the contents of this report is prohibited. KHI has no liability to any third party to whom the addressee discloses the contents of or distributes the property report, or any part thereof to.

5.2 The property report must be read in its entirety, including the Terms, Conditions and Policies for KHI contained at the end of the property report.

5.3 Due to the nature of changing conditions, the property report is valid for a period of no more than 60 days from the date of issue.

5.4 The property report also becomes automatically invalid should the property suffer any event that could realistically impact on the properties condition and function. This includes (but is not restricted to) any recorded seismic activity, flood, or fire affecting part or all the property. The property report also becomes invalid if any damage or change occurs to the property through any other cause, whether intentional (through construction) or otherwise.

5.5 This report cannot be forwarded to or reissued to any third parties in the event of the resale of the property.

6.0 LIABILITY LIMITATIONS AND DISPUTES

6.1 KI offers the addressee its opinion as at the date of inspection and gives no warranty as to the future. The addressee understands and agrees that any claim against the accuracy of the report is limited to specific areas addressed explicitly within the property report. The addressee agrees to notify KHI of any disputes in written form within 10 days of discovery. The addressee further agrees that with the exception of emergency conditions, no alterations, replacements or repairs shall be carried out before KHI can re-inspect areas in dispute. The addressee understands and agrees that failure to notify KHI as stated above shall constitute a waiver of any and all claims for failing to accurately report the condition or discovery.

6.2 (a) The liability of KI for a breach of these terms, conditions and policies (together with their servants, agents and contractors) whether in contract, tort, under statute or otherwise, for any loss or damage to person or property,

which is caused, contributed to or otherwise arises from the services supplied or any defect in them, or any negligent act or omissions shall be strictly limited to the value of the services supplied by KI whether under these terms, or otherwise to a total sum equal to the amount paid or payable by the addressee to KI under these terms. (b) In particular KI will not be liable at all for consequential or indirect loss, or economic loss including loss of profits or savings, loss of opportunities or loss of records or data, or for losses or damages claimed by third parties, unless such loss is caused by KI's wilful misconduct. (c) All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from these terms, conditions and policies. (d) Nothing in these terms, conditions and policies limits or excludes the liability of KI for death or personal injury resulting from its negligence, or fraud or fraudulent misrepresentation.

7.0 INVOICING AND PAYMENT

7.1 An invoice for services rendered will be issued on the day the property report is completed. Payment is required before the property report is released unless arranged prior in writing. Any failure to pay the account within 7 working days of the invoice issue date renders the property report null and void and cannot be used or relied upon for any purpose by the addressed irrespective if the fee is subsequently paid or not.

7.2 The person(s) who accepts these terms, conditions and policies is deemed to take full responsibility for the invoice for service and is therefore solely responsible for amounts owing under the invoice.

7.3 Invoices are payable on issue irrespective of any subsequent amendments or changes required to the property report. Additional charges may apply for any subsequent change to an issued property report.

8.0 Size of Report

8.1 Kiwi Inspections Limited Terms, Conditions and Policies conclude this report and are listed over four pages. Page numbering is consecutive (including the title page). We recommend consultation with the supplier of this report if pages are noted to be missing.

3: RATINGS AND GLOSSARY

Information

Ratings and Glossary

RATINGS AND GLOSSARY CONDITION 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.

GLOSSARY OF KEY TERMS

Cladding	Soffit / Eaves	Horizontal or pitched linings under the roof overhang.
	Cladding	The material on the outside of the dwelling.
	Direct-fixed	The construction method where the external cladding is fixed directly to the internal framing (no ventilation cavity).

	Cavity system	The construction method by which a gap is introduced between the external cladding and the internal timber framing.
	EIFS	Externally insulated finishing system.
	Monolithic	An unbroken or smooth appearance used to cover various types of cladding. The main types are Solid Plaster (stucco), Texture Coated Fibre Cement sheets and EIFS (plaster applied over a polystyrene base sheet).
	Fascia	Timber or pre-finished metal facings at the end of the roof line.
Roofing	Bargeboard	The board at the gable end.
	Ceiling cavity	The space between the ceiling internally and the exterior roof cladding.
	Piles	The main structure support for the subfloor.
	Bearers	The main structural material that sits between the piles and the floor joints.
Flooring	Joists	The main structural material that sits on top of the bearers and holds the flooring.
	Ring Foundation	The foundation footing that runs the perimeter of the dwelling.
	Flooring	Flooring may be either concrete slab or timber
Windows and Doors	Joinery	This refers to the windows and doors installed externally to the dwelling.
	Hardware	Internal door and window handles, general catches and hinges to windows and doors and cupboards.
	Sill	The material at the bottom of a window (internally and externally).
	Reveal	The internal surround of a window.
	Window frame	The exterior frame around the window.

	Door jamb / frame	The door-surround.
	Gully trap	The collection point outside the building for grey wastewater. It is connected to the sewerage system.
	Header tank	A small tank which supplies water to the low-pressure hot water cylinder, normally located in the ceiling cavity but sometimes on the roof.
Plumbing	Toby tap	The tap that turns water on and off to the dwelling. Often found at the front of the dwelling (street).
	Storm water	Water from gutters and paved areas.
	Vent pipe	Vent for sewer system, hot water system and other cylinders.
	Wastepipes	Pipes attached to showers, vanities, kitchen sinks, toilets, laundry tubs and connect to the gully trap.
Appliances	Sanitary appliances	This includes all bathroom and kitchen basins, laundry tubs, toilets etc
	General appliances	Oven, cook top, extractor fan, Insinkerator

For more general building related information please visit <http://www.branz.co.nz>

4: FOUNDATION, SUBFLOOR

Information

Inspection Method

Visual

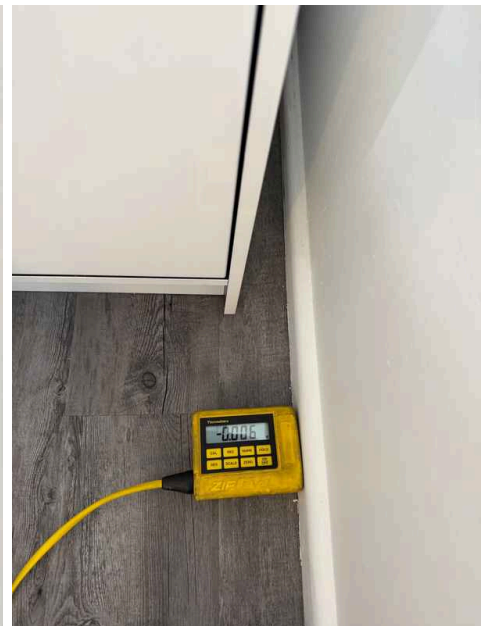
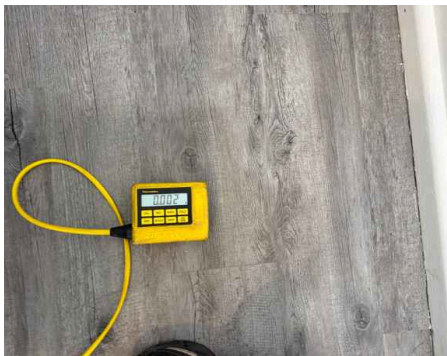
LIMITATION: A visual inspection of the foundations was limited due to the external finished ground levels around the perimeter of the dwelling. Therefore, our comments and observations are based on a visual inspection of the foundation wall area which was above the finished ground levels. For a more detailed analysis we recommend consultation with a relevant foundation specialist.

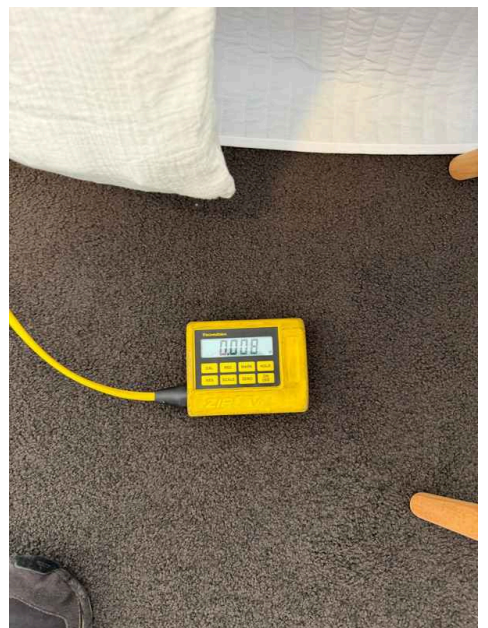
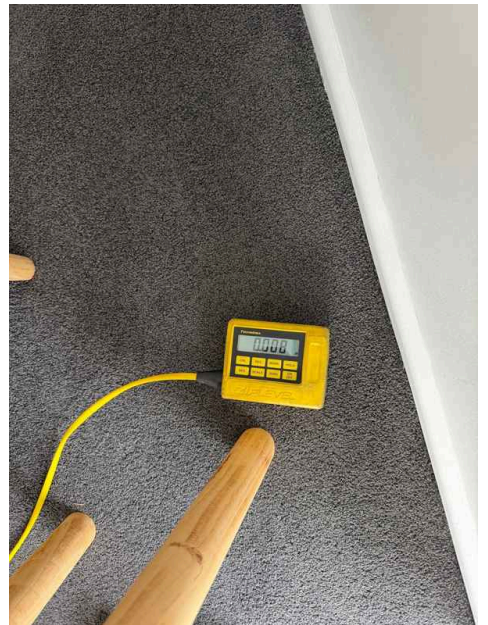
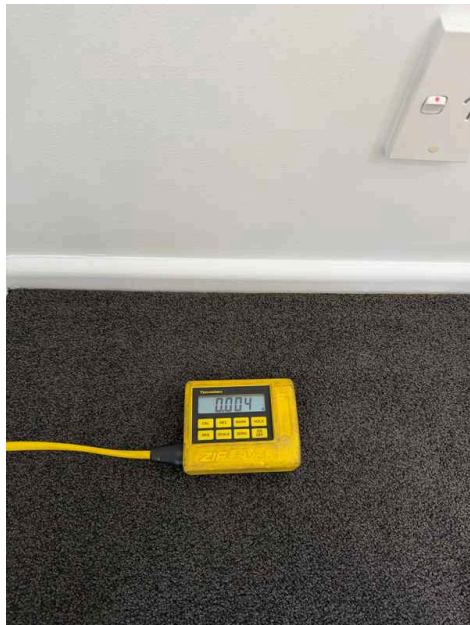
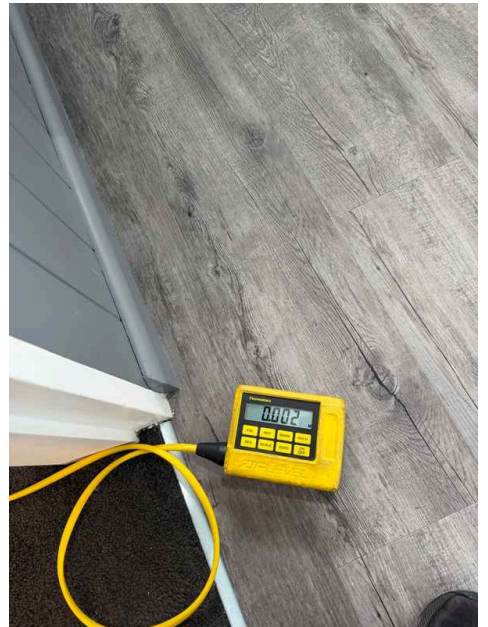
No subfloor access was available at the time of inspection Foundation: Concrete ring foundation

Therefore no inspection of the subfloor was completed.

Floor Levels: Floor Levels

Floor levels were randomly checked with a zip level in various locations throughout the dwelling, the dwelling appears to be within the Ministry of Business, Innovation and employment guidelines, variation in level over the floor plan is <50 mm, please note this is not a floor level survey, tolerances in measuring devices and benchmarks may occur.





Limitations

General

SUBFLOOR ACCESS UNAVAILABLE

Subfloor access was not available at the time of inspection, preventing a complete evaluation of the subfloor structure, framing, and condition. This limitation may affect the ability to identify potential issues with floor support, moisture problems, or pest activity in this area. Further investigation by a foundation specialist or robotic camera is recommended to evaluate the floor system.

5: ROOF SYSTEM

Information

Inspection Method

Ladder, Roof

Concrete: Concrete Tile Roof

Metal: Metal Roof Type

Traydek metal roofing

Roof Drainage Systems:

Concealed

Soffits & Fascia: Material:

The Fascia is a roll formed metal,
Soffits are a fibre cement sheet

Roof System Images: Images Of The Roof System:





Limitations

General

ROOF INSPECTION LIMITATION

LIMITATION: A visual inspection of the roof, fascia and gutters was limited as there was no safe roof access at the time of the inspection. Therefore, our comments and observations are based on a visual inspection. This was mainly from the top rung of a 3.6-metre ladder. For a more detailed analysis we recommend consultation with a relevant roofing specialist.

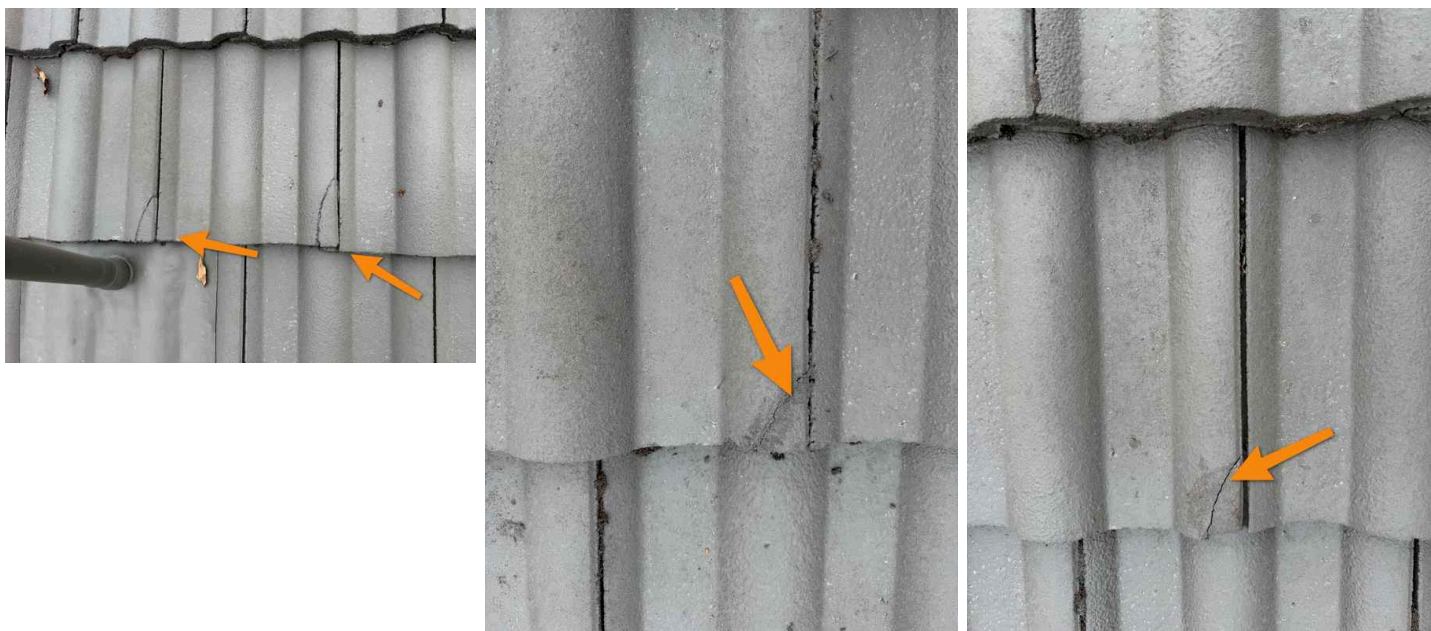
Items to note:

5.1.1 Concrete

CRACKED TILES NOTED



Replacment of damaged roof tiles is recommended to prevent water ingress.



5.1.2 Concrete

RIDGE TILE IS NOT SEATED CORRECTLY

 Maintenance Item



Southeast

5.4.1 Soffits & Fascia

REPAIRS TO FASCIA NOTED

 Maintenance Item

5.5.1 Roof System Images

MAINTENANCE RECOMMENDATIONS

 Maintenance Item

Regular cleaning and preventative maintenance will prolong the longevity of the roof system. [More information can be found by clicking here.](#)

6: ROOF FRAMING AND INSULATION

Information

Access hole Size

Less than 450x400

Inspection Method

From a ladder at the access point located in the, Laundry

Roof Framing : Roof Construction

Timber Trusses

Roof Insulation: Consists of a:

Glass Wool

Roof Space Images:: Images



Limitations

General

ROOF INSPECTION LIMITATION

Due to the dangers of roof access and standard inspection practices, the roof cavity inspection was a visual inspection from a ladder only.

Items to note:

6.3.1 Roof Space Images:



MAINTENANCE RECOMMENDATIONS

Regular checks of the roof cavity are recommended, these checks should be a visual inspection looking for vermin and any water ingress or staining, if any issues are noted remediation is recommended. [More information can be found by clicking here.](#)

7: EXTERIOR CLADDING SYSTEM

Information

General: Inspection Method

Visual

LIMITATION: Our inspection of the cladding was limited to what could be observed from ground level and what was not obscured behind garden vegetation, buildings, fencing or other buildings or materials in very close proximity to the cladding area.

Exterior Cladding Images: Images



Maintenance Guide: Maintenance

Ongoing and scheduled preventative maintenance can help in prolonging the life expectancy of the cladding system and minimizing potential issues.

Attached is a helpful link on maintenance to the cladding system.

<https://www.maintainingmyhome.org.nz/maintenance-guides/building-periods/>

Items to note:

7.2.1 Masonry Veneer



Maintenance Item

UNSEALED PENETRATIONS IN MASONRY VENEER

Unsealed penetrations were observed in the masonry veneer during inspection. Seal all penetrations with appropriate caulk or flashing materials to prevent moisture from entering the wall assembly.



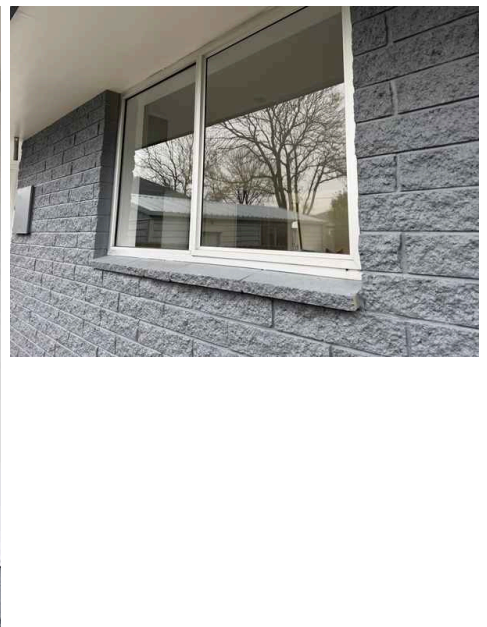
8: EXTERIOR JOINERY

Information

Exterior Joinery: Aluminum

Exterior Joinery: Timber

Exterior Joinery Images: Images



Maintenance Guide For Windows

Below is a helpful link for window maintenance.

<https://wanz.org.nz/anodising-care-and-maintenance>

<https://wanz.org.nz/powdercoating-care>

9: FENCING & DECKS

Information

Fences: The fencing is constructed of:

Timber palings on a timber post and rail system

Fences: Fence Height
1800 mm

Fencing/Deck Images: Images



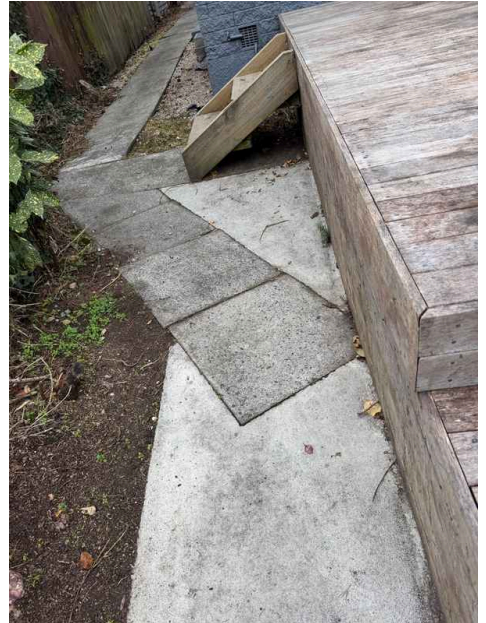
10: DRIVEWAYS & PATHS

Information

Driveway: Concrete

Paths: Paths
Concrete

Images of Hardscaping: Images



Items to note:

10.1.1 Driveway

CRACKING TO CONCRETE SURFACES NOTED.

 Maintenance Item

10.1.2 Driveway

SETTLEMENT IS NOTED

Settlement to some areas of the driveway is noted, some ponding may occur in these areas.

 Maintenance Item

10.2.1 Paths

CRACKING TO THE CONCRETE SURFACES NOTED



10.2.2 Paths

MINOR SETTLEMENT OF PATHS NOTED



11: ELECTRICAL

Information

Meter and Switchboards: Main Panel Location

Exterior

Meter and Switchboards: Switch Panel Panel Type

A combination of fuses and circuit breakers, Located in the Laundry

Electrical Images:: Images



Limitations

Meter and Switchboards

ELECTRICAL LIMITATION

With the exception of some wiring noted in the ceiling cavity and that observed at the meter box and distribution box, no other wiring was inspected. However, any visual sign of heat build-up at the meter, distribution box and power plugs will be noted if present.

12: WATER HEATING

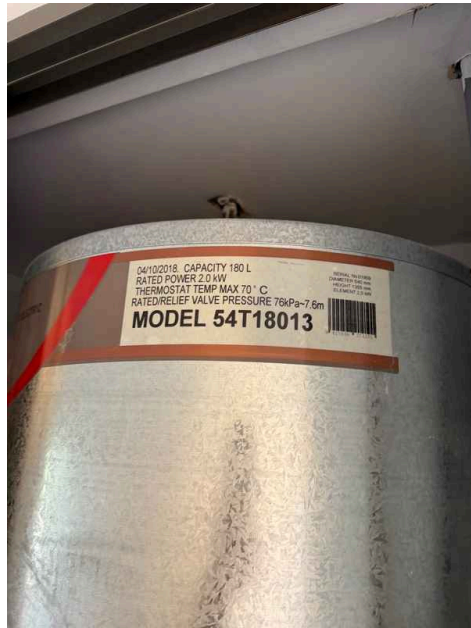
Information

Hot Water Cylinder: Location
Hallway Cupboard

Hot Water Cylinder: Capacity
180 Litres

Hot Water Cylinder: Seismic Restraints
Seismic restraints fitted

Hot Water Cylinder: Condition
Replaced



Limitations

LIMITATION:

VISUAL INSPECTION

The inspection of the water heating is visual only inspection, is relevant only for the day of inspection and generally inspected when not being under use/load, any current leaks that were visible at the time of inspection will be noted. Leaks/issues may occur at any given time. We recommend that prior to possession and the pre settlement walk through that a power connection or gas supply is arranged at least 24 hours prior, and that the cylinder is turned on to ensure a test can occur at the time of the pre settlement inspection to ensure its working condition.

Items to note:

12.1.1 Hot Water Cylinder

SLIDING DOORS REQUIRE MAINTENANCE TO ROLLERS



13: PLUMBING

Information

Water Source

Town Supply

Sewer Connection

Town Supply, Urban Clay Type

Stormwater disposal

Urban Clay

14: HEATING

Information

Heat Pump: Type

Wall Mounted

Heat Pump: Heat Pump Location

Living room

Heat Pump: Maintenance Guide

Below is a link for tips on maintaining the heat pump. [Heat Pump Maintenance](#)

Heating Images: Images:

15: KITCHEN

Information

Internal Linings : Plasterboard

Electrical: Lights working when tested

Exterior window: Exterior window

Aluminium, single glazed

Flooring: Vinyl

Kitchen: Joinery

MDF with a factory surface,
Laminate Benchtop

Kitchen: Sink Material

Stainless Steel

Kitchen: Splashback

A stainless Steel splashback

Kitchen Appliances: Consist Of

Kitchen

Dishwasher, Vented Range Hood,
Freestanding oven and hobs

Kitchen Images: Images

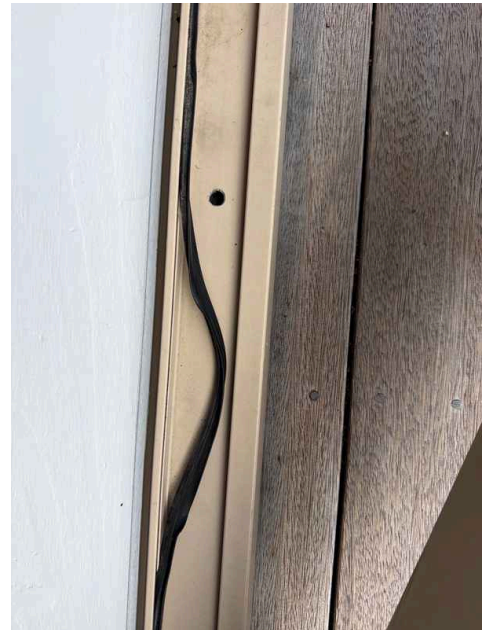




Items to note:

15.3.1 Exterior window
DOOR SEAL LOSE

 Maintenance Item



15.6.1 Kitchen Appliances
RANGE HOOD LIGHT BULBS NOT WORKING.
KITCHEN
Replace as required.

 Maintenance Item

15.6.2 Kitchen Appliances

DAMAGED CONTROL KNOB NOTED

 Maintenance Item



16: LIVING ROOM

Information

Internal Linings : Plasterboard

**Exterior Joinery : Aluminum
Single Glazed**

Floor Coverings: Carpet

Floor Coverings: Tiles

Electrical: Light working

Interior Images: Living Room



17: HALLWAY

Information

Internal Linings : Plasterboard

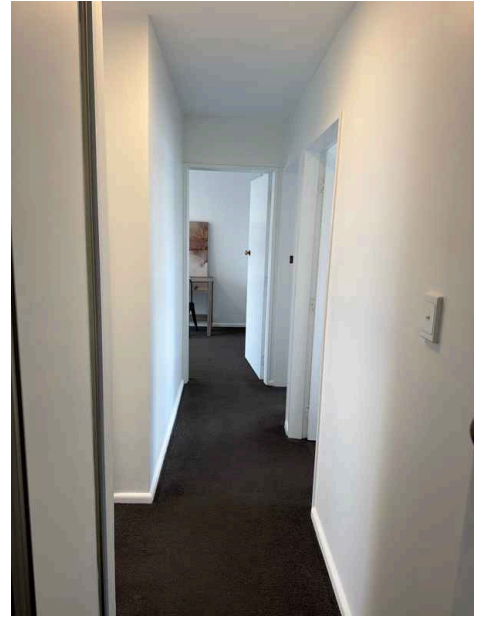
Internal Doors: Interior Door
Hollow Core

Internal Doors: Cupboard Doors
MDF

Floor Coverings: Carpet

Electrical: Lights working

Interior Images: Hallway



18: LAUNDRY

Information

Wall & Ceiling: Linings

Plasterboard

Exterior Joinery : Aluminum Single Glazed

Exterior Joinery : Timber Single Glazed

Internal Doors: Interior Door

Hollow Core

Floor Coverings: Type

Vinyl

Electrical: Light Fixtures

Working

Electrical: Ventilation

No mechanical ventilation
installed

Laundry Sink: Sink

Stainless Steel

Laundry Images: Images



Limitations

Electrical

TESTING OF ELECTRICAL ITEMS

Generally heaters and fans are tested, Some extraction fans in older houses may not be vented to the exterior. Heated towel rails and underfloor heating is not tested due to the length of time to heat up.

We recommended that in any handover inspection that these are tested, Please allow for power to be connected if not and sufficient time for these to heat to test.

Laundry Sink

WATER TO TUB TURNED OFF

19: TOILET

Information

Wall & Ceiling: Linings

Plasterboard

Floor Coverings: Type

Vinyl

Toilet: Cistern Capacity

Unknown

Exterior Joinery : Aluminum

Single Glazed

Electrical: Light Fixtures

Working

Toilet: Cistern Controls

Duel button flush

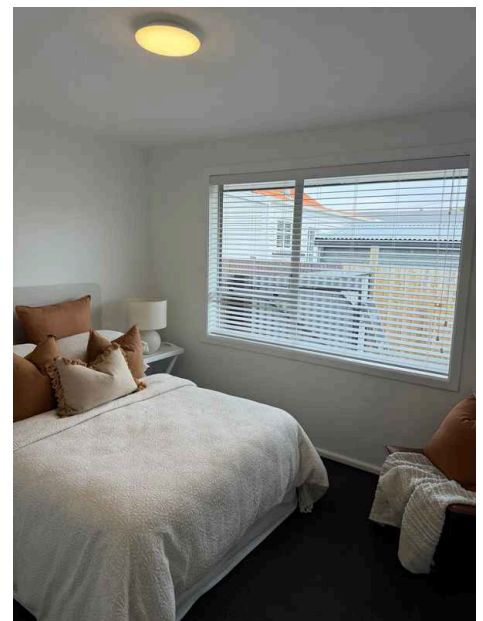
Internal Doors: Interior Door

Hollow Core

Electrical: Ventilation

No mechanical ventilation installed

Toilet Images: Images



Limitations

Electrical

TESTING OF ELECTRICAL ITEMS

Generally heaters and fans are tested, Some extraction fans in older houses may not be vented to the exterior. Heated towel rails and underfloor heating is not tested due to the length of time to heat up.

We recommended that in any handover inspection that these are tested, Please allow for power to be connected if not and sufficient time for these to heat to test.

20: BATHROOM

Information

Wall & Ceiling: Linings

Plasterboard

Floor Coverings: Type

Vinyl

Electrical: Ventilation

Mechanical

Vanity: Vanity

Acrylic

Shower: Shower Screen

Semi frameless

Exterior Joinery : Aluminum

Single Glazed

Electrical: Light Fixtures

Working

Electrical: Electrical outlet

N/A

Vanity: Sealed to wall

Yes

Shower: Shower Screen Safety Glass

Safety glass stamp Visible

Internal Doors: Interior Door

Hollow Core

Electrical: Heater

Heater installed

Electrical: Heated towel rail

Installed, Not tested

Shower: Shower System

Acrylic

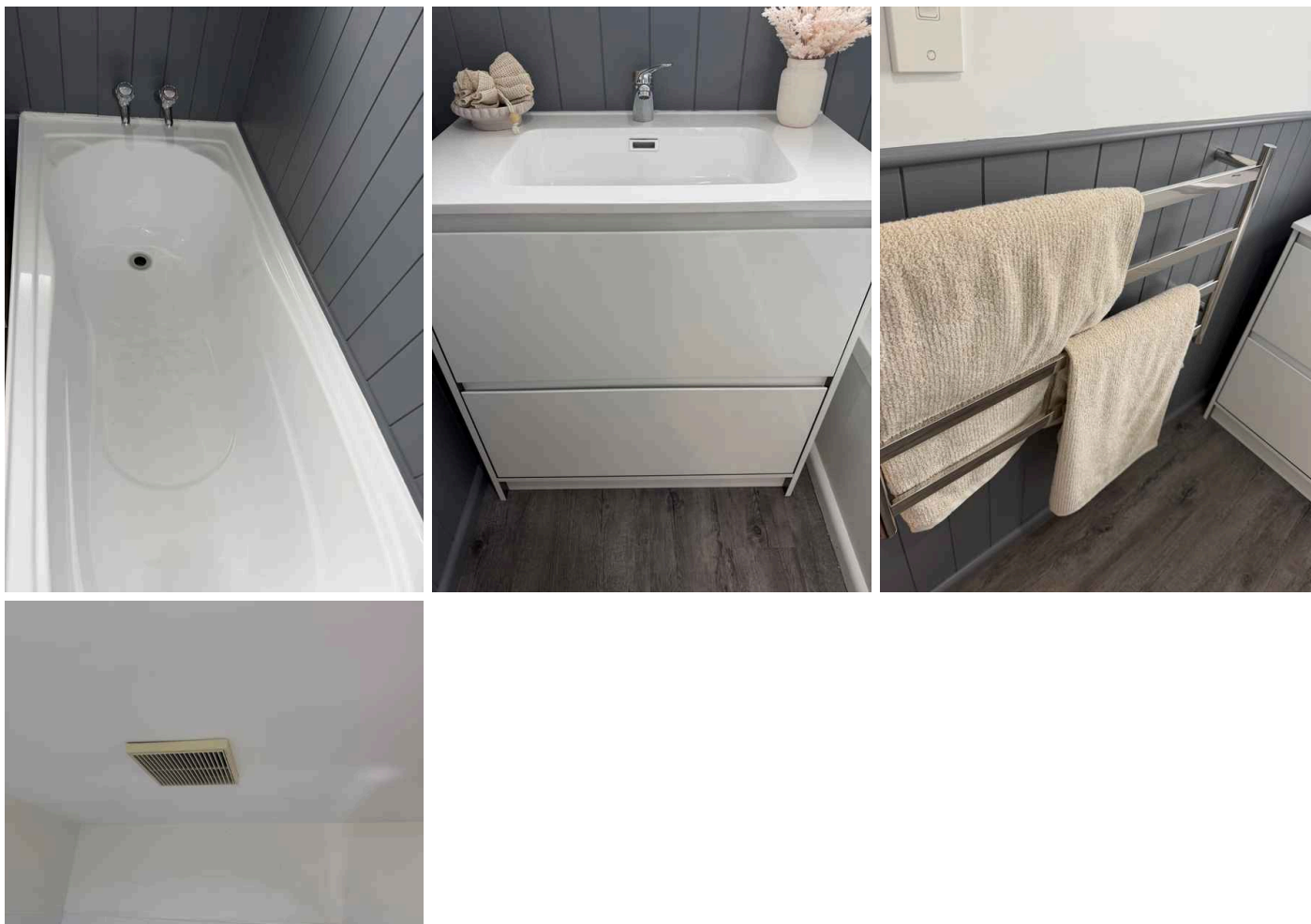
Shower: Shower Water Pressure

Good

Bath: Type

Acrylic

Bathroom Images: Images

Limitations

Electrical

TESTING OF ELECTRICAL ITEMS

Generally heaters and fans are tested, Some extraction fans in older houses may not be vented to the exterior. Heated towel rails and underfloor heating is not tested due to the length of time to heat up.

We recommended that in any handover inspection that these are tested, Please allow for power to be connected if not and sufficient time for these to heat to test.

Items to note:

20.3.1 Internal Doors

**DOOR REQUIRES
ADJUSTMENT/EASING**

Adjust and or ease door as required.



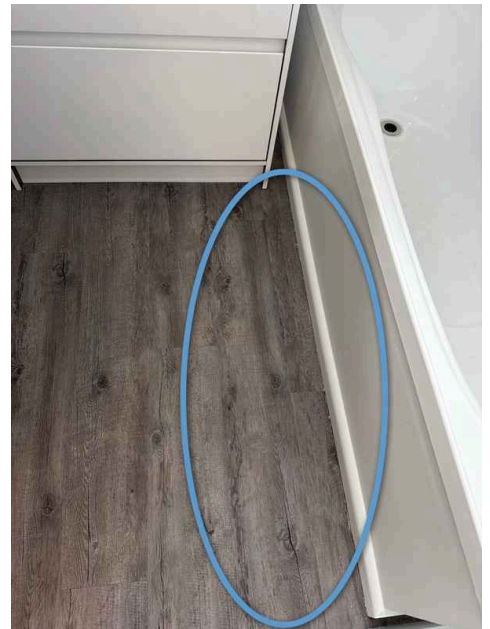
Maintenance Item



20.4.1 Floor Coverings

MINOR DEVIATION OF FLOOR LEVEL

Maintenance Item



20.7.1 Shower

**SHOWER BASE TO FLOOR NOT
SEALED**

Sealing of the shower base to floor junction is required to prevent water ingress and damage to floor and subfloor timbers.



Recommendation



21: BEDROOM 1

Information

Internal Linings : Plasterboard

Exterior Joinery : Aluminum
Single Glazed

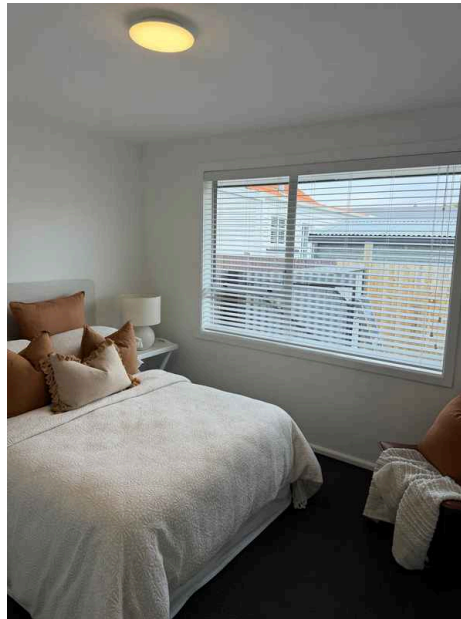
Internal Doors: Interior Door
Hollow Core

Internal Doors: Wardrobe Doors
MDF

Floor Coverings: Carpet

Electrical: Light working

Interior Images: Bedroom



22: BEDROOM 2

Information

Internal Linings : Plasterboard

Exterior Joinery : Aluminum
Single Glazed

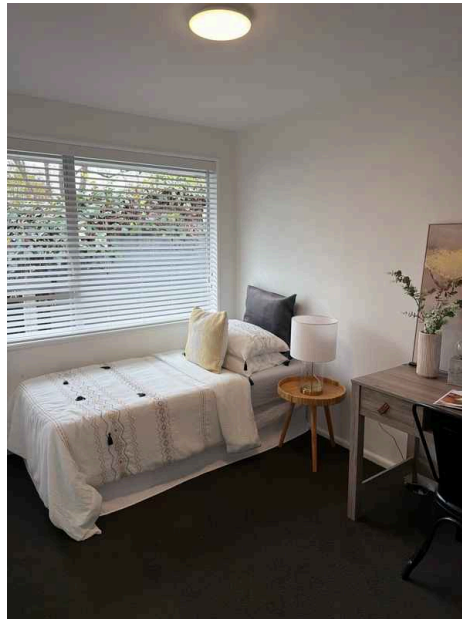
Internal Doors: Interior Door
Hollow Core

Internal Doors: Wardrobe Doors
MDF

Floor Coverings: Carpet

Electrical: Light working

Interior Images: Images of room



23: BEDROOM 3

Information

Internal Linings : Plasterboard

Exterior Joinery : Aluminum
Single Glazed

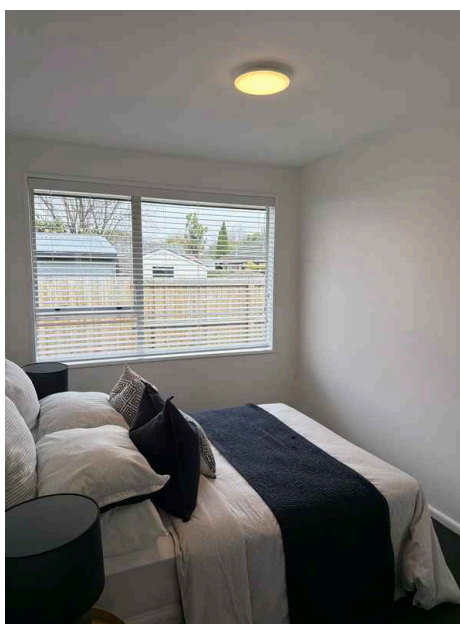
Internal Doors: Interior Door
Hollow Core

Internal Doors: Wardrobe Doors
MDF

Floor Coverings: Carpet

Electrical: Light working

Interior Images: Images of room



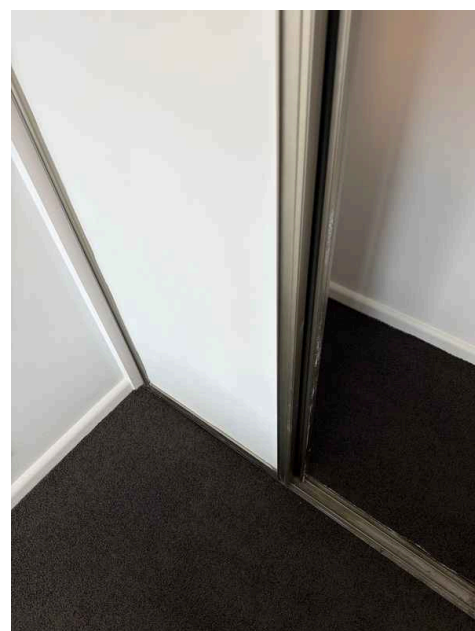
Items to note:

23.3.1 Internal Doors

**WARDROBE DOOR REQUIRES
MAINTENANCE TO ROLLERS**

WARDROBE DOORS

Maintenance to the doors is suggested to restore functionality.



24: MOISTURE CONTENT READINGS

Information

Moisture : Moisture Content Readings

Moisture content readings were taken using a Tro Tec T660 or Gann capacitive non-invasive moisture meter. Readings are taken as per manufactures instructions, displays may be tilted or rotated to capture the display reading.

Generally, moisture content readings of framing that read between 20 and 60 are considered to be dry, in that, timber framing will always retain an element of moisture, even after it has been kiln dried and generally it is accepted that internal timber framing may have the linings fixed with a moisture content reading of 50 or less. Further to this, moisture content readings tend to be 2-3% higher than normal during high humidity and colder air temperatures.

Moisture : A base reading of

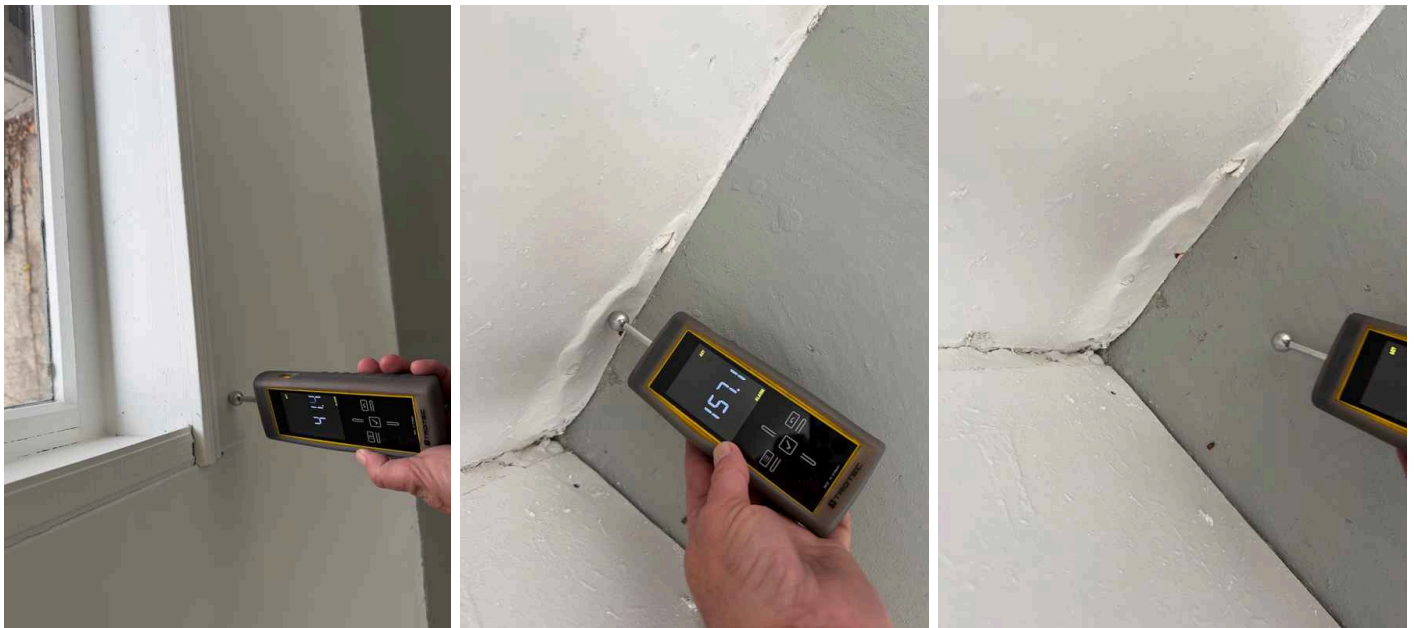
30

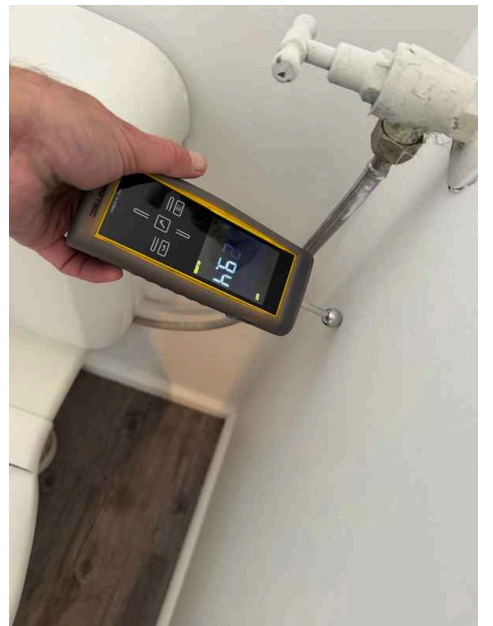
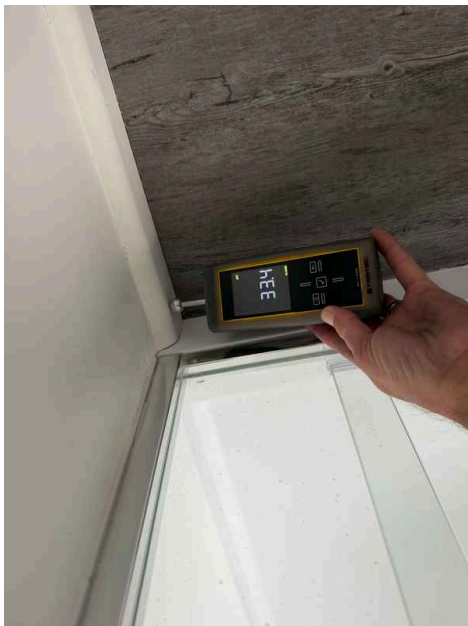
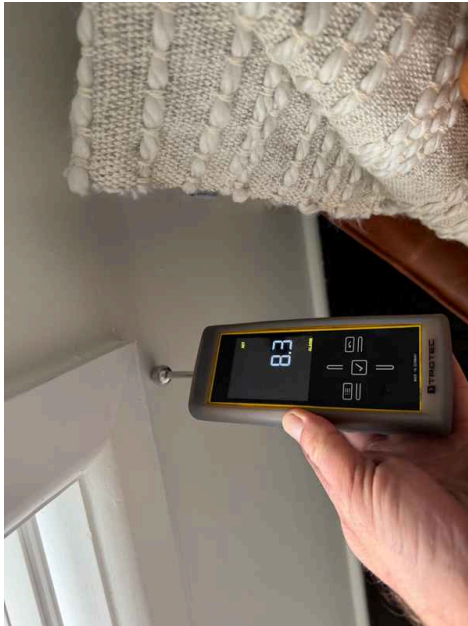
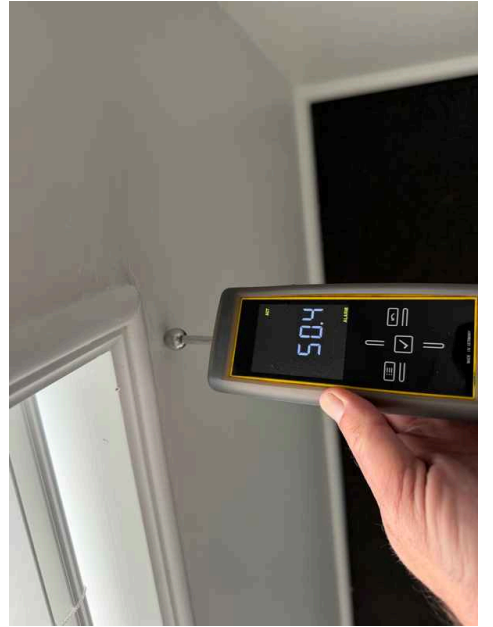
Moisture : Readings range from

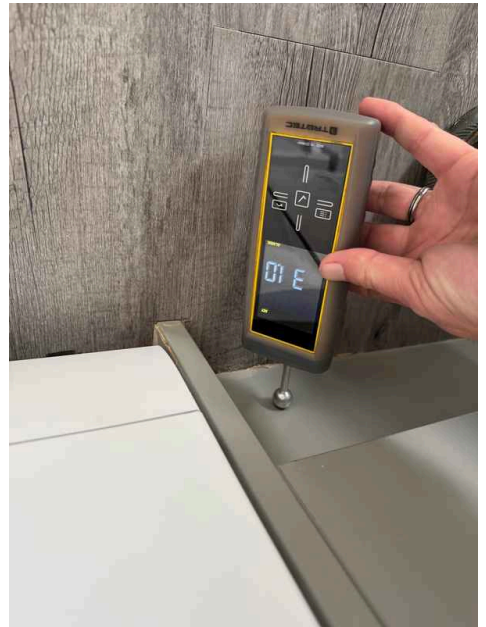
8- 147

Moisture : Sample Of Readings

Photos are samples of readings taking around the dwelling. Instrument may be tilted to allow image to be taken.







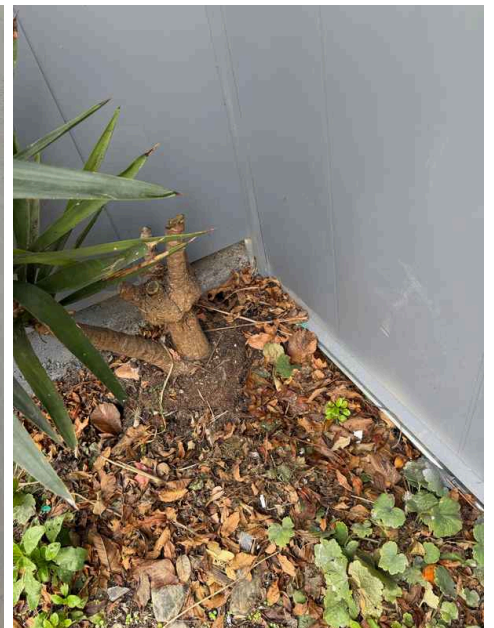
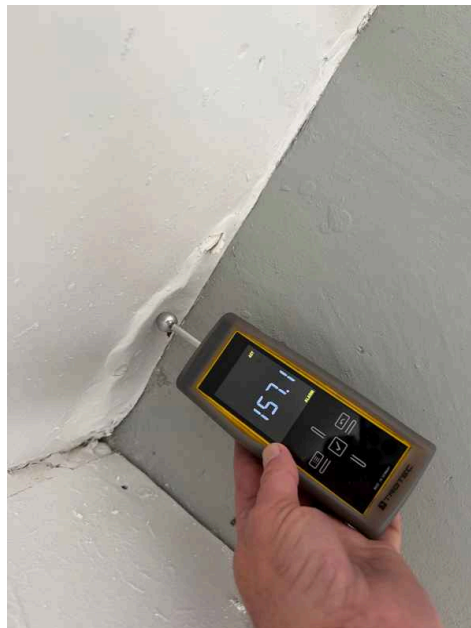
Items to note:

24.1.1 Moisture

ELEVATED MOISTURE



Elevated moisture was located to the right hand side of the garage door, further investigation required



25: ADDITIONAL STRUCTURES

Information

Garage Other: Cladding

Fibre Cement Sheet, Brick Veneer

Garage Other: Roof System

Iron

Garage Other: Condition

Average

Additional Structure Images: Images



Items to note:

25.2.1 Defects Floor

GARAGE FLOOR/DRIVE SAME OR SIMILAR HEIGHTS

Water ingress may occur under the garage door, a strip drain would minimize this occurrence or risk.



25.4.1 Defects Wall System

 Maintenance Item

GARAGE DOORS REQUIRE MAINTENANCE TO RESTORE FUNCTIONALITY



26: SUMMARY

Information

Conclusion

In conclusion, it is our professional opinion that the dwelling is generally sound for its type and age and of reasonable construction, methods and workmanship, subject to comments on remedial work. We trust this information is sufficient for your requirements, but should you have any queries regarding this report, or should there be any matter arising therein, please feel free to contact me further.

Christchurch Roof Restorations
(64) 027 380 1188



Roof work carried out at 191 Westminster St, St Albans by Christchurch Roof Restorations

This is to confirm that we carried out various roof mortar repairs on on units 1 & 2 at 191 Westminster St and also replaced some tiles all as per quote as sent on the 26th of March 2026.

We also carried out a roof moss & lichen treatment on both units on the same day. This roof moss & lichen treatment comes with a 12 month warranty.

If you have any questions, feel free to message or give me a call directly.

Thanks and Kind Regards

Jason Wells

Managing Director

Christchurch Roof Restorations

027 380 1188