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Building Report

21 Kanawa Street
Waikanae

This report has been exclusively prepared for Dianne van der Bas



Building Consultant:	Ian Hall, NZIBI
Present for inspection:	Ian Hall / Dianne van der Bas
Weather at time of inspection:	Fine
Date/s of inspection:	30-Apr-2026
Type of inspection:	Building Inspection
Name of property inspected:	21 Kanawa Street Waikanae
Report prepared for:	Dianne van der Bas

Introduction



The inspection of the building at 21 Kanawa Street 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.

21 Kanawa Street is easily accessed from the street, up a short drive where a path takes you 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 protected from the elements with a covered area.

The dwelling was constructed in 1997, has a northerly aspect facing the street and is well situated for local amenities with the bonus of all-day sun.

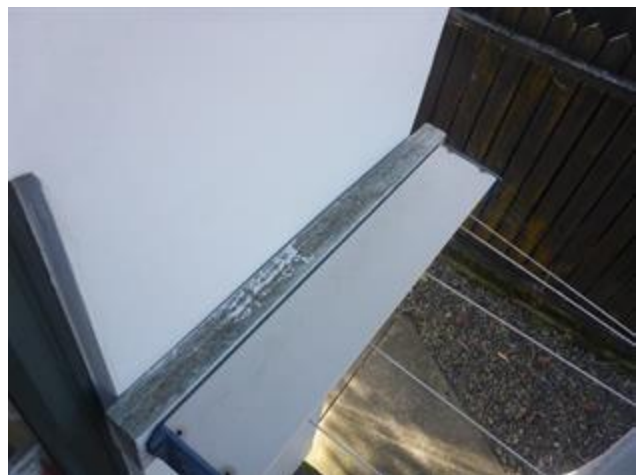
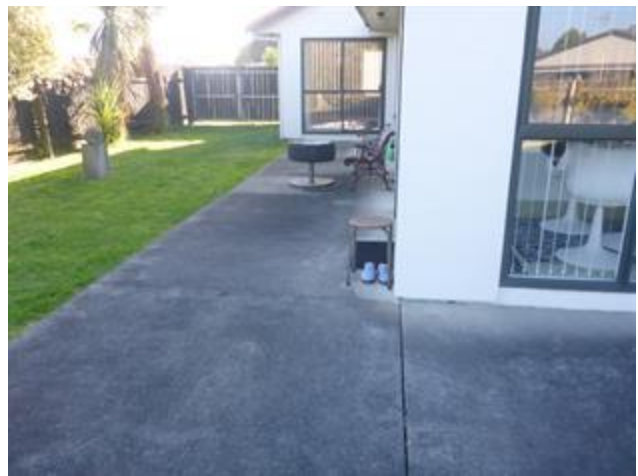
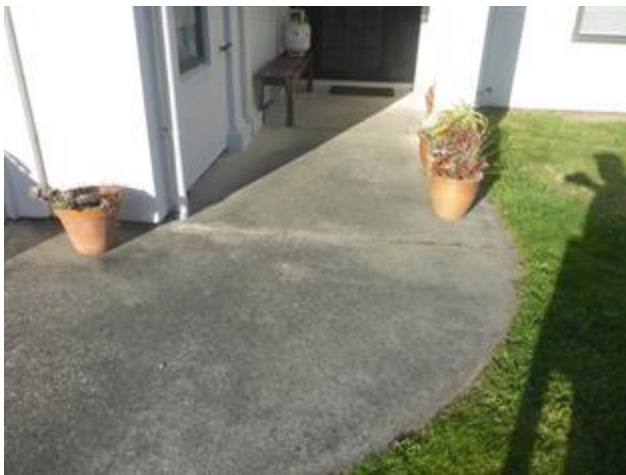
The concrete drive leading to the dwelling was in good condition with a fall away from the dwelling's foundations.

The concrete paths, around areas of the dwelling, also 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. Some post repair is required to the eastern side with railing repair to the western side of the dwelling as part of the maintenance planning.

The gatepost to the fencing to the side of the dwelling and the clothesline have been direct fixed through the cladding, which is not recommended as it can be a weather tightness issue. Any wall penetrations can be a higher-risk area for ingress as moisture can find its way into the cladding through fixing penetrations. Post fixings can be modified.





Direct fixed clothesline



Direct fixed post



Post repair recommended



Railing repair

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 of the dwelling is constructed with EIFS, cement board soffits and a timber fascia.

EIFS [External Insulation and Finish System] is a cladding system using 40mm or 60mm thick polystyrene boards, plastered with a 3-5mm cement- based basecoat and then painted with a waterproof coating.

The cement plaster has polymer modifiers added that make it more flexible and allow a thinner coating to be applied. The base coat [one or two may be applied] is reinforced with alkali-resistant glass-fibre mesh.

The waterproof coating must be maintained in very good condition and will require re-coating long before it loses its decorative appearance. Paint coating will weather and wear, often requiring re-coating in the most exposed areas at least every eight years. The paint finish has aged in areas with a new paint seal recommended.

Modern construction now requires a cavity system to be behind the cladding to help mitigate any moisture entrapment issues but due to age of construction, there is no cavity system in place in this dwelling. The exterior cladding requires a level of high maintenance, and the face seal coating system must be well-maintained. Any faults in the cladding must be repaired immediately as the cladding is intolerant to moisture penetration.

Hairline cracks were sighted to the cladding to the front and side of the dwelling and impact damage was sighted to the western side and to the front, with two hole penetrations sighted to the rear.

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 hairline cracks were within acceptable parameters but high moisture levels were sighted to the cladding to the sides and base of the rear tap.

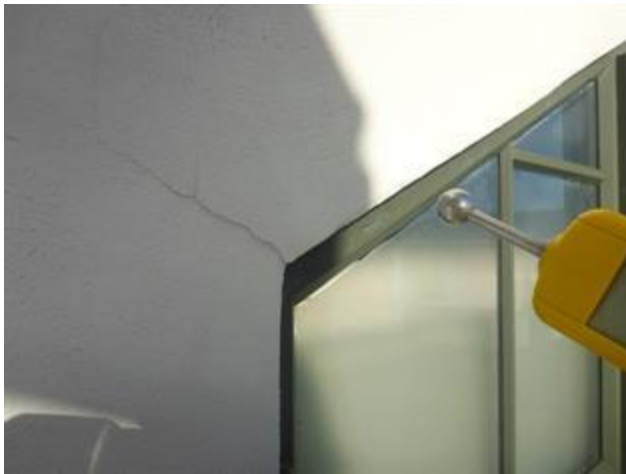
On this dwelling the roof to wall junctions don't have suitable kick out flashings installed and are relying largely on sealant for the weather-tightness. I recommend installing a kick out flashing to the roof wall junctions. The scope of work would require that the cladding at the roof to wall junction is removed and reinstated when the kick out flashing is installed. During this process the framing could be inspected and if there were any signs of moisture ingress, further invasive investigation could be carried out.

At the time of inspection there were no visible indicators of any deterioration, but these areas can be modified.

My recommendation is that the EIFS now have further specialist invasive appraisal to give you advice about the cracks, hole penetrations, and impact damage repair requirements, for the installation of kick out flashings, for the area with indications of moisture retention, and for an indication of costs.



Front windowsill



Front window



Rear







Rear tap high moisture levels



Kick out flashings recommended/ roof to wall junctions





Impact damage side



Impact damage front



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 good standard.

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.

The timber fascia and soffit are in contact or close to contact to the sloping roof in three areas.

End-grain decay was sighted to the fascia where in contact.

I recommend further investigation for repair to prevent progressive damage.

I also noted that the fascia is embedded in the cladding to the sides and rear of the dwelling. This construction can cause the small amounts of expansion and contraction to allow moisture ingress, and these areas are often modified to avoid this known issue. I recommend further investigation, modification and repairing the junctions.

The paint finish to the fascia has aged in areas with a new paint finish recommended after repairs have been carried out.



Fascia and soffit in contact



End grain deterioration



In contact/soffit deterioration



Embedded fascia



In general 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.

Exterior joinery

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

The dwelling consists of aluminium window joinery with aluminium ranch sliders from the lounge, family room, dining room and the master bedroom. There is also an aluminium door leading from the laundry and as the front door with a metal garage door.

On this dwelling there are no metal head flashings fitted. Head flashings have a weathertightness function. The cladding above the joinery acts as the head flashing and so the paint finish to this cladding must be maintained to a very high standard to ensure a weather tight seal.

All the windows and doors functioned as designed. I was unable to open the dining room ranchslider as the door leaver was missing, repair is required.

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.

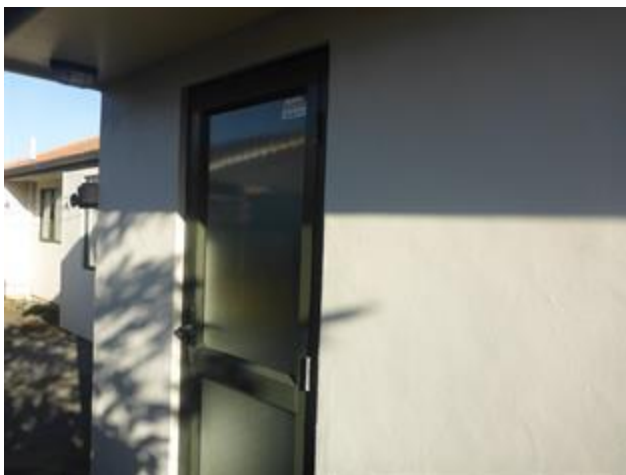
Lubrication of window and door hinges is part of the maintenance requirements for all dwellings. The window joinery has outlets, which allows condensation to travel to the exterior and these outlets need to be clear of dirt and obstructions.

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

The timber batten to the garage door cladding junction had areas of decay with replacement required to prevent progressive damage.



Decay





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 design appeared generally well constructed.

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

The colour tile roof cladding was in good condition and the factory finish on the tiles showed no visible signs of deterioration, dents or corrosion.

I did note that the tiles of the lower run above the spouting have been fixed through the tops of the tiles without rubber washers. This would have been compliant at the time of construction but does not meet today's standards as this can allow moisture ingress issues.

It is recommended that any moss is removed as part of the ongoing maintenance schedule as moss will retain moisture and start the corrosion process.

The valley to the front of the dwelling has a butynol flashing. 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.

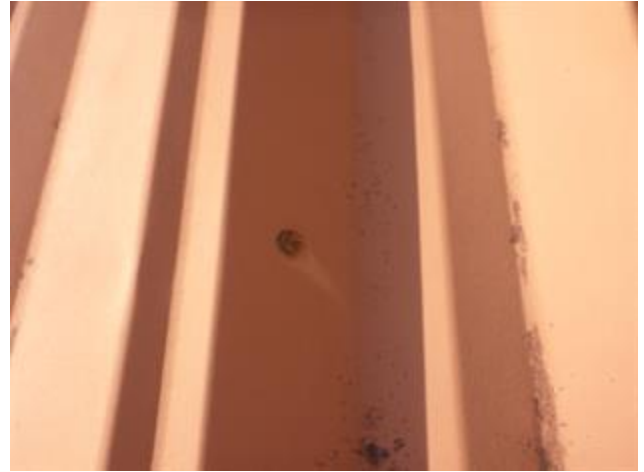
Butynol Roofing Membrane when subjected to normal conditions of environment and with proper maintenance can expect to have a serviceable life of at least 20 years. No maintenance of the membrane is normally required provided significant substrate movement does not occur. In the event of damage to the membrane the membrane must be repaired by removing the damaged portion and applying a patch, as for new work.

The butynol appeared aged and I recommend this now have further specialist appraisal.

I recommend that the roofing material have further appraisal by a licensed roofer to give you advice on the degree of fastener / butynol / washer upgrades and potential costs.

In general, 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.



Direct fixed fastener



Butynol







Direct fixed fasteners

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.

I noted one spouting bracket has popped to the side of the front door covered area and would benefit from being re-fixed.

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.



Popped bracket

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 roof space was accessed via a ceiling hatch in the garage.

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.

Premier Insulation was sighted in the roof space over a layer of Rockwool. The manufacturer states the insulation is made from glass wool which is noncombustible and sustainable. Premier manufactures its products in New Zealand using fibres from recycled plastic bottles.

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.

There were small areas identified in the attic space where the insulation could be fitted better as the original downlights have been replaced with LED lighting and the insulation to these penetrations has not been refitted.

To gain maximum benefit from the insulation it needs to cover like a blanket as any gaps will cause heat loss. Filling the gaps would benefit the dwelling and the occupants.

Heating and cooling require high levels of insulation, especially in ceilings. The insulation needs to be uniform, continuous, and well installed to ensure its potential performance is reached.

It is also recommended that insulation is fitted snugly between framing without gaps, tucks or folds but not compressed or packed tightly around electrical wiring.

Some existing recessed downlights require clearances to insulation. Where clearances are required they can cause a significant reduction in the insulation performance. In addition, many older recessed downlights allow for conditioned (heated or cooled) air to escape from the habitable space through the building envelope, or cold air to enter from the roof space. Removing recessed downlights that require clearances, or replacing them with modern recessed downlight that can be insulated up to or over, improves insulation effectiveness.

As part of the maintenance planning, I recommend consultation with a registered electrician about replacing the one remaining recessed downlight that requires clearances from insulation with a new recessed type that can be safely covered with insulation.

An HRV air system is installed in the roof space with vents throughout the dwelling. The system is designed to remove the stale air from the dwelling and replace it with filtered air from the attic. Filters should be inspected annually and replaced every two years or so.





LED



Original

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 interior comprises of a kitchen, dining room, lounge, family room, three bedrooms with the master bedroom having a walk-in wardrobe, a bathroom with separate toilet and a separate laundry area located at the rear of the garage, which has internal access.

All moisture readings were within acceptable parameters at the time of inspection. I was unable to access the corresponding interior area of the outside tap due to the furniture in place.

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.

All wardrobe and cupboard spaces were full of personal property, so I was unable to appraise these wall linings. The cabinet below the sink was full of cleaning products limiting an appraisal.

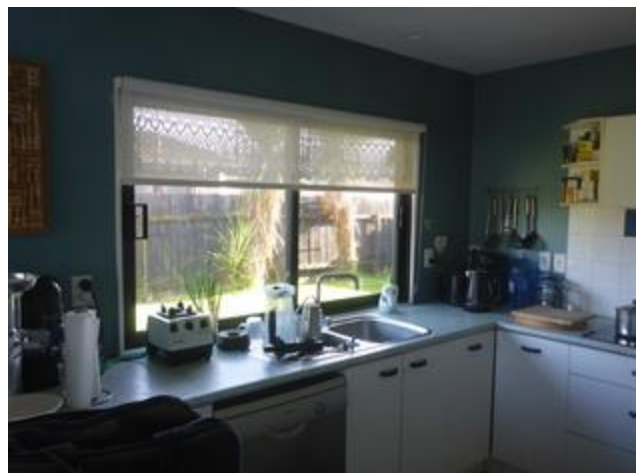
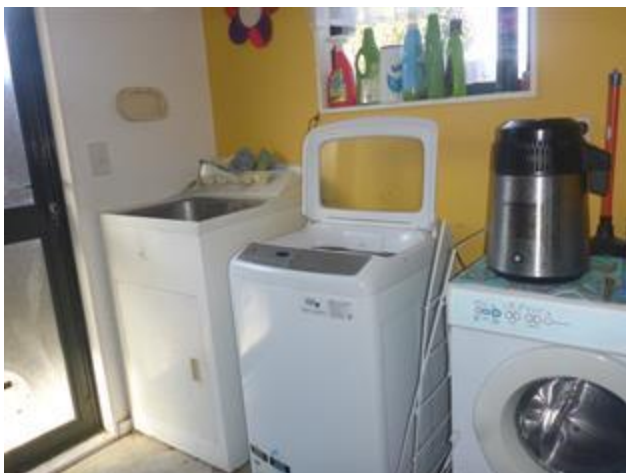
Fixed floor coverings were fitted throughout the living areas limiting appraisal of the flooring however floor levels appeared consistent throughout the dwelling.

There were a few cracks noted to the plasterboard (gib board) wall linings due to the inevitable movement or setting of the dwelling. Gib board tends to crack at the sheet joins

on ceilings and around the window and door openings. This type of cracking is not uncommon and could be addressed the next time the dwelling is to be redecorated. Mechanical ventilation was fitted to the kitchen and the bathroom.

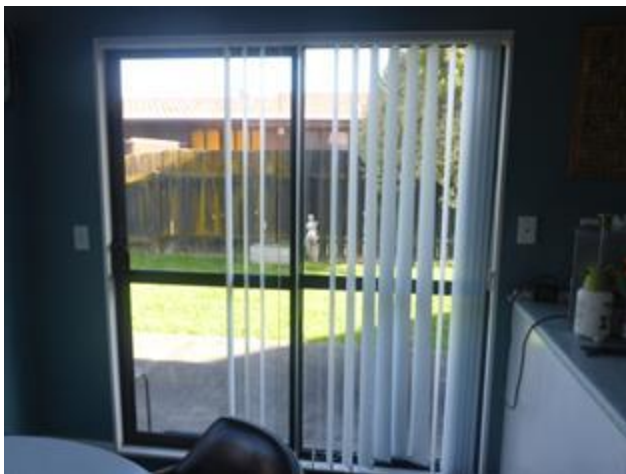
Heating for the dwelling is supplied by two heat pumps that are directed into the lounge and the master bedroom. Filters require cleaning on a regular basis.

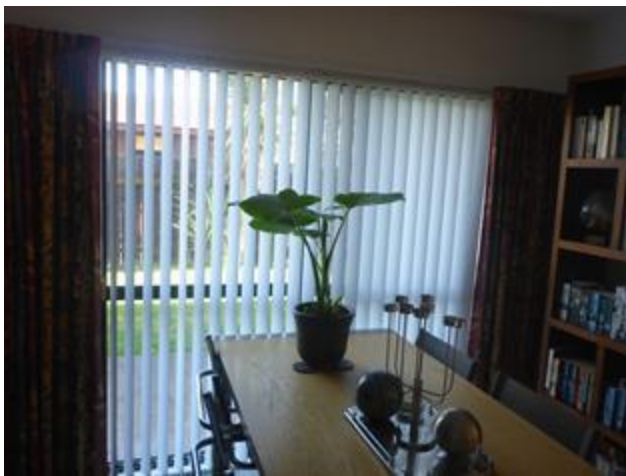
A full assessment of the garage interior was not possible as the area contained personal property but where visible there were no discernible issues.

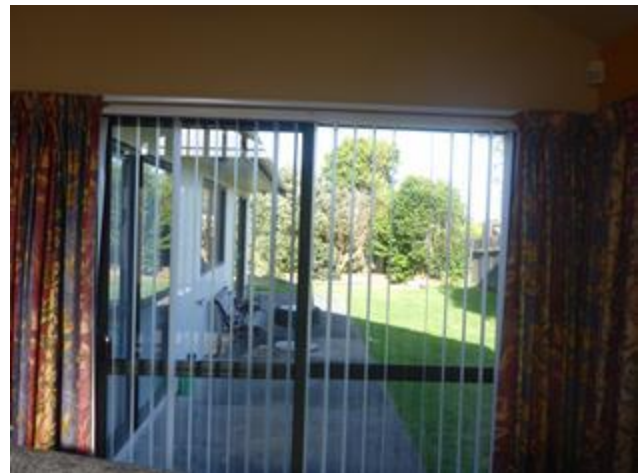
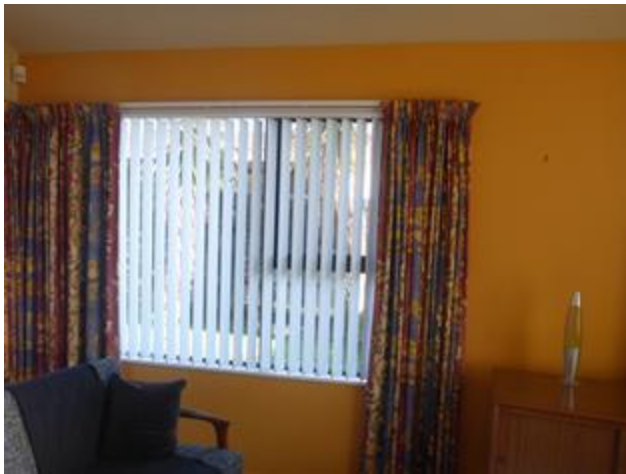


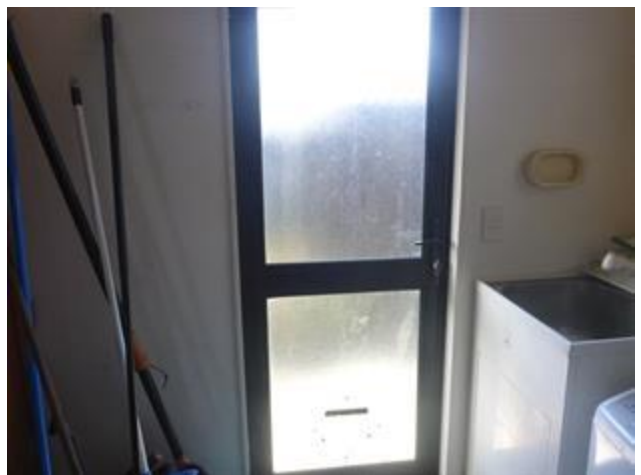


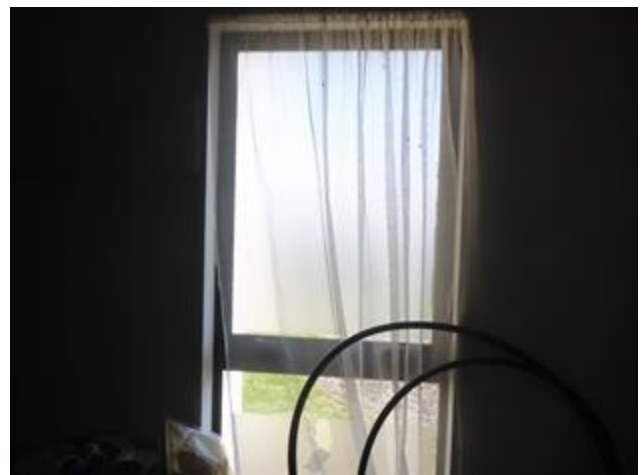
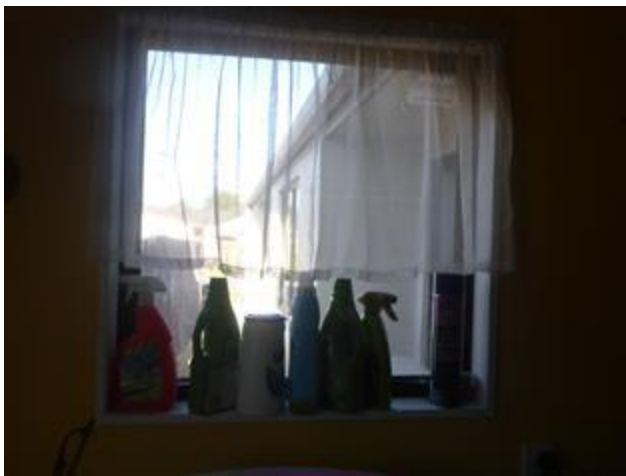
Moisture levels acceptable parameters

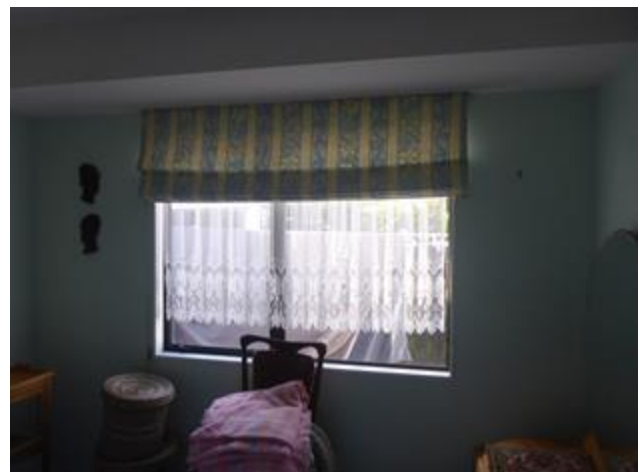
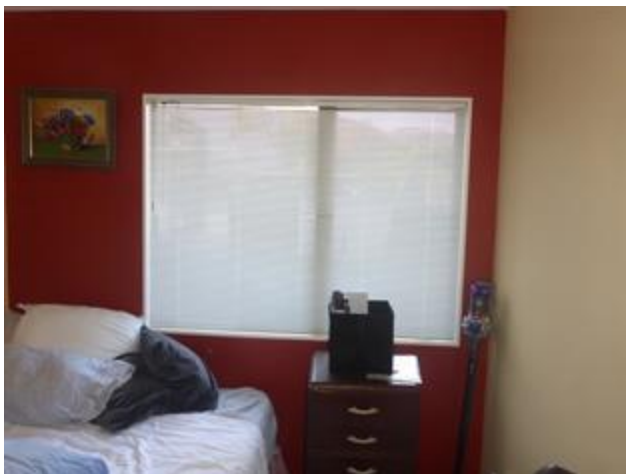




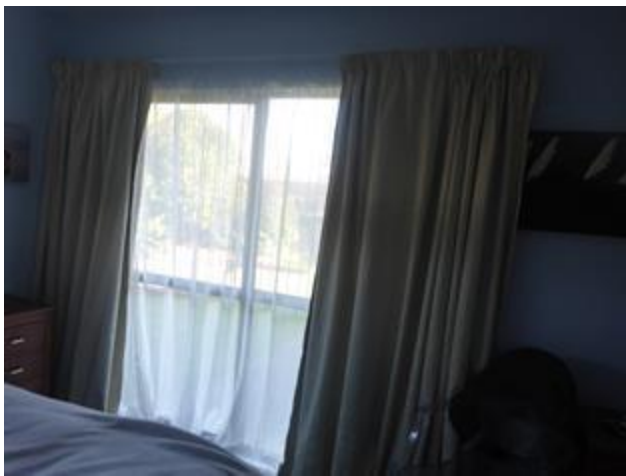














Services & Plumbing

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 garage with the meter located in the garage and viewed from the exterior. 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

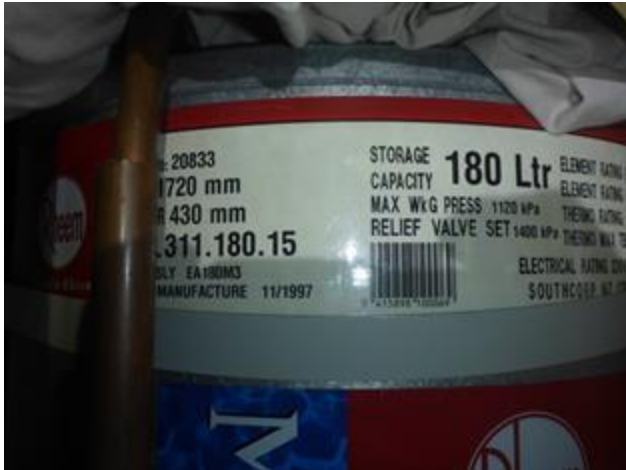
The hot water supply to the dwelling is via a 180 litre Rheem mains pressure electric cylinder manufactured 11/1997.

The cylinder is located in a hall cupboard.

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.

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.

In terms of maintenance planning, due to the age of this cylinder, an appropriate sum could 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 traps 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 generally in reasonable condition for age & type but there are now some considerations for further appraisal, repair, modification and maintenance planning.

My recommendations are that the area to the exterior 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.

This could be carried as part of the further specialist invasive investigation of the EIFS for advice about repair of the cladding cracks, impact damage, hole penetrations, and for the installation of kick-out flashings, the areas with direct fixed penetrations (gatepost and clothesline), embedded fascia, and areas of soffit and fascia contact or close to contact with roof cladding.

In order to prevent progressive damage, the fascia end-grain decay requires further appraisal for repair as does the garage timber batten decay.

Once repairs have been carried out, I recommend implementing a painting program for the dwelling.

I also recommend that the roofing material now have further appraisal by a licensed roofer to give you advice on the degree of fastener / butynol / washer upgrades and potential costs.

There were small areas identified in the attic space where the insulation could be fitted better as the original downlights have been replaced with LED lighting and the insulation to these penetrations has not been refitted. I also recommend consultation with a registered electrician about replacing the one remaining recessed downlight that requires clearances from insulation with a new recessed type that can be safely covered with insulation

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
All Building Inspections Ltd



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Certificate of Inspection

(in accordance with NZS 4306:2005)

Client:	Dianne van der Bas
Site address:	21 Kanawa Street
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
Roof Space	Inspected/restricted
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:	30-Apr-2026



All Building Inspections Limited

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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.