



RESIDENTIAL PROPERTY INSPECTION



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

Customer Name: Proper Job Properties Limited

Inspection Address: 47 cam rd. Kaiapoi

Inspection Date: Tuesday, 28 July 2026

Weather Conditions: Fine

Inspector Name: Kelvin Johnston

Company Contact Phone: 021 460 422

Registration: LBP No BP126214

Version Control Version 1

BuildQual NZ Ltd

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MISSION STATEMENT

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

ABOUT THIS REPORT

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

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

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

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

DETAILS OF BUILDING

The property at 47 Cam Road, Kaiapoi is a two-bedroom, single-storey dwelling constructed of PVC weatherboard cladding (over old timber weatherboards) resting on a timber pile foundation, with a pressed steel decramastic tile roof. The interior walls are plasterboard and/or lathe and plaster over timber frames. The floors are timber with carpet, and wood grained vinyl flooring in the wet areas and kitchen. There is a double standalone garage.

The property was built 1910 and all fittings appear to be in good condition.

Building Use:	Residential
Technical Category (CERA):	Technical Category 2
Estimated Ground Profile:	Flat
Number of Storeys:	One
Foundation Construction:	Timber piles
External Wall Construction:	PVC weatherboard cladding. Over old timber weatherboards
Internal Wall Construction:	Plasterboard/And or lath and plaster
Roof:	Decramastic coated pressed steel tiles
Floor Type:	Timber
Year Built:	1910

INSPECTION SUMMARY

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

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

The defects noted are:

THE SITE

- Cracking of the asphalt noted at the curb. Cracking noted on the concrete driveway, paths and parking areas, uneven slab joins
- The fence on the eastern boundary has a lean

EXTERIOR

- The timber deck at the front of the dwelling has no gaps between the boards for drainage. There are split boards, knot holes, exposed nails sticking out of the timber adjacent to the steps leading up to the door at the front of the dwelling

ROOF

- Some denting and loss of coating noted on the roof tiles
- Trims are missing around the manhole opening

INTERIOR

- Minor blemishes to the walls and ceilings
- Only minor interior imperfections noted to the doors, frames and skirtings
- Wet moisture readings on the bathroom windowsill.

GARAGE

- Garage and carport roofs have some rust noted on the inside of the garage roof, roof underlay is deteriorated in the garage and carport
- The gutter and down pipe on the garage roof is rusted
- Water staining on the garage roof purlins. Garage door opening/locking mechanism is damaged.

FLOOR LEVELS

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

MOISTURE TESTS

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

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

A total of 40 locations were chosen to take moisture readings.



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

The moisture readings were between **24.1** and **96.9** – these are in the **dry through to wet ranges**.

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

OTHER

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

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

ASBESTOS

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

Undisturbed these elements are considered safe.

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

FLOOR LEVELS

The floor levels of the house were surveyed using the state-of-the-art Zip Technidea 2000 Pro floor-level device – the margin of tolerance of this machine is +/- 2mm. This machine was calibrated immediately prior to the inspection.

The process for checking the floor levels is as follows:

Firstly, a datum point is selected. This is where the Pro Zip level device is placed, and the measuring head is zeroed. This ensures that any measurements taken are compared back to a standard location – thus illustrating the variations in level against that point.

Once the machine has been zeroed, the measuring head is placed in varying locations around the house. This is usually, as close to the walls as possible and as close to a two-metre grid as is possible, mainly because of furnishings in place or cabinetry – such as in a kitchen. In larger rooms, sometimes a measurement is taken in the centre of the room if it is clear to do so. It should be noted that measurements are taken where clear floor space is available – nothing is moved.

Notes are taken, and the measurements are later plotted on a diagram of the house.

The current benchmark for floor levels is contained in the MBIE guidelines. These were produced after the Canterbury earthquakes and give guidance for when floor re-levelling as a result of earthquake damage would be required.

I have reproduced parts of the MBIE guidelines below for your information and highlighted the parts relevant to the property at 47 Cam Road, Kaiapoi.

The full document can be viewed at

<https://www.building.govt.nz/assets/Uploads/building-code-compliance/canterbury-rebuild/repairing-and-rebuilding-houses/canterbury-guidance-part-a.pdf>

CONCLUSION

The datum was placed in the lounge adjacent the second bedroom door. The point measured as highest above the Datum was in the primary bedroom, along its southern wall, and in the northwestern corner of the second bedroom – at **plus 4mm**.

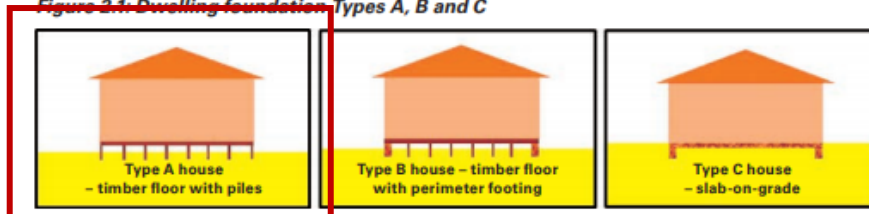
The lowest point measured against the Datum was the Datum and almost all of the other measurements – **0mm**. The total variation is **4mm**.

This indicates that a **No Foundation re-level is considered necessary**.

2.1 Typical dwelling foundation types

Three broad groups of dwellings have been used in the subsequent sections of this document to describe dwellings on the flat, as represented in Figure 2.1.

Figure 2.1: Dwelling foundation Types A, B and C



The Type B and C house foundations have been further subdivided into those supporting light- and medium-weight claddings (B1 and C1) and those supporting heavy claddings such as brick veneer (B2 and C2) (see Table 2.1).

Table 2.1: House foundation and floor types on the flat

Type A	Timber-framed suspended timber floor structures supported only on piles. Stucco, weatherboard or light texture-clad house.
Type B1	Timber-framed suspended timber floor structures with perimeter concrete foundation. Stucco, weatherboard or light texture-clad house.
Type B2	Timber-framed suspended timber floor structures with perimeter concrete foundation. Brick or concrete masonry exterior cladding (veneer).
Type C1	Timber-framed dwelling on concrete floor (slab-on-grade). Stucco, weatherboard or light texture-clad house.
Type C2	Timber-framed dwelling on concrete floor (slab-on-grade). Brick or concrete masonry exterior cladding (veneer).

Table 2.3: Indicator criteria for floor/foundation relevel or rebuild (see also Figure 2.2)

Column 1	Column 2	Column 3	Column 4	Column 5
Floor type	NO foundation relevel considered necessary	Foundation relevel indicated	Foundation rebuild indicated (Partial or full)	House rebuild may be indicated
Type A Timber-framed suspended timber floor structures supported only on piles	The slope of the floor between any two points >2 m apart is <0.5% (1 in 200) [Note a] and The variation in level over the floor plan is <50 mm	The variation in floor level is >50 mm and <100 mm Note that the floor relevel is expected to be achieved by packing the piles	The variation in floor level is >100 mm [Note c] over the floor plan or The floor has stretched >50 mm [Note d] Note that full or partial re-piling is expected to be undertaken to achieve a level floor	The house has fully or partially collapsed off the piles and repair may be uneconomic This will relate to the degree of superstructure damage [Note f]



FLOOR PLAN



Street Frontage



LAND AND ZONING

The property is zoned Technical Category 2, under the former Canterbury Earthquake Regional Authority guidelines.

 47 Cam Road Kaiapoi, Waimakariri District



 Property Information

PROPERTY DETAILS 9

LAND ZONING 4

Foundation Technical Category 1 (TC2)

Technical Category 2 (TC2)

Land that was classified Technical Category 2 (TC2) was suitable for homes to be repaired or rebuilt after the 2010/11 Canterbury earthquakes.

TC2 land may have experienced liquefaction-related land damage and settlement during the 2010/11 Canterbury earthquakes. Land damage from liquefaction is possible on TC2 land in future significant earthquakes. While TC2 land is considered suitable for residential construction, stronger foundations are required for house repairs and rebuilds. This may include standard timber piled foundations for houses with lightweight cladding and roofing and suspended timber floors or enhanced concrete foundations.

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

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



**PROPERTY ASSESSMENT FORM****THE SITE**

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Retaining Walls	N/A	-
Stairs	N/A	-
Steps, Handrails, Paths, Driveway	Minor	Cracking of the asphalt noted at the curb, Cracking noted on the concrete driveway, paths and parking areas, uneven slab joins,
Swimming Pool/Tennis Court	N/A	-
Fencing	Minor	Varied heights and varied materials, and reasonable condition. The fence on the eastern boundary has a lean
Ground Movement/cracking		No defects noted
Surface water control		No defects noted

EXTERIOR

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Balconies, Verandas, or patios etc.	Minor	The timber deck at the front of the dwelling has no gaps between the boards for drainage. There are split boards, knot holes, exposed nails sticking out of the timber adjacent to the steps leading up to the door at the front of the dwelling
External stairs/steps		No defects noted
Framing (verticality, defects)		No defects noted
Wall Cladding		No defects noted
External Doors & Windows		No defects noted
Chimney	N/A	



SUBFLOOR SPACE

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Location of Access Point (if applicable)		Bedroom wardrobe
Accessibility – Minimum 500x400mm		Less than minimum
Foundation Type & Condition		Timber piles. No defects noted
Foundation Walls	N/A	-
Ground Space Condition		No defects noted
Ground Vapour Barrier		There is a ground vapour barrier
Drainage – drains, haunching etc		No defects noted
Ventilation Adequacy		No defects noted
Pile Type, Instability & Condition		Modern timber. No defects noted
Pile to Bearer Connections		No defects noted
Obvious Structural Alteration		Yes, The entire floor appears to have been replaced/rebuilt, including piles, bearers, joists, parts of the lower exterior walls
Ground Clearance of Timber Framing Minimum 450mm		No defects noted
Floor Type		No defects noted
Timber Framing & Bracing		The entire floor appears to have been replaced/rebuilt, including piles, bearers, joists, parts of the lower exterior walls. The work has been done in a tradesman-like manner
Insulation Type, Approximate Thickness, Coverage & Condition		Polyester approximately 100 millimetres thick, good coverage
Plumbing – materials, leakage, supports		No defects noted
Electrical – wiring & supports		No defects noted
Insect or Pest Infestation		No defects noted
Rotting Timbers		No defects noted
Debris		No defects noted

ROOF

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Roof System	-	Decramastic coated pressed steel tiles
Roof condition	Minor	Some denting and loss of coating noted on the roof tiles
Gutters/Spouting/downpipes		No defects noted
Eaves/Fascia/Soffits		No defects noted

ROOF SPACE

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Accessibility – location and size of manhole. Minimum 450x440mm with crawl space of 600x600mm	Minor	The manhole is in the bathroom; trims are missing around the manhole opening Meets the minimum allowance
Roof Cladding – from the inside		No defects noted
Thermal Insulation		Batts are approximately 200 millimetres thick with good coverage
Sarking		No defects noted
Party Walls & Fireproofing	N/A	-
Roof Underlay & Support (mesh/wire)		No defects noted
Roof Frame Construction & Connections		No defects noted
Ceiling Construction		No defects noted
Obvious structural alteration		No
Insect or Pest infestation		No
Roofing timbers		No defects noted
Discharges into roof space (Vents/fans)		No
Plumbing – materials, leakage, supports		No defects noted
Electrical – wiring type & supports.		No defects noted
Tile Fixings	N/A	-

INTERIOR

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Ceilings – condition, defects.	Minor	Only minor interior imperfections noted
Walls – condition, defects.	Minor	Only minor interior imperfections noted
Timber Floors		No defects noted
Concrete Floors	N/A	-
Carpets, floor coverings		No defects noted
Internal Doors & Frames, Skirtings	Minor	Only minor interior imperfections noted
Electrical – operation of switches etc.		No defects noted

Kitchen

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
○ Floor – sealed around perimeter		No defects noted
○ Bench Top		No defects noted
○ Cabinetry		No defects noted
○ Sink/taps		No defects noted
○ Tiles	N/A	-
○ Air extraction system		No defects noted

Bathroom, WC, Ensuite -

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
○ Floor - sealed		No defects noted
○ Cistern, Pan (Bidet if Applicable)		No defects noted
○ Tiles (sealed and condition)		No defects noted
○ Bath (sealed and condition, pressure)		No defects noted
○ Shower		No defects noted
○ Vanities/washbasin		No defects noted
○ Ventilation		No defects noted
○ Special Features (if applicable)	N/A	-

**Laundry**

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
○ Location	Minor	In bathroom
○ Floor (sealed & condition)		No defects noted
○ Tubs/cabinet		No defects noted
○ Tiles (sealed and condition)	N/A	-
○ Ventilation		No defects noted

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Storage		No defects noted
Inside of Windows- Single or double glazed	Moderate	Wet moisture readings on the bathroom windowsill.
Electrical Connections		No defects noted
Interior Stairs		No defects noted
Garage – opener, doors.	Minor	Garage and carport roofs have some rust noted on the inside of the garage roof, roof underlay is deteriorated in the garage and carport The gutter and down pipe on the garage roof is rusted Water staining on the garage roof purlins. Garage door opening/locking mechanism is damaged.
Other	N/A	-

SERVICES

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

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Fire Warning/Control System (Not just smoke detectors)		No
Heating System (specify type)		Heat pump – as per the Appliances Section below.
Ventilation System (HRV/DVS)		No
Central Vacuum System (if applicable - untested)		No
Security System		No
Electrical – Meter Board/Switch Board		No defects noted
Gas Services (Wall straps, vents blocked)	N/A	-
Water Services (incl. pressure)		No defects noted
Hot Water (incl. pressure) ○ Date on cylinder ○ Seismic straps		Low pressure cylinder, 2023, has seismic strap
Wastewater/Sewerage		No defects noted
Grey Water Recycling (if applicable)		No
Rainwater Collection System (if applicable)		No
Solar Panels		No
Aerials or antennae		Yes
Shading Systems (if applicable)		No
Telecommunications (phone/internet lines – number and location. Untested)	N/A	-
Lifts		No

APPLIANCES

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

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Stove		No defects noted
Oven		No defects noted
In-sink waste disposal		No
Exhaust fan(s)		No defects noted
Dishwasher		No defects noted
Heat Pump		No defects noted
Bathroom Heater		No defects noted
Heated towel rails		No defects noted
Night-Store Heater – not specifically tested		No
Fridge if being left		No
Smoke detector(s) – ○ Max 3m to bedroom ○ One on each storey ○ Do they work?		No defects noted

OTHER MATTERS

Any other issue that has not already been described in the report.

None

NATURAL HAZARDS

None

THE INSPECTOR SUGGESTS THE FOLLOWING

OTHER ADDITIONAL



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

SOLID FUEL BURNER

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

None

SUPPORTING PHOTOS



Driveway



Deck



Fences



Cladding and windows – general view



Subfloor – general view



Roof – general view



Spouting



Dented tiles





Roof space - insulation



Walls and ceilings – general view



Minor blemish



Kitchen



Moisture readings – dry range



Elevated and wet moisture readings



Concrete near garage



Carport roof



Garage spouting



CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Client: Proper Job Properties Limited

Site Address: 47 Cam Road, Kaiapoi

Inspector – Kelvin Johnston

Company – BuildQual NZ (2016) Limited

Qualifications: Licensed Building Practitioner and qualified builder

Date of inspection: Tuesday 28 July 2026

The following areas of the property have been inspected:

	Yes	No
(a) Site	☒	☐
(b) Subfloor	☒	☐
(c) Exterior	☒	☐
(d) Roof exterior	☒	☐
(e) Roof space	☒	☐
(f) Interior	☒	☐
(g) Services	☒	☐
(h) Accessory unit, ancillary space and buildings	☐	☒

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

Certification:

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

Signature *Kelvin Johnston*

Date: 28 July 2026

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



LIMITATIONS

limited to a visual inspection only and is to give you a better understanding of the buildings condition as observed at the time of inspection. There are, therefore, a few limitations to the inspection, which you need to be aware of. These include the following:

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

OTHER SERVICES WE OFFER



Floor Level Survey

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



Meth Testing

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



New Build Pre-Handover Inspections

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



Damage Assessment

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



BuildQual can arrange tradesmen – if required

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

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For clarity, only the client and professionals working with the client to either buy or sell the subject property at 47 Cam Road, Kaiapoi may have access to the report.

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