Vendor Supplied Building Report

Statement Of Passing Over

This building inspection has been supplied by the vendor in good faith. H&G (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.

Please note this Council property file is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

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.

Your Building Inspection Report

CONFIDENTIAL REPORT FOR
Byrin Malone ,Tyler Malone & Sirilak Buphasiri
ID 173297
Tuesday, September 1, 2026

Betta Inspect It

Version 20260819

I would like to take this opportunity to thank you for choosing Betta Inspect It as your building inspector.

Our commitment to providing unbiased, independent property inspections is something we take great pride in. As New Zealand's largest property inspection company, your report has been completed by a local inspector, who is part of our nationwide team. We have completed in excess of 150,000 inspections across the country, which is why we can say that our team has the experience and confidence to be able to provide you with the best possible service in our industry. Thank you again.

- Matt Mason

Thank You
for choosing us

Our Story

"Growing up in a single income family where sacrifices had to be made to get ahead, one thing that made our lives easier was the fact that we owned our family home. It was this realisation that property was a lever which could provide me, and so many others, with the opportunity of a better life, that I decided to dedicate my career to the property industry" **– Matt Mason, CEO**

Betta Group was founded on strong family values and the Kiwi can-do attitude. From it's humble beginnings in 2011 to now being the largest property inspection and compliance company in New Zealand, it is safe to say Betta Group has grown. We now have a large customer service team based in Hawke's Bay, handling all bookings and client care. We operate with a licensed business model, which means each brand is locally owned and operated.

We have had bespoke software developed, tailored to our inspectors and clients needs. Betta Group has over 50 individual licensees across New Zealand, which do, on average, 1 in 10 property inspections throughout New Zealand. We have nationwide coverage and pride ourselves on protecting hard-working Kiwis every day. With a rapidly growing business comes a rapidly growing team, along with an ever-growing suite of services for our clients. Betta Group’s company foundations have enabled our licensees to protect and support more Kiwi property owners than any other inspection team in New Zealand history.

We will always do our absolute best every day to care for every one of our clients. This is why we are proud of what we do and grateful that you have chosen Betta Group to complete your property inspection.

Betta Inspect It

Betta Property Compliance

Betta Asbestos Consultancy

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Our Traffic Lights

GREEN TRAFFIC LIGHT



Green illustrates that we have a low or no level of concern associated with the building element.

Low *definition: The inspected element is functioning, or has been maintained, or in a condition expected for the property's age and type. NB: For the avoidance of doubt this does not mean the property will not require maintenance in the future.*

ORANGE TRAFFIC LIGHT



Orange illustrates that we have a moderate level of concern associated with the building element, prompting caution, further investigation and/or repair be considered.

Moderate *definition: The inspected element is not performing as it was designed, or intended by the manufacturer, or there is maintenance required, or it is in a condition that is not expected for a property of its age and type. The inspected element may appear to be functioning but needs attention. NB: For the avoidance of doubt further investigation and information should be sought.*

RED TRAFFIC LIGHT



Red illustrates that we have a high level of concern associated with the building element. Caution and further investigation is strongly recommended.

High *definition: The inspected element is failing, or urgent attention is required, or it is no longer in a working condition. NB: For the avoidance of doubt further research and investigation are strongly recommended.*

The colour coding used is a visual aid to help clients identify areas of the report to focus on. Notes and photos provide clarification and further detail on a particular element. It is important that these are read together not individually.

Your Inspection Details



YOUR INSPECTOR

PETER NEILSON

on behalf of Neilson Construction Ltd trading as Betta Inspect It

Email: pete.n@bettagroup.co.nz **Mobile**: 021334297 **Freephone**: 0800 422 388

ORDER NUMBER	173297
DATE OF INSPECTION	TUESDAY, SEPTEMBER 1, 2026
INSPECTED PROPERTY ADDRESS	42 DONOVAN ROAD PARAPARAUMU BEACH KAPITI COAST 5032
INSTRUCTED BY	VENDOR
CLIENT NAME	BYRIN MALONE ,TYLER MALONE & SIRILAK BUPHASIRI
CLIENT PRESENT	YES
OTHER PEOPLE PRESENT	NONE
HOUSE OCCUPIED	NO
WAS THE PROPERTY FURNISHED?	YES
BUILDING TYPE	RESIDENTIAL DWELLING.
STATUS OF UTILITIES	HOT WATER ON. POWER ON. WATER ON.
WEATHER DURING INSPECTION	☼

DISCLOSURE OF DEFECTS BY REAL ESTATE SALESPERSON

We recommend discussing with the real estate agent any concerns with the property, especially weather tightness issues from past or present. If the house has been rented previously, we recommend consulting the property manager to discuss any past issues they are aware of.

Garage

GENERAL SUMMARY NOTES

The layout of the property appears very functional.

CONFIDENTIALITY

This report is confidential to Byrin Malone ,Tyler Malone & Sirilak Buphasiri. The use by any unauthorized persons or third parties is strictly prohibited.

Your Report Summary

This report focuses on what we see as the nine main areas of concern for our clients when buying property. These areas are:
1. Exterior roof, 2. Roof space, 3. External wall cladding, 4. Foundation & subfloor, 5. Plumbing system, 6. Electrical system, 7. Weather tightness, 8. Site improvements, 9. Pest & potential hazards, 10. Interior elements

Below is a summary of the highest concern level for each focus area at 42 Donovan Road Paraparaumu Beach Kapiti Coast 5032. Please refer to the focus area for further details.

1. EXTERIOR ROOF

O

The highest level of concern for your exterior roof is **orange**

2. ROOF SPACE

G

The highest level of concern for your roof space is **green**

3. EXTERNAL WALL CLADDING

O

The highest level of concern for your external wall cladding is **orange**

4. FOUNDATION & SUBFLOOR

O

The highest level of concern for your foundation & subfloor is **orange**

5. PLUMBING SYSTEM

G

The highest level of concern for your plumbing system is **green**

6. ELECTRICAL SYSTEM

G

The highest level of concern for your electrical system is **green**

7. WEATHER TIGHTNESS

G

The highest level of concern for your weather tightness is **green**

8. SITE IMPROVEMENTS

O

The highest level of concern for your site improvements is **orange**

9. PEST & POTENTIAL HAZARDS

G

The highest level of concern for pest & potential hazards is **green**

10. INTERIOR ELEMENTS

O

The highest level of concern for interior elements is **orange**

Your Property Report

EXTERIOR ROOF

INSPECTION FOCUS NO.1

This focus section covers the exterior of the roof. If it was unsafe to walk on the roof due to the weather conditions, roof pitch, or any other reason we deem unsafe, then we have undertaken our visual inspection using alternative methods (these may include viewing from a ladder, from upstairs windows, from the ground and may include the use of binoculars or a drone). Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor defect which may not affect the overall structural integrity or function of the exterior of the roof

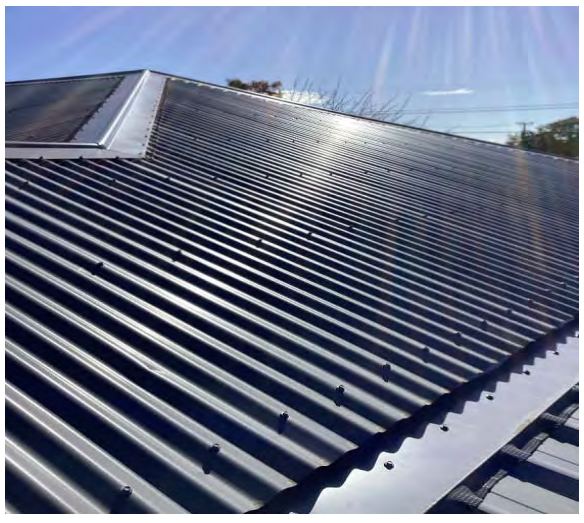
RESTRICTIONS

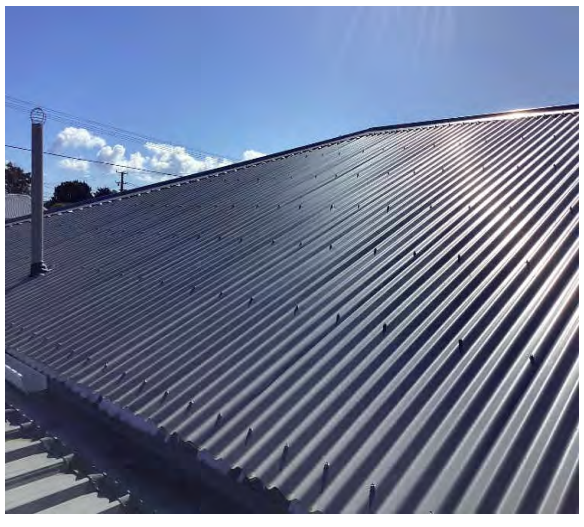
Safe access onto parts of the roof was not available. We inspected the inaccessible section from the ground. Vision was therefore limited. We inspected the inaccessible section from the ladder. Vision was therefore limited.

PREDOMINANT ROOF MATERIAL (INCLUDING SIGNIFICANT MAINTENANCE)

TYPE

Colorsteel - Long run.





LEVEL OF CONCERN

G

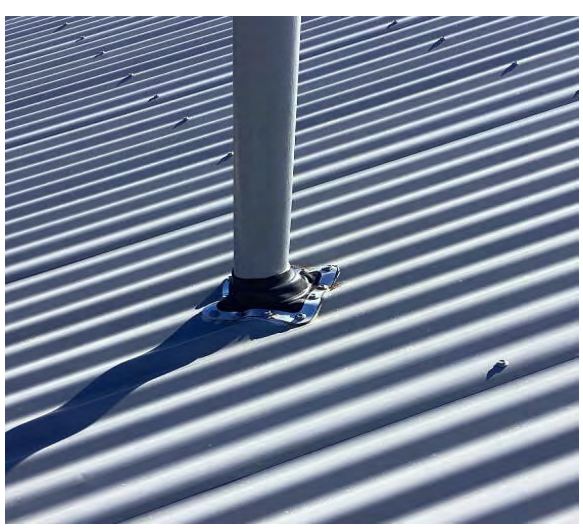
Due to the close proximity to the sea, this roof is going to deteriorate at an elevated rate. No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

PREDOMINANT FLASHING MATERIAL (INCLUDING SIGNIFICANT MAINTENANCE)

TYPE

Colorsteel. Rubber boot.







LEVEL OF CONCERN

G

No visible issues were noted during the inspection. Allow to constantly monitor and maintain as required.

PREDOMINANT GUTTER & DOWNPIPE MATERIAL (INCLUDING SIGNIFICANT MAINTENANCE)

TYPE

Downpipe - PVC. Gutter - PVC.







LEVEL OF CONCERN

O

PVC gutters are prone to becoming brittle due to the high sunshine hours and UV in New Zealand's climate. The gutters have vegetation in areas. This will lead to the inadequate discharge of rainwater. Allow to constantly monitor and maintain as required.



Guttering has split to it to front elevation above ranch slider door



Rear guttering to lower roof area



We recommend the guttering as shown, is brought round onto the lower roof to help prevent any discharge of rainwater not being collected by the lower guttering correctly.



We recommend any vegetation and debris is removed from the guttering to the front elevation of the property as shown.

PREDOMINANT FASCIA & SOFFIT MATERIAL (INCLUDING SIGNIFICANT MAINTENANCE)

TYPE

Fascia - timber. Soffit - fibre cement sheeting (age indicates potential asbestos).







LEVEL OF CONCERN

Please see comments below. Allow to constantly monitor and maintain as required.



Small piece of timber bead missing from Soffit where light fitting has been moved. This was noted to front porch area



Fascia requires final protective coat. This was noted to right hand elevation.

INDICATIONS OF WATER PENETRATION

LEVEL OF CONCERN

G

Allow to constantly monitor and maintain as required.

OBVIOUS STRUCTURAL ALTERATIONS

TYPE

New roof cladding installed

LEVEL OF CONCERN

G

Whole roof has been replaced. We recommend obtaining any warranties for workmanship and materials that are related to the new roof cladding material being installed to this property. We also recommend researching manufacturers requirements in relation to the maintenance to be carried out to this roof cladding material. No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

FUNCTIONAL OPERATION OF ROOF, FLASHINGS, GUTTERS & DOWNPIPES

LEVEL OF CONCERN

G

Allow to constantly monitor and maintain as required.

OVERALL SECTION RATING

O

Your overall section rating is orange. Do not hesitate to get in touch if you have any questions.

ROOF SPACE

INSPECTION FOCUS NO.2

This focus section covers the roof space. Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor defect which may not affect the overall structural integrity or function of the roof space. There is generally limited space in roof cavities, particularly to the lower and outer portions of the building. This does restrict access and in most instances prevents an inspection of the outer or lower areas, including any roof to wall connections. If insulation is in place this will also restrict the inspectors visibility. Defects or damage may be present and not detected in areas where inspection was limited, obstructed or access was not gained.

RESTRICTIONS

The roof space inspection was limited. We could not complete a full inspection of the roof space. Our visual inspection was made from the inspection hatch. Only areas visible from the inspection hatch were observed and comments included in this report.

INDICATIONS OF WATER PENETRATION

LEVEL OF CONCERN

G

No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.





INTEGRITY OF ROOF STRUCTURE ELEMENTS

TYPE

Timber, Traditional structure.








LEVEL OF CONCERN

G

No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

OBVIOUS STRUCTURAL ALTERATIONS

LEVEL OF CONCERN

Allow to constantly monitor and maintain as required.

INSULATION

TYPE

Polyester. Fiberglass batts.






LEVEL OF CONCERN

G

No visible issues were noted during the inspection. Allow to constantly monitor and maintain as required.

FUNCTIONAL OPERATION OF ROOF STRUCTURE ELEMENTS (INCLUDING SERVICES)

LEVEL OF CONCERN

G

Allow to constantly monitor and maintain as required.



Extractor fans being ducted externally

OVERALL SECTION RATING

G

Your overall section rating is green. Do not hesitate to get in touch if you have any questions.

EXTERNAL WALL CLADDING

INSPECTION FOCUS NO.3

The exterior wall cladding of the dwelling is visually inspected where accessible. Some limitations may occur due to the height of the dwelling, foliage near the cladding, site slope etc. Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor defect which may not affect the overall structural integrity or function of the exterior cladding.

RESTRICTIONS

There is a structure prohibiting inspection of some cladding



EXTERIOR CLADDING MATERIAL (INCLUDING SIGNIFICANT MAINTENANCE)

TYPE

Weatherboard. Fibre cement board or similar . Possible asbestos to front entrance











LEVEL OF CONCERN

O

Please see comments below relating to minor maintenance issues to be addressed. Allow to constantly monitor and maintain as required.



Left-hand corner front elevation.. we recommend the hole is sealed and painted to prevent deterioration of the cladding to the corner of the property.



Minor cracks noted to right-hand mitre corner front elevation.



We recommend any cracks to mitred corners are sealed and painted as required

JOINERY MATERIAL (INCLUDING SIGNIFICANT MAINTENANCE)

TYPE

Timber. Aluminium.
















LEVEL OF CONCERN

O

The glass is cracked. Some of the window/door hinges are corroded. These will continue to corrode and may eventually need replacing. This may affect the integrity of the hinges. Please see comments below relating to the window joinery which requires attention. Allow to constantly monitor and maintain as required.



Cracked pane of glass noted to front door



We recommend rubber seals are replaced where they have shrunk back to the aluminium joinery unit. This applies to the ranch slider leading out onto the front deck



Glazing putty incomplete to right hand window front wall elevation as shown.





Damage noted to window joinery to right hand elevation as shown



Slight corrosion noted to some of the window hinges.



Repairs noted to windows in areas.



Cracked pane of glass noted to rear elevation French doors leading out onto deck area

OBVIOUS CLADDING ALTERATIONS

TYPE

Addition.



LEVEL OF CONCERN

G

There is an addition to the cladding. We suggest you research the Council file to confirm the addition has been permitted and signed off by Council. Allow to constantly monitor and maintain as required.

FUNCTIONAL OPERATION OF WALL CLADDING (INCLUDING WINDOW & DOOR FLASHINGS)

TYPE

Metal flashing. Soffit acting as flashing.








No head flashing noted to
French doors to rear of property.

LEVEL OF CONCERN

O

Allow to constantly monitor and maintain as required.



No head flashing noted to laundry window as shown



No head flashing noted to French doors leading from rear of property out onto deck. The French doors are under the soffit so they do have protection from the weather and the elements. However when the house is washed down this area may allow entry of water if care is not taken.

OVERALL SECTION RATING

O

Your overall section rating is orange. Do not hesitate to get in touch if you have any questions.

FOUNDATION & SUBFLOOR

INSPECTION FOCUS NO.4

This section includes both the foundation and its supporting subfloor structure (if applicable). The inspection is done by entering the subfloor (any access restrictions will be identified). Please note concrete slab sub-floors are not inspected. Where piles are present we conduct a visual inspection above ground level only. Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor defect which may not affect the overall structural integrity or function of the foundations.

RESTRICTIONS

We were unable to access the subfloor. The access point was too small.





PREDOMINANT FOUNDATION MATERIAL (INCLUDING SIGNIFICANT MAINTENANCE)

TYPE

Concrete piles





LEVEL OF CONCERN

G

Allow to constantly monitor and maintain as required.

OBVIOUS CRACKING OR FOUNDATION DETERIORATION

LEVEL OF CONCERN

O

There was no door to the sub-floor access point. We recommend a door is fitted. Allow to constantly monitor and maintain as required.

PILE TO BEARER CONNECTIONS (IF APPLICABLE)

TYPE

Wire straps.



LEVEL OF CONCERN

G

Allow to constantly monitor and maintain as required.

SUBFLOOR VENTILATION

TYPE

Foundation wall vents.




LEVEL OF CONCERN

G

The inspector was unable to determine the concern level of the subfloor ground as there was polythene installed under the subfloor at ground level. Allow to constantly monitor and maintain as required.




INSULATION

TYPE

Polyester batts.




LEVEL OF CONCERN

G

Allow to constantly monitor and maintain as required.

INDICATIONS OF WATER LEAKS - BELOW FINISHED FLOOR LEVEL

LEVEL OF CONCERN

G

Allow to constantly monitor and maintain as required.

OBVIOUS STRUCTURAL ALTERATIONS

LEVEL OF CONCERN

G

Allow to constantly monitor and maintain as required.

FUNCTIONAL OPERATION OF FOUNDATION & SUBFLOOR

LEVEL OF CONCERN

G

Allow to constantly monitor and maintain as required.

OVERALL SECTION RATING

O

Your overall section rating is orange. Do not hesitate to get in touch if you have any questions.

PLUMBING SYSTEM

INSPECTION FOCUS NO.5

This section includes both the water supply and waste water drainage. None of our inspectors are qualified Plumbers. Due to construction methods a large portion of the plumbing systems can be concealed within the building envelope. Our report covers only those areas able to be viewed by the inspector. Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor defect which may not affect the overall integrity or function of the water and drainage systems.

RESTRICTIONS

The plumbing was not visible in the sub-floor. This was due to no access. There are services located under the ground which could not be inspected and therefor do not form part of the report. The plumbing was not visible due to the pipes being concealed in the wall.

PREDOMINANT WASTE WATER MATERIAL (INCLUDING SIGNIFICANT MAINTENANCE)

TYPE

PVC.



LEVEL OF CONCERN

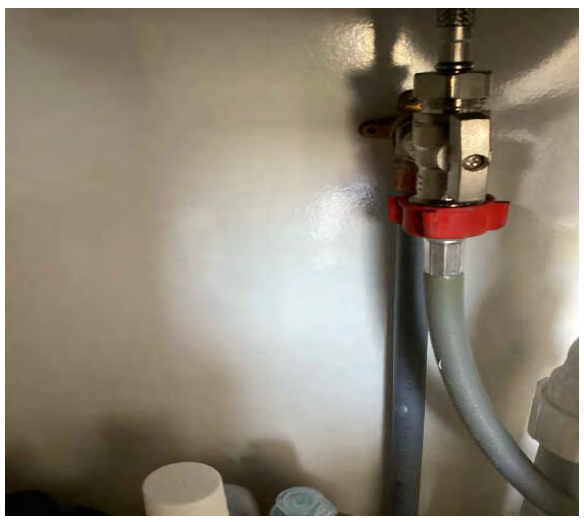
G

Allow to constantly monitor and maintain as required.

PREDOMINANT WATER SUPPLY PIPING (INCLUDING SIGNIFICANT MAINTENANCE)

TYPE

Polybutylene. Noted under kitchen sink.





LEVEL OF CONCERN

G

Copper crimps have been used on the installation of this plumbing system to join the pipes. This type of joining method has proved problematic in some installations as small fractures in the copper appear and cause leaking. Crimps of this type are very common. There was no leaking sighted during the inspection. We recommend monitoring bi-annually. No visible issues were noted during the inspection. Allow to constantly monitor and maintain as required.

INDICATIONS OF WATER LEAKS - ABOVE FINISHED FLOOR LEVEL

LEVEL OF CONCERN

G

Allow to constantly monitor and maintain as required.

HOT WATER CYLINDER FUNCTION

TYPE

Mains-pressure system.





Date of manufacture 2024

LEVEL OF CONCERN

G

No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

SOURCE OF WATER SUPPLY

TYPE

Council.



LEVEL OF CONCERN

G

The function or integrity of the water toby (valve) was not assessed. No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

METHOD OF WASTE WATER DISPOSAL

TYPE

Council.

LEVEL OF CONCERN

G

Allow to constantly monitor and maintain as required.

FUNCTIONAL OPERATION OF PLUMBING SYSTEM

LEVEL OF CONCERN

G

The toilet bowl and cistern are functioning as intended. We recommend this is checked annually as it is a high use plumbing fixture. No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.



LEVEL OF CONCERN

G

Wet floor showers are high maintenance showers and are prone to leaking, with their water tightness relying on the floor covering and a waterproof membrane under the floor covering. We are not able to comment on the condition or function of this membrane during our visual inspection. Moisture testing cannot be undertaken around the base or internal shower linings due to inconsistencies in the readings. We recommend inspection annually and all areas kept sealed. The shower was tested. There was no visible indications of water penetration to surrounding areas. IMPORTANT NOTE: The test may not reveal water leaks until the system has been tested under normal or constant use. No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.





LEVEL OF CONCERN

G

The vanity is functioning as intended. We recommend this is checked annually as it is a high use plumbing fixture. No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.





LEVEL OF CONCERN

G

The kitchen sink is functioning as intended. We recommend this is checked annually as it is a high use plumbing fixture. No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.





LEVEL OF CONCERN

G

No laundry tub installed at time of inspection. Allow to constantly monitor and maintain as required.



FUNCTIONAL OPERATION OF FIXTURE & FITTINGS

LEVEL OF CONCERN

G

No visible issues were noted during the inspection. Allow to constantly monitor and maintain as required.

MOISTURE READING AROUND SHOWER OR BATH

LEVEL OF CONCERN

G

No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.









OVERALL SECTION RATING

G

Your overall section rating is green. Do not hesitate to get in touch if you have any questions.

ELECTRICAL SYSTEM

INSPECTION FOCUS NO.6

This section includes the electrical system. None of our inspectors are qualified Electricians. Due to construction methods a large portion of the electrical systems can be concealed within the building envelope. Our report covers only those areas able to be viewed by the inspector. No testing or commenting on the function, defects and concern level of appliances (ovens, hobs & range hoods etc) is undertaken. Please note a sampling of outlets will be tested for function, not every outlet. Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor defect which may not affect the overall integrity or function of the electrical system.

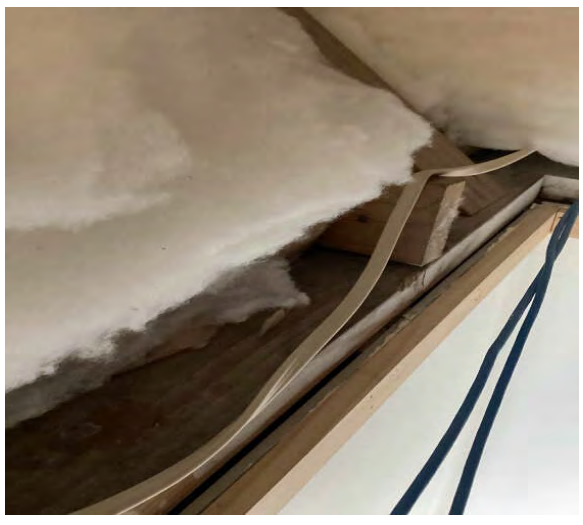
RESTRICTIONS

The wiring was not visible due to the wires being concealed in the wall. The wiring was not visible in the subfloor. No access.

VISIBLE SIGNS OF CONDUIT, VIR OR TRS WIRING

TYPE

TPS.





LEVEL OF CONCERN

G

No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

CIRCUIT BREAKER ESTIMATED ERA

TYPE

Modern.



LEVEL OF CONCERN

G

No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

ELECTRICITY SOURCE

TYPE

Overhead.





LEVEL OF CONCERN

G

We cannot assess or comment on the condition of buried cables. We note that the power supply is functional. No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

SIGNIFICANT MAINTENANCE REQUIRED

LEVEL OF CONCERN

G

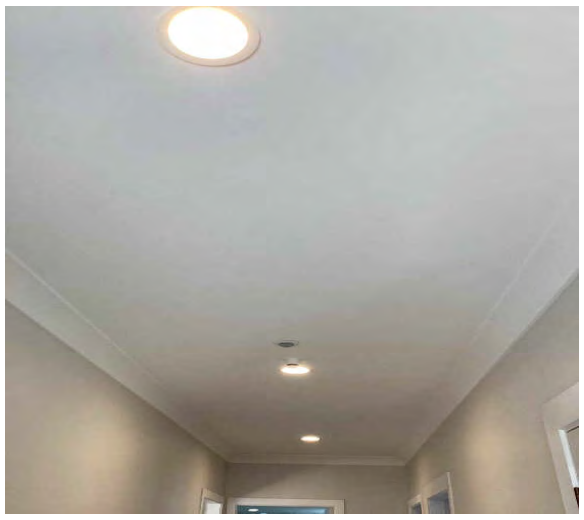
Allow to constantly monitor and maintain as required.

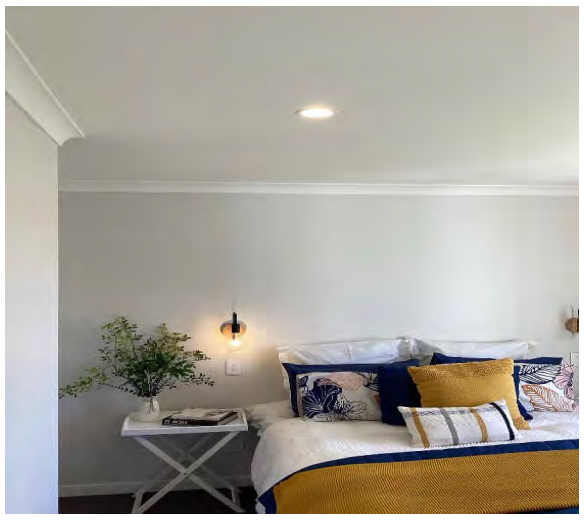
SUPPLY OF ELECTRICITY FUNCTIONAL OPERATION (BASED ON SAMPLING OF OUTLETS & LIGHTS)

LEVEL OF CONCERN

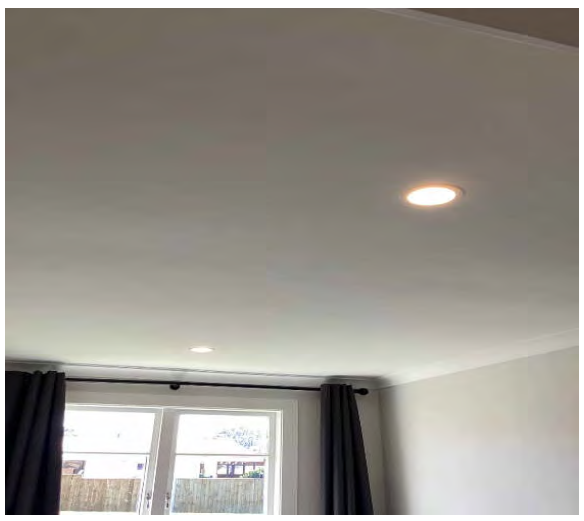
G

A sampling of outlets were tested. Not all outlets were tested. A sampling of lights were tested. Not all lights were tested. All tested outlets functioned as intended. All tested lights & switches functioned as intended. No visible issues were noted during the inspection. Allow to constantly monitor and maintain as required.

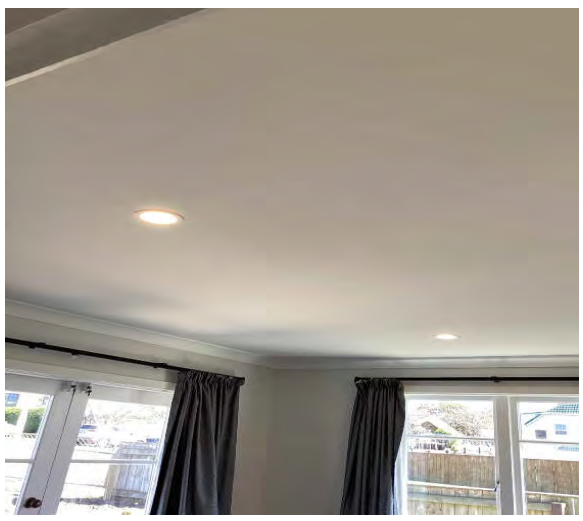


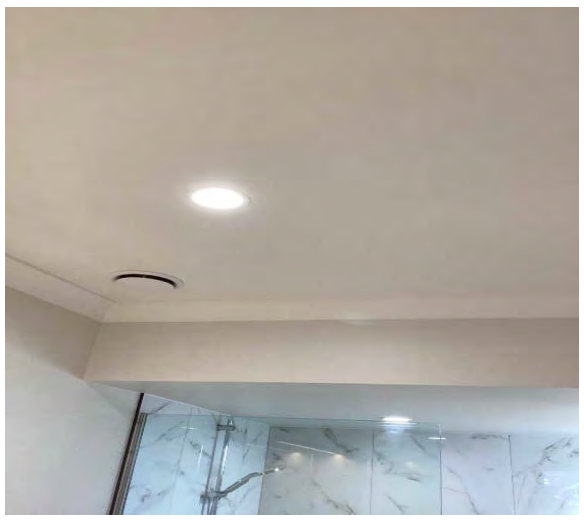


















OVERALL SECTION RATING

G

Your overall section rating is green. Do not hesitate to get in touch if you have any questions.

WEATHER TIGHTNESS

INSPECTION FOCUS NO.7

Assessing the weather tightness of a building non-invasively is an art. There is a range of factors that need to be taken into account when concluding the overall state of weather tightness (see below). A moisture meter is one tool we utilise to identify moisture. We also consider the building design and structure. Refer to text on following page for further detail.

UNDERSTANDING YOUR MOISTURE READINGS

1. The only accurate way to measure moisture is intrusively; this is NOT practiced during our visual property inspection. Therefore this report cannot give any weather tightness guarantee. Any clear signs of moisture ingress are noted and spot checks are carried out primarily around windows, doors and high risk areas with a moisture meter. All inspectors use either a Protimeter Survey Master or Trotec T660 moisture meter, calibrated to the manufacturer's specifications. This device is used in its Non-invasive mode and while this mode is deemed non-conclusive, it is a good indicator of the potential presence of moisture.

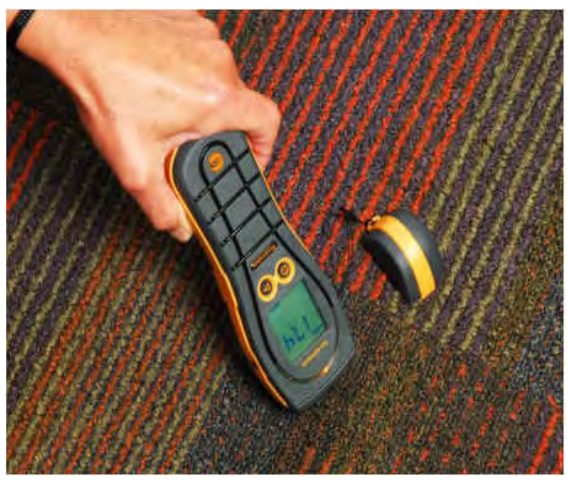
2. The moisture meter in the non-invasive mode is not an accurate moisture reading. Readings are determined by what is known as a 'Relative moisture level'. Firstly a "Base" moisture level for the property is ascertained (by undertaking a selection of tests in low risk areas such as a central hallway where low moisture levels are expected). Then a selection of potential high risk areas are taken in areas which the inspector believes are high risk.

3. All "betta inspect it" Inspectors are trained in the correct use of the moisture meters, with a good understanding of their abilities and limitations.

4. The lack of moisture indicators does not confirm that the property does not have moisture issues. Water accumulates and travels immediately behind the external cladding; the external cladding is ideally what should be tested. However, this is not practical, nor possible with some claddings and weather conditions, therefore the meters are predominately used for the interior of the building. As visual inspections are non-invasive testing may provide no initial evidence of leaking, knowledge of known weather tight risk details and/or signs to look for become more critical. Further investigation will be recommended where there is sufficient evidence and concern that it may reveal signs of severe moisture penetration. Moisture levels can change significantly with the seasons and can often be much lower in advanced decay. The same can incur with leaks in plumbing where plumbing has not been used for a period of time in a manner causing the moisture and as a result allowing the area to dry out.

MOISTURE METER USED







As part of our standard inspection, our inspectors use a protimeter Surveymaster or Trotec T660 moisture meter in it's non invasive search mode.

UNDERSTANDING THE READINGS

Red = Very High
Relative moisture reading is 81 points or more above the benchmark on a relative scale. This indicates very high levels of moisture behind the wall. Further investigation is required prior to purchasing the house. Invasive testing is recommended.

Orange = Higher
Relative moisture readings 41 - 80 points above the benchmark on a relative scale. This indicates moisture in the wall. Possible causes could be the wall faces south, vegetation could be in close proximity to the buildings envelope or water ingress. There is the potential for timber in this area to harbour toxic mould growth and potential timber decay. We recommend further investigation by a thermographer or weath┐er tightness specialist prior to purchasing the property.

Green = Normal
Relative moisture reading is within 40 points of the benchmark on a relative scale.

RESTRICTIONS

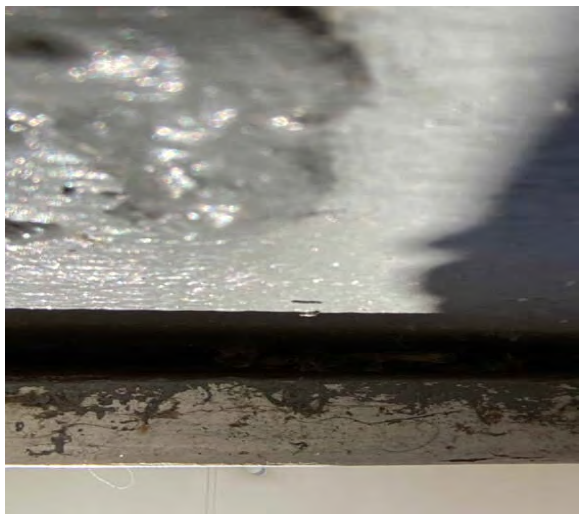
The condition of the wall framing could not be visually inspected as it is enclosed between the interior and exterior linings. It is therefore impossible for the inspection to accurately determine if decay to the timber has occurred. We recommend thermal imaging if there are signs of moisture, including but not limited to high moisture readings, water stains and mould.

FRAMING & ATTACHMENT TO CLADDING

TYPE

Direct fixed.





Base of cladding

LEVEL OF CONCERN

G

The cladding on this dwelling is direct fixed. This places the dwelling in a higher risk concern level. Direct fixed claddings rely solely on the cladding to keep the house weather tight. As a result the cladding, penetrations and complex junctions should be checked annually and any cracks or deterioration of the surface coating or sealing remedied. Allow to constantly monitor and maintain as required.

METHOD OF DISCHARGING ROOF COLLECTED RAIN WATER

TYPE

Exterior mounted gutters.



LEVEL OF CONCERN

G

No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

HIGH RISK JUNCTIONS

TYPE

Wall to roof.





LEVEL OF CONCERN

G

There is a high risk junction installed that has raised concern to the inspector. These junctions are where the roofline and exterior wall meet. The high risk junction such as the one on this dwelling has the potential to allow water entry through poor application and installation, lack of maintenance, poor detailing and complexity. This tends to occur particularly on buildings built between 1990 and 2006. We suggest that a thorough examination is completed bi-annually (ideally at the end of winter and end of summer), and any sealant breakdown, water pooling or any signs of deterioration of the junction should be investigated by a weather tightness specialist. Allow to constantly monitor and maintain as required.

DECKS & BALCONIES

TYPE

External deck.





LEVEL OF CONCERN

G

No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

SOFFIT DEPTH

TYPE

There are no soffits.





LEVEL OF CONCERN

G

Due to the lack of soffits the cladding and flashings around all windows, doors and penetrations are relied on more heavily to keep water from penetrating the building envelope. We suggest that a thorough examination is completed bi-annually (ideally at the end of winter and end of summer), and any deterioration in the cladding or flashings are investigated by a weather tightness specialist. Conventional pitched roof shapes extend beyond external wall lines. This traditional design feature effectively shelters the top of the wall cladding and window heads that are close to the soffit. This reduces the risk external moisture ingress. Allow to constantly monitor and maintain as required.



ESTIMATED ERA OF BUILDING CONSTRUCTION

TYPE

1960's



LEVEL OF CONCERN

G

Older houses need more maintenance and have an increased cost to keep them in a reasonable condition. We suggest that a thorough examination is completed bi-annually (ideally at the end of winter and end of summer), and any rot, cracking, paint flaking, or any signs of deterioration of the exterior envelope should be investigated by a specialist. Allow to constantly monitor and maintain as required.

COMPLEXITY OF BUILDING DESIGN

TYPE

Non Complex

LEVEL OF CONCERN

G

Non-complex Allow to constantly monitor and maintain as required.

OTHER RISK FACTORS (INCLUDING WIND ZONE & NUMBER OF STOREYS)

TYPE

High wind zone. Single storey.

LEVEL OF CONCERN

G

Houses built in a higher wind zone are most at risk of water penetration. This dwelling is located in a higher wind zone. We suggest that a thorough examination is completed bi-annually (ideally at the end of winter and end of summer), and any sealant breakdown, cracking, flashing lifting or any signs of deterioration of the exterior envelope should be investigated by a specialist. Allow to constantly monitor and maintain as required.

OTHER

LEVEL OF CONCERN

Seal all cracks and gaps with a suitable sealant prior to painting or redecorating to limit any potential water ingress.

PREVALENT WEATHER CONDITIONS

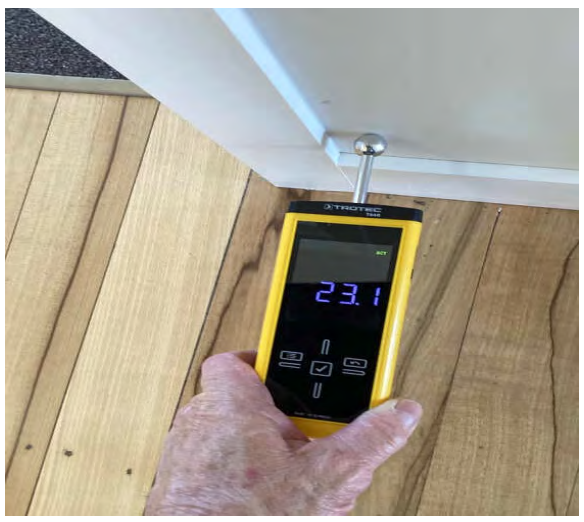
WEATHER ONE MONTH PRIOR

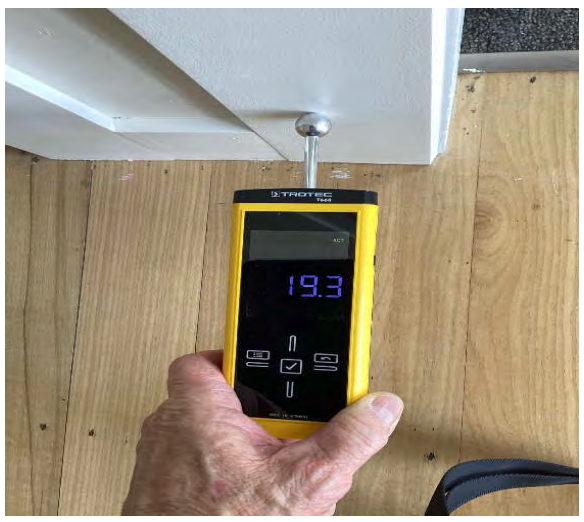
The weather has been mainly windy and wet in the one month prior to this inspection. This can affect the readings of the non-invasive moisture meters due to the timber building elements (such as any timber framing) drying out prior to inspection. Readings should not be solely relied on to confirm any concerns you may have in regards to weather tightness or water ingress.

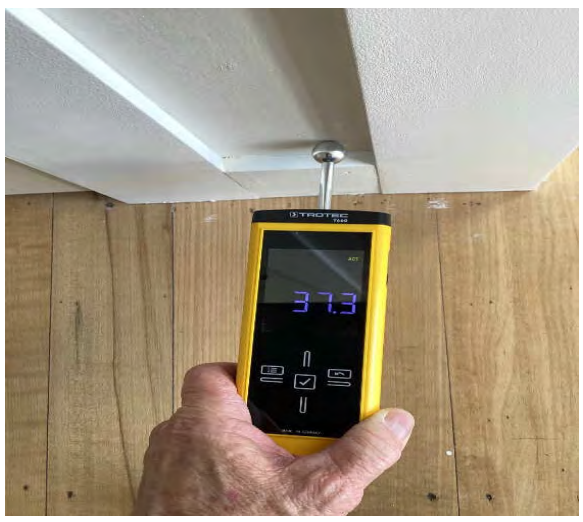
BENCH MARK READING

READING LOCATION

Hall















LEVEL OF CONCERN

G

No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

MOISTURE READING #1

READING LOCATION

Bedroom two





LEVEL OF CONCERN

G

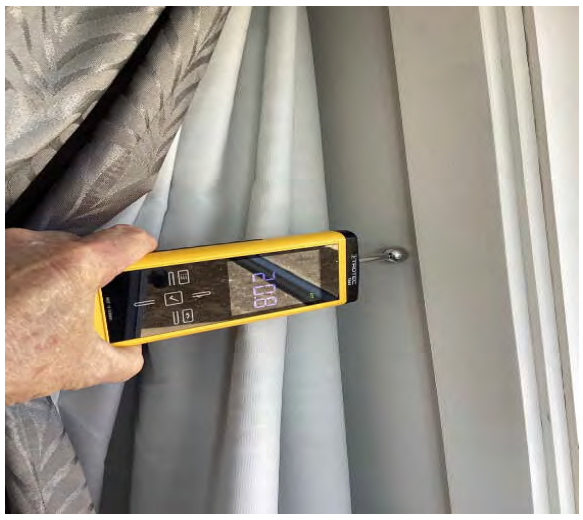
No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

MOISTURE READING #2

READING LOCATION

Bedroom one







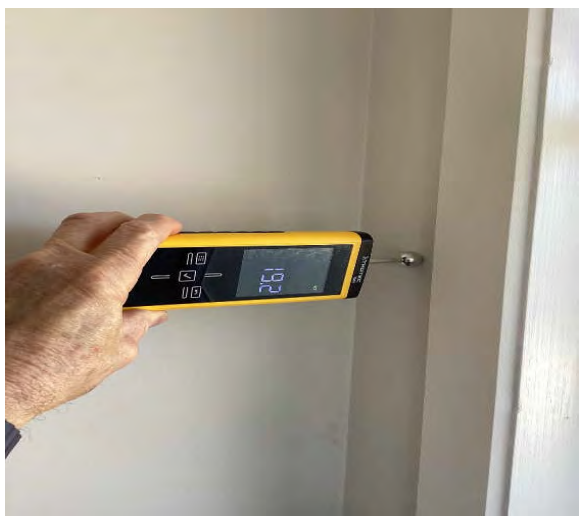














LEVEL OF CONCERN

G

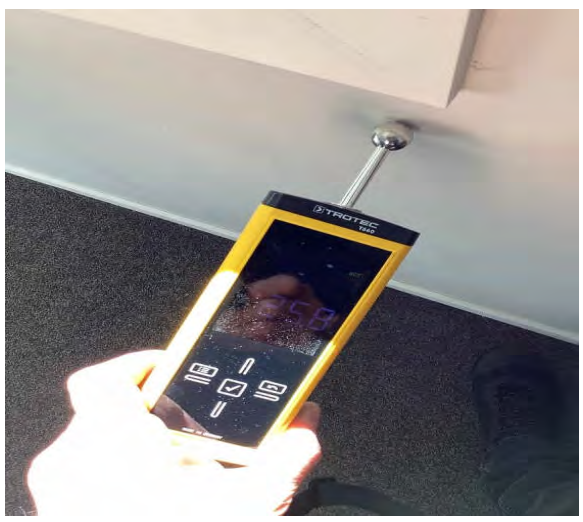
No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

MOISTURE READING #3

READING LOCATION

Bedroom three







LEVEL OF CONCERN

G

No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

MOISTURE READING #4

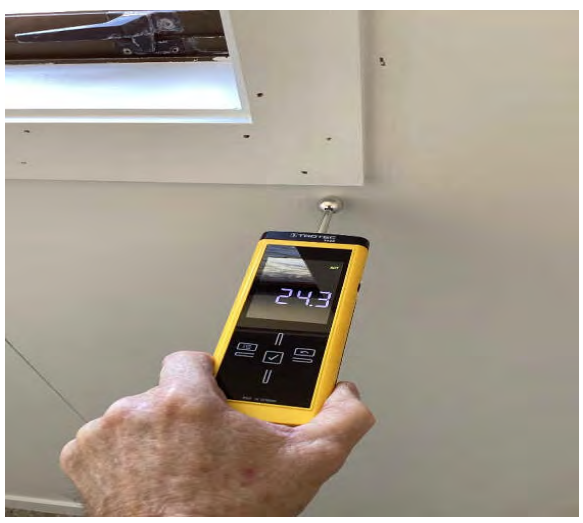
READING LOCATION

Laundry









LEVEL OF CONCERN

G

No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

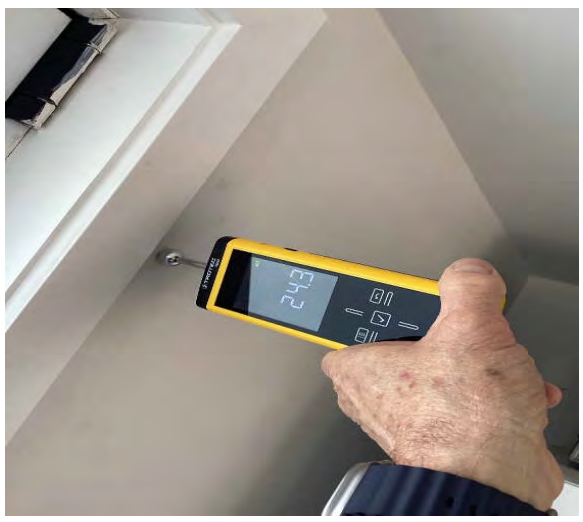
MOISTURE READING #5

READING LOCATION

Kitchen









LEVEL OF CONCERN

G

No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

MOISTURE READING #6

READING LOCATION

Dining room/ lounge area.



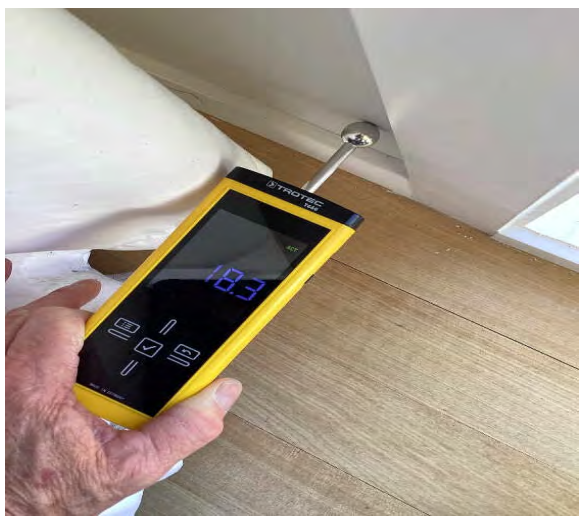


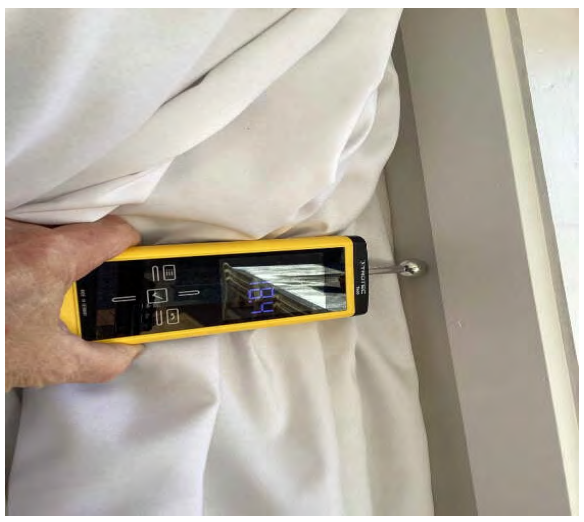












LEVEL OF CONCERN

G

No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

OVERALL SECTION RATING

G

Your overall section rating is green. Do not hesitate to get in touch if you have any questions.

SITE IMPROVEMENTS

INSPECTION FOCUS NO.8

This section includes the site and site improvements. Our inspectors are NOT qualified Geotech engineers and therefore the report cannot include geotechnical issues (current or historic). Liquefaction zones and flood plains are not commented on along with the site boundaries. We do not comment on any soil, site strength or stability. Only the main outbuilding will be included in our assessment, unless specifically requested. Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor defect which may affect the overall integrity or function of the site and site improvements.

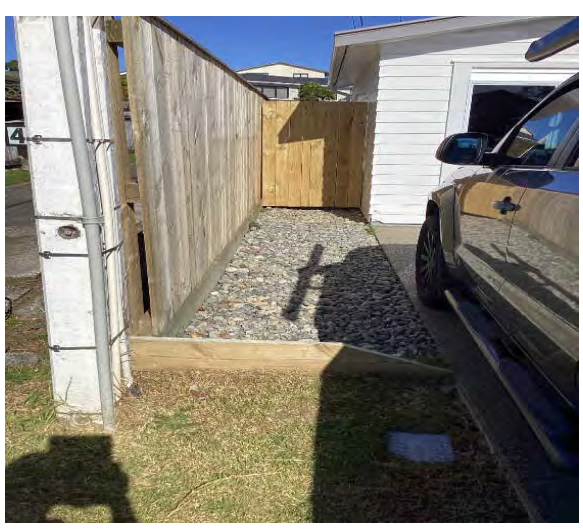
SITE IMPROVEMENTS (INCLUDING VISUAL SITE DRAINAGE)

LEVEL OF CONCERN

G

The site is reasonably flat and therefore stormwater may pond in areas. The site was dry during the inspection so we were unable to confirm. Retaining walls are not inspected for structural integrity as it is beyond the scope and expertise of the building inspector undertaking a visual inspection. It is recommended that a geotechnical engineer be engaged to investigate these retaining walls further before the unconditional date. We are unable to comment on the stability of the land. Likewise, we cannot determine what areas are filled or what material is underneath. We recommend further investigation of the council files to ensure any documented evidence is discovered. If limited information is available, investigation of the land by a geotechnical engineer is advised if you have concerns following a council file check. Allow to constantly monitor and maintain as required.











OUTBUILDINGS & OTHER STRUCTURES

TYPE

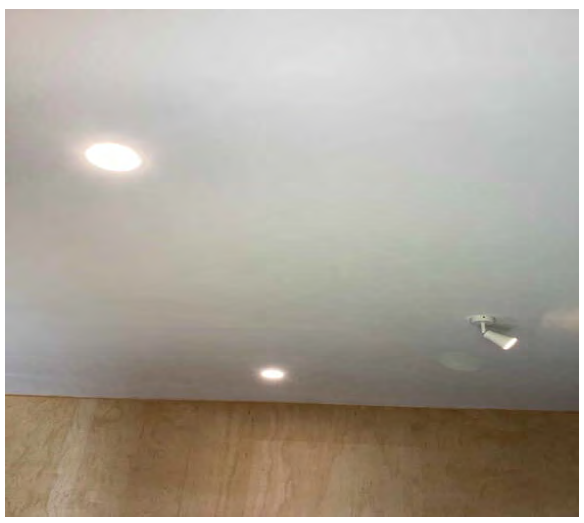
Garage.

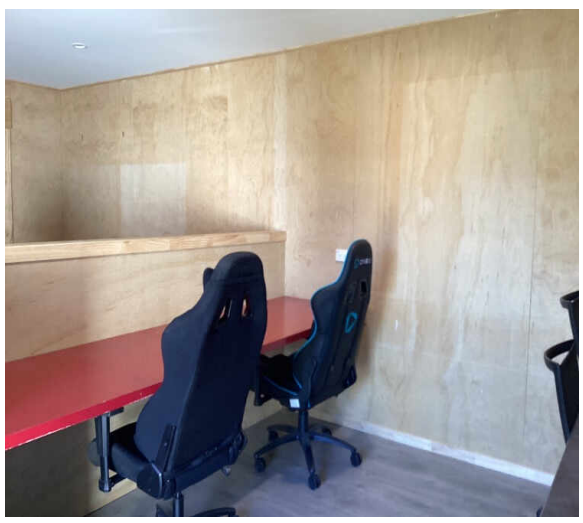
















LEVEL OF CONCERN

O

The garage cladding requires remedial work in areas as shown below. Allow to constantly monitor and maintain as required.






OVERALL SECTION RATING



Your overall section rating is orange. Do not hesitate to get in touch if you have any questions.

PEST & POTENTIAL HAZARDS

INSPECTION FOCUS NO.9

This section includes both signs of pest infiltration and potential hazards. Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor aspect relating to pests and hazards.

RESTRICTIONS

Refer to subfloor section. Refer to roof space section.

SIGNIFICANT EVIDENCE OF BORER

LEVEL OF CONCERN

Allow to constantly monitor and maintain as required.

SIGNIFICANT EVIDENCE OF TERMITES

LEVEL OF CONCERN

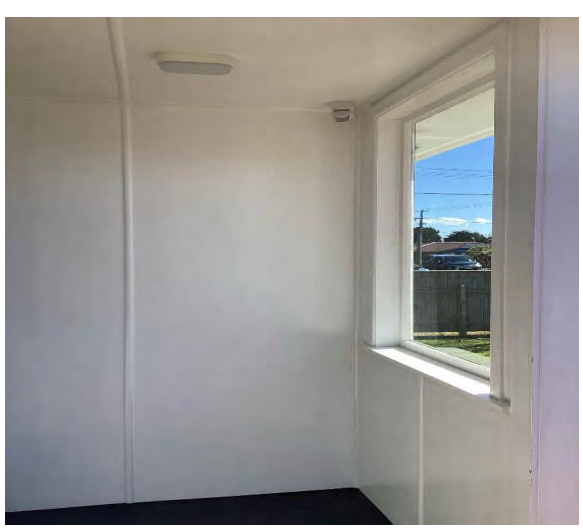
G

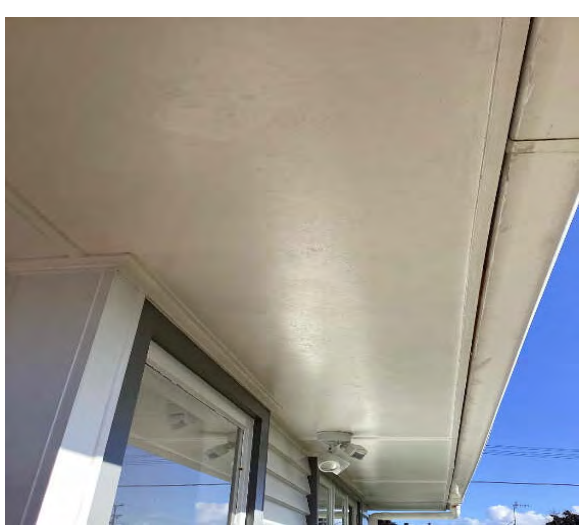
Allow to constantly monitor and maintain as required.

IDENTIFIED ASBESTOS

TYPE

Cladding. Soffit.





LEVEL OF CONCERN

G

Based on the era of construction the fibre cement soffit, cladding material may contain asbestos. This can be verified by independent testing. As a precaution we strongly suggest that you do NOT grind, waterblast, cut or remove asbestos sheets without first seeking professional advice. Allow to constantly monitor and maintain as required.

IDENTIFIED SIGNIFICANT SAFETY ISSUES

LEVEL OF CONCERN

G

No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

OBSERVED OCCURRENCES OF MOULD AND MILDEW

LEVEL OF CONCERN

G

Allow to constantly monitor and maintain as required.

IDENTIFIED PEST INFILTRATION

LEVEL OF CONCERN

G

Allow to constantly monitor and maintain as required.

IDENTIFIED LEAD

LEVEL OF CONCERN

The health and safety regulator WorkSafe has issued guidelines which say that landlords are "required to protect occupants and others from (among other things) lead contamination arising from paintwork in the tenant's property or its fixtures and fittings". The guidelines also state that landlords, managers, and property owners should assume that paint on pre-1980 buildings is lead-based, unless proven otherwise by records or testing'

OVERALL SECTION RATING



Your overall section rating is green. Do not hesitate to get in touch if you have any questions.

INTERIOR ELEMENTS

INSPECTION FOCUS NO.10

This section includes other significant points of interest that we believe are important to know prior to settling on your desired property. Evidence of scrim wall lining can often be hard to determine as it is often covered with other lining. Floors are often slightly un-level; only significant unevenness will be commented on. The function of the heating and ventilation systems will not be tested, only being visually inspected. Please note our visual inspection provides an overall level of concern, rather than a detailed account of every minor defect which may affect the overall integrity or function of the property.

RESTRICTIONS

The floor coverings within the house meant we had limited ability to inspect the house. The interior side of the window joinery was covered by curtains we had limited ability to inspect these windows. The quantity of furniture within the house meant we had limited ability to inspect the house. The quantity of stored goods within the kitchen cabinetry meant we had limited ability to inspect inside these cupboards.







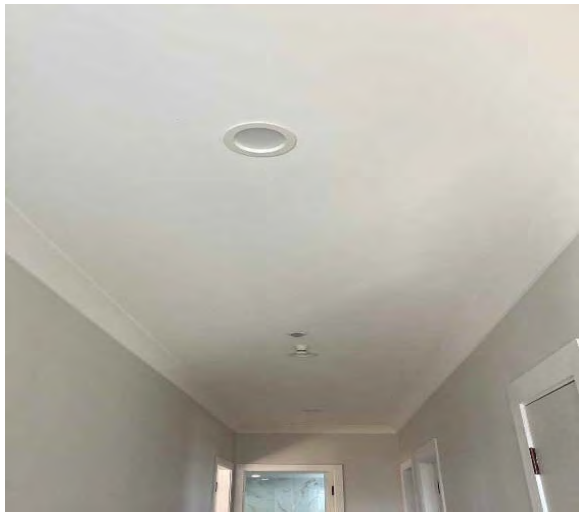


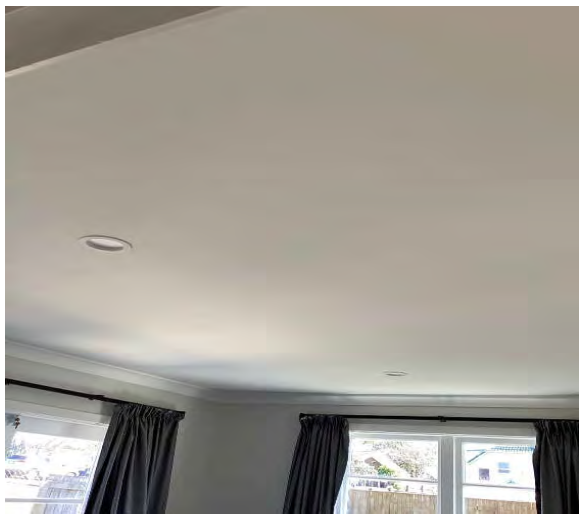
SIGNIFICANT INTERIOR CEILING DAMAGE OR DEFECTS

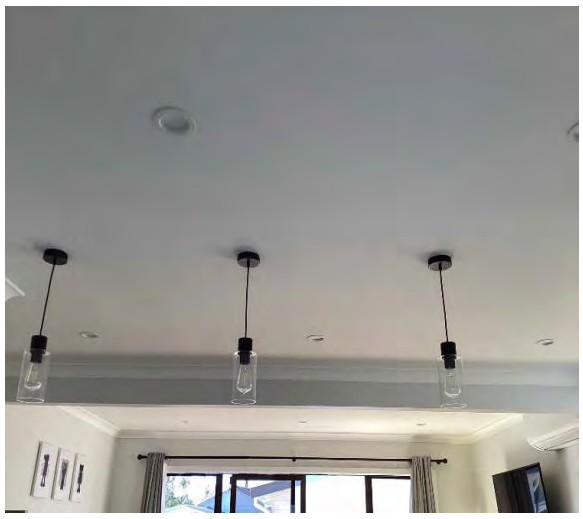
LEVEL OF CONCERN

G

Allow to constantly monitor and maintain as required.






SIGNIFICANT INTERIOR WALL DAMAGE OR DEFECTS

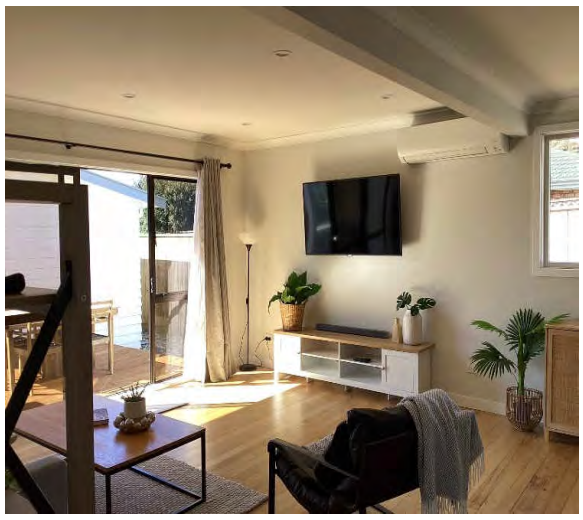
LEVEL OF CONCERN

G

The wall linings have minor imperfections. These appear to be aesthetic. These types of imperfections are generally not structural. We recommend these are repaired when the affected area is next redecorated. Allow to constantly monitor and maintain as required.





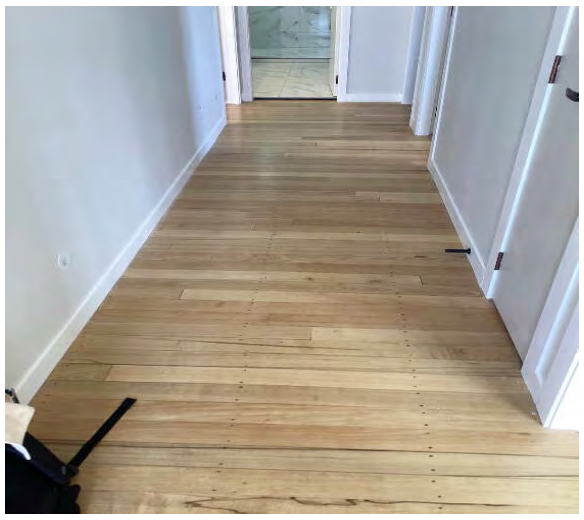



SIGNIFICANT INTERIOR FLOOR DAMAGE OR DEFECTS

LEVEL OF CONCERN

G

Allow to constantly monitor and maintain as required.










SIGNIFICANT INTERIOR FIXTURE & FITTINGS DAMAGE OR DEFECTS

LEVEL OF CONCERN

G

No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.









EVIDENCE OF UN-LEVEL FLOORING

LEVEL OF CONCERN

The floor is uneven in places. Allow to constantly monitor and maintain as required.



Front right hand side bedroom



Front right hand side bedroom

HOME HEATING (INCLUDING CHIMNEYS)

TYPE

Chimney - masonry. Heat pump.









LEVEL OF CONCERN

G

The operation, efficiency and integrity of any heat source was not tested. This was not tested as it is beyond our scope and expertise. It is recommended that all heating and ventilation systems are tested by the purchaser, or a suitably qualified professional or confirmation that they are all functional before the unconditional date is received. There is cracking in the chimney. Allow to constantly monitor and maintain as required.



Settlement crack noted to chimney stack. This is no longer in use.

BATHROOM VENTILATION

TYPE

Mechanical fan. Passive ventilation (window).





LEVEL OF CONCERN

G

No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

LAUNDRY VENTILATION

TYPE

Passive ventilation (window).




LEVEL OF CONCERN

G

No visible issues noted during the inspection. Allow to constantly monitor and maintain as required.

OBVIOUS INTERNAL STRUCTURAL ALTERATIONS

TYPE

Room addition.





LEVEL OF CONCERN

G

This room is appears to be an addition. It is recommended that Council records be checked to confirm that all relevant Consents were applied for and signed off Local Authority.

PRESENCE OF SMOKE ALARM

TYPE

Battery. Testing smoke alarms does not form part of our inspection as it is outside the scope of a visual inspection and our expertise.



LEVEL OF CONCERN

The number and location of smoke alarms is vital to ensure occupants have the maximum time to escape in the event of a fire. We strongly recommend seeking professional advice on the location, number and type of smoke alarms. If the property is required to meet the Healthy Homes Standard, we would then recommend further investigation by our Betta Property Compliance team to ensure the property meets the compliance Standard. We recommend these are tested or replaced before moving into the property.

SIGNIFICANT SECURITY CONCERNS (INCLUDING ALARM SYSTEM)

LEVEL OF CONCERN

Allow to constantly monitor and maintain as required.

TYPE OF ENERGY SOURCE SERVICING APPLIANCES

TYPE

Electric. Electrical appliances such as the range hood, oven, hob, dishwasher and waste disposal system are not tested as part of the visual inspection. It is recommended that all appliances are tested by the purchaser or confirmation that they are all functional before the unconditional date.







LEVEL OF CONCERN

Allow to constantly monitor and maintain as required.

DWELLING SYSTEMS (INCLUDING CENTRAL VACUUM & VENTILATION)

LEVEL OF CONCERN

The operation, efficiency and integrity of any ventilation source was not tested. This was not tested as it is beyond our scope and expertise. We recommend these are serviced regularly by an authorised agent. Allow to constantly monitor and maintain as required.

OBSERVATIONS OF EXTERNAL JOINERY FROM INTERIOR

LEVEL OF CONCERN

O

The joinery is not windproof. Some of the hardware is missing. Adjustment is required to some external windows. Allow to constantly monitor and maintain as required.







Joinery not windproof in areas.







Window furniture missing in areas.















OVERALL SECTION RATING

O

Your overall section rating is orange. Do not hesitate to get in touch if you have any questions.

ADDITIONAL NOTES

We recommend that you follow up on any advice given and check out the council Lim report.
Thank you for the opportunity to carry out this inspection for you. If you have any questions relating to this report please feel free to contact me. Pete 021781240

HEALTH AND SAFETY

SITE HAZARD CHECKLIST FOR ONSITE INSPECTOR

Peter Neilson has completed an assessment of **42 Donovan Road Paraparaumu Beach Kapiti Coast 5032** on the **1/9/2026** and recorded any potential site hazards. Any Hazards marked as *RED* are of potential concern and may have resulted in the incompletion of the report due to Health & Safety Concerns. Additional details relating to the Hazard can be found in the link next to the Hazard. It is our recommendation these Hazards are addressed where applicable.

Item	Compliance	Question	Link
Identifiable	G	I have my uniform on, my name badge on and I am clearly identifiable	
Phone/Tablet	G	I have my iPad and phone with me, they are working and charged	
Tools	G	I have the tools I need for the job and they are available and in good working condition (and calibrated if appropriate)	
PPE	G	I have PPE available for the job and its ready to use as appropriate	
Location	G	The Customer Service team is aware of my location	
Safe to Enter	G	I have done a pre-entry visual assessment of buildings to assess overall construction to ensure it is safe to enter.	
Safe to Enter	G	I will knock loudly at least 3 times to alert any occupants, I will repeat for any closed doors into rooms.	

Hazard	Compliance	Question	Link
Methamphetamine or Asbestos	G	I do not believe that any methamphetamine/asbestos present is in a state that poses a risk to my health during the inspection (unless this is the stated inspection reason)	
Sanitary Environment	G	Hygiene – I am satisfied that the overall sanitary condition of the property as well as excess rubbish is acceptable for me to complete the work	
People	G	There are no unexpected or potentially menacing people on the property. I am aware of who is present & feel safe to continue	
Pets	G	I am aware of any pets or other large animals that may be present and I expect any will be restrained/caged	
Access/egress	G	I am able to enter and exit from buildings or the site quickly and effectively if required	
Height	G	I am able to secure a ladder within an access point of no more than 3.6 meters from a stable platform and the ladder will not extend more than 3 rungs above the soffit line to complete the required work	
Confined spaces	G	The subfloor access is greater than 500mm x 400mm and the trapdoor is secured properly to prevent accidental closure	
Electricity	G	There are no obvious exposed wires or unsealed power outlets that will interfere with the work required	
Foil Insulation	G	There is no foil insulation in the subfloor or roof space	
Slips/trips/falls	G	I am able to move around the property without any undue risk	
Chemicals/ hazardous substances/ explosives	G	I believe there is not a risk of any potentially harmful chemicals or other hazardous substances on the property	
Pests/critters	G	I believe there is not a risk of rodents, hedgehogs, spiders, birds (or their droppings) present in the areas I will be working	
Biological	G	I believe there is not a risk of harmful fungus, mould, bacteria, infected materials, needles etc present on the property	
Environment	G	I believe there is not a risk of dust, fibres, noise, vibration, illumination (or lack of), humidity or heat during the work	
Identified Lead	G	I believe the paint in the property does not contain lead as it is not a pre 1980's building (WorkSafe Guidelines)	

Our Terms & Conditions

SCOPE OF INSPECTION

Particulars

C. The parties are:

i. **Contractor**: Peter Neilson on behalf of Neilson Construction Ltd trading as Betta Inspect It (For the avoidance of doubt, the client is NOT engaging the individual inspector undertaking the inspection or the Contractor's licensor, Betta NZ Ltd).

ii. **Client**: Byrin Malone ,Tyler Malone & Sirilak Buphasiri being the person(s) who has/have accepted these terms and conditions.

The Contractor and the Client agree that the Contractor will supply the Works subject to the following terms and conditions:

1. Definitions

1.1. 'Contractor' shall mean the Contractor named in the above Particulars at clause C i as a party to these terms and conditions, its successors and assigns.

1.2. 'Client' shall mean the person(s) and/or legal entity and/or entities named or otherwise described in the above Particulars at clause C ii above as a party to these terms and conditions.

1.3. 'Works' shall mean the Works described in the confirmation and invoice provided by the Contractor to the Client save that:

1.3.1. In respect of any building inspection and related Report to be supplied by the Contractor to the Client the scope of the Works is defined in clause 10 below.

1.3.2. In respect of any Methamphetamine sampling and related Report to be supplied by the Contractor to the Client the scope of works is defined in clause 11 below.

1.4. 'Fee' shall mean, subject to clause 2, the price payable for the Works specified in the above Particulars at clause B (of your signed terms and conditions) inclusive of GST, if any.

1.5. 'Report' shall mean any written Report supplied by the Contractor to the Client as part of the Works.

2. Price & Payment

2.1. Unless otherwise agreed in writing, the Client shall pay the Fee prior to the release of the Report or before the date that the Contractor commences the Works.

2.2. The Contractor reserves the right to change the Fee in the event of any variation from the plan of scheduled Work or specifications including, but not limited to, any revisit in terms of clause 12.3, or any variation as a result of additional Work required due to hidden or unidentifiable difficulties beyond the reasonable control of the Contractor. The Contractor will advise the Client of any change to the Fee in writing.

3. Time of Supply

3.1. The Works shall be supplied at approximately the date(s) and time(s) agreed by the Contractor and the Client. However, while the Contractor will make a reasonable effort to supply the Works at the date(s) and time(s) agreed, the Contractor reserves the right to vary the date(s) and time(s) that the Works are supplied at its absolute discretion.

4. Consumer Guarantees Act

4.1. These terms and conditions are subject to the Consumer Guarantees Act 1993 ("the Act"). To the extent that these terms and conditions apply to a 'Consumer' as defined by the Act, and are inconsistent with the Act, the provisions of the Act shall prevail.

4.2. If the Client is acquiring or otherwise being supplied with Works for the purpose(s) of a trade or business, the Client acknowledges that the provisions of the Act do not apply to the supply of those Works by the Contractor to the Client.

5. Intellectual Property and Confidentiality

5.1. The Works, including without limitation, the Report, is confidential and has been prepared solely for the Client and shall not be relied on by any third parties. The Contractor accepts no responsibility for anything done by any third party in reliance, whether wholly or in part, on any of the Works including, without limitation, the contents of the Report.

5.2. The Contractor retains copyright in any written designs, drawings, specifications, processes, reports and any other documents created as part of, or for the purpose of performing, the Works. The Report, in whole or in part, may not be copied, reproduced or translated in any medium by the Client and shall not be supplied by the Client to any third parties other than the Client's professional advisers. For the avoidance of doubt, the Contractor may reproduce and sell to a third party a copy of the Report provided that all personal information of the Client shall be removed from such copy.

6. Default

6.1. Interest on any unpaid Fee, or part thereof, shall accrue daily from the date when payment of the Fee becomes due, until the date of payment, at a rate of two and one half percent (2.5%) per calendar month, calculated daily, after as well as before any judgment.

6.2. If the Client defaults in payment of any Fee, or part thereof, when due, the Client shall indemnify the Contractor from and against all costs and disbursements incurred by the Contractor in pursuing the debt including, without limitation, legal costs on a solicitor and client basis and any debt collection agency costs.

6.3. Without prejudice to any other remedies the Contractor may have, if at any time the Client is in breach of any obligation (including the obligation to pay the Fee), the Contractor may, at its election, suspend or terminate the supply of Works to the Client and any of its other obligations under the terms and conditions. For the avoidance of doubt, the Contractor will not be liable to the Client for any loss or damage the Client suffers because the Contractor has exercised its rights under this clause.

7. Cancellation

7.1. The Contractor may, at will, cancel any contract to which these terms and conditions apply at any time before the Works are supplied by giving written notice to the Client. On giving such notice under this clause, the Contractor shall repay to the Client any sums paid in respect of the Fee. The Contractor shall not be liable for any loss or damage whatsoever arising from such cancellation.

7.2. In the event that the Client cancels any contract to which these terms and conditions apply, the Client shall be liable for a cancellation fee equal to the full Fee, unless twenty four hours written notice of cancellation is given.

8. Privacy Act 2020

8.1. The Client authorises the Contractor to collect, retain, use and disclose any personal information about the Client for the following purposes (in addition to any purposes otherwise authorised by law):

8.1.1. Enabling the Contractor to perform its obligations pursuant to any contract (including these terms and conditions) with the Client;

8.1.2. Administering, whether directly or indirectly, any contract (including without limitation, these terms and conditions) with the Client and enforcing the Contractor's rights thereunder;

8.1.3. Enabling the Contractor to communicate with the Client for any purpose.

8.2. The Client, if an individual, has a right of access to the Client's personal information held by the Contractor. The Client may request correction of that information and may require that the request be stored with that information. The Contractor may charge reasonable costs in providing access to that information.

9. Inspectors have no personal interest

9.1. The Contractor warrants that its inspectors have no interest, present or contemplated, in the subject building.

10. Scope of Works - Building Inspection and Report

10.1. Clause 10 (including its subclauses) defines the scope of the Works for any building inspection and Report supplied by the Contractor to the Client.

10.2. Any Report supplied by the Contractor will comply with NZS 4306:2005 or its successors. The Report is based on an "exceptions or information basis" i.e. listing only significant defects.

10.3. The Report is, subject to these terms and conditions including the limitations contained herein, based on an overall visual and non-invasive assessment, as at the date of inspection, of nine (9) areas of the building and surrounds which is the subject of the Contractor's inspection: Exterior roof, roof space, external wall cladding, foundation and subfloor, plumbing system, electrical system, weathertightness, site improvements, pest and potential hazard, and interior elements.

10.4. The Contractor will not carry out any destructive testing, or move any furniture or appliances. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation will be performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect (such as, for example, plumbing, drainage, heating, framing, ventilation, insulation or wiring) are excluded from the Contractor's inspection and from the Report.

10.5. The Report is not an all encompassing report detailing every minor defect or minor outstanding maintenance issue. The inspection and the Report are not intended to be technically comprehensive, or to imply that every component was inspected, or that every possible defect was discovered. The Report does not comment on the condition of a particular building element but rather rates the overall concern level. For example, if there are rotten weatherboards over the entire south wall of a building the level of concern is likely to be high (red) whereas if the property has a few weatherboards that require minor filling the concern level is likely to be low (green).

10.6. The Report is intended only as a general guide to help the Client evaluate the overall condition of the building.

10.7. The Report is not intended to be a warranty or guarantee of the current or future adequacy or performance of the building, its structure, systems, or their component parts.

10.8. The Report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the building and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

10.9. The Report is not:

10.9.1. An electrical report;

10.9.2. A plumbing report;

10.9.3. A gas report;

10.9.4. An appliances report;

10.9.5. A geological or geotechnical report (including, without limitation, any such report on foundation integrity or soil conditions); 10.9.6. A structural engineering report;

10.9.7. A survey report (including, without limitation, any such report regarding boundaries); 10.9.8. A comprehensive weathertightness report;

10.9.9. An earthquake or other natural disaster damage assessment;

10.9.10. A code of compliance report or certificate; or Safe & Sanitary report or certificate; 10.9.11. A property valuation;

10.9.12. A building warrant of fitness report or certificate.

10.10. Excluded from the Report are the following matters:

Geological stability, soil conditions, structural stability, electromagnetic radiation, environmental hazards, building codes, zoning ordinance violations, engineering analysis, water or air contaminants of any kind, toxic moulds, termites or other infestations, asbestos, formaldehyde, rotting (non visual), detached buildings, sheds, swimming pools and spas and related piping, private water systems, septic systems, sauna, specialized electronic controls of any kind, elevators, dumb waiters, water softener and purification systems, solar systems, internal system components, system adequacy or efficiency, prediction of life expectancy of any item or system, latent or concealed defects, appraisal of property value, repair estimates, playground equipment, efficiency measurement of insulation, lead paint, toxic or flammable materials, heating and cooling equipment including heat pumps and fireplaces, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured, water wells (water quality and quantity), intercoms, security systems, heat sensors, liquefaction zones or flooding plains, neighbourhood amenity issues such as noise and traffic and flight paths, common areas (including roof, foundations or site improvements), legal title including covenants, planning and resource consent issues,

long term maintenance planning, rental property tenancy inspections, heritage obligations, areas where reasonable access as defined by these terms and conditions is not provided to the Contractor, compliance with body corporate rules, compliance with any other governmental or non-governmental code or plan or statute or regulation, legal boundaries or other surveying issues, any component or system or item not specifically identified in the Report as having been inspected, and a full and comprehensive weathertightness investigation.

10.11. Non-invasive moisture readings will be taken by the Contractor at random. For the avoidance of doubt, the Client acknowledges that any building that suffers from rotting, leaky home syndrome and/or toxic mould is not covered by the Contractor's inspection and Report. The Client further acknowledges the Contractor's recommendation to obtain a full weathertightness investigation and report from a suitably qualified weathertightness professional.

10.12. For multi-unit properties, the Contractor will inspect and assess only the condition of the interior and accessible parts of the immediate exterior of the particular unit. For the avoidance of doubt, for multi-unit properties the Report will not include comment, advice and/or other statements in relation to common areas including any roof, foundation, site improvements and/or accessory units.

11. Scope of Work - Methamphetamine Sampling

11.1. Clause 11 (including its subclauses) defines the scope of Works for any methamphetamine sampling supplied by the Contractor to the Client.

11.2. The Contractor will obtain random samples from the subject building. Those samples will be forwarded to an IANZ laboratory, Hill Laboratories - R J Hill Laboratories Limited ("RJH"). RJH shall process the samples and produce an independent lab report. The Contractor shall supply a report to the Client.

11.3. The Client acknowledges that the random samples collected by the Contractor at the subject building may not be representative of the presence or absence of methamphetamine throughout the entire building or other areas of the building where samples have not been collected.

11.4. The sample collection by the Contractor and the Report produced is not a guarantee or warranty of the presence or absence of methamphetamine in the building, its structures, systems, or component parts.

11.5. The sample collection by the Contractor and the Report produced does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the building and it should not be relied upon as such.

11.6. The Client acknowledges that:

11.6.1. Clause 10.9 applies with the addition that the Report is not a building inspection report;

11.6.2. Clause 10.10 applies with the addition that excluded from the Report is a building inspection.

11.7. For multi-unit properties, the Contractor will collect samples from the particular subject unit only.

12. Reasonable Access

12.1. The Client will ensure that the Contractor is legally entitled to have reasonable and unobstructed access to the building that is the subject of the Works including, without limitation, the roof cavity and foundation spaces.

12.2. Reasonable access is access that is safe, unobstructed and for sub-floor inspection, safe access is a minimum clearance of a 450 x 400m opening access door and a minimum crawl space of 500mm vertical clearance from the sub floor area. For the roof cavity those areas that can be safely accessed from a 3.6m ladder and a minimum crawl space of 610 x 610mm and a 500 x 400mm opening access door . Exterior roofs can be safely accessed from a 3.6 m ladder (or if the safe conditions are not available, the area can be subject to a visual inspection only subject to reasonable visibility from the ground).

12.3. In the event that the Contractor is required to re-visit a building because access was not gained at the agreed time of inspection, the Client shall be liable for a futile fee equal to the full fee.

12.4. The contractor does not deem the roof space or sub floor a confined space.

12.5. The contractor reserves the right to charge a one off fee to cover specific PPE (personal protective equipment).

13. Limitation of Liability

13.1. For the purpose of this clauses 13.2 and 13.3 the Contractor includes and extends to the Contractor, the Contractor's directors, the Contractor's employees, the Contractor's representatives, the Contractor's contractors, the Contractor's licensor (Betta NZ Ltd), the Contractor's licensor's directors, RJH and/or the Contractor's agents.

13.2. Notwithstanding anything in these terms and conditions or at law or in equity to the contrary but subject to the Contractor's obligations under the Consumer Guarantees Act (if applicable):

13.2.1. The Contractor will not be liable for any direct, indirect or consequential loss suffered by the Client arising howsoever from:

(i) Any breach of these terms and conditions by the Contractor;

(ii) The Works including, without limitation, any inspection undertaken and Report published and supplied by the Contractor to the Client;

(iii) The use of the Works;

(iv) Any failure of the Works to meet reasonable industry standards for any reason whatsoever (including, without limitation, negligence);

13.2.2. The Contractor's liability in relation to these terms and conditions and all related matters (whether arising under contract, tort (including negligence) equity or otherwise) will be limited to, at the Contractor's election, to the Price multiplied by four or remedying any defect in the Works caused by the Contractor's breach of obligation; and

13.2.3. The Client indemnifies the Contractor against all and any claim(s) by any third party for losses, including legal costs on a solicitor and client basis, (whether arising under tort (including negligence) equity or otherwise) arising from:

(i) Any act of, or omission by, the Contractor in its performance of these terms and conditions; and/or

(ii) Any act of, or omission by, the Client in its performance of these terms and conditions.

13.3. Without limiting clauses 13.1 and 13.2, the Client acknowledges that because the following matters are outside the scope of the Works, and for the avoidance of doubt:

13.3.1. The Contractor shall not be liable for any direct, indirect or consequential loss suffered by the Client arising howsoever from:

(i) The ingress of water into a building or structure and any physical loss or damage to the building or structure arising directly or indirectly, in whole or in part, from the ingress of water;

(ii) Rot or other gradual deterioration of a building or structure arising directly or indirectly, in whole or in part, from the ingress of water;

(iii) Fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure or any spore or toxin produced;

(iv) Any costs or expenses arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralising, remediating or disposal of, or in any way responding to or assessing the effects of fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro organisms, bacteria, protozoa or any similar or like forms, in any building or structure; and/or

(v) The failure of any building to meet or conform to the requirements of the Building Act and the Building Code in relation to external water, moisture, durability, liquefaction, ground movement or erosion.

14. General

14.1. Any provision of these terms and conditions that is binding on more than one party will bind such parties jointly and severally.

14.2. The failure of or delay by the Contractor in requiring performance of any obligation of the Client pursuant to these terms and conditions is not a waiver of the Contractor's right:

14.2.1. to claim damages and/or an indemnity for breach of that obligation; and

14.2.2. to require performance of that or any other obligation under these terms and conditions at any time, unless notice to that effect is given in writing signed by the party entitled to the benefit of that provision or right. Any waiver given in accordance with this clause is effective only to the extent expressly set out in such notice.

14.3. These terms and conditions record the entire arrangement between the parties relating to the matters dealt with in the terms and conditions and supersedes all previous arrangements, whether written, oral, or both, relating to such matters.

14.4. If any provision of these terms and conditions is or becomes invalid or unenforceable, that provision will be deemed deleted from the terms and conditions and such invalidity or unenforceability will not affect the other provisions of the terms and conditions, all of which will remain in full force and effect to the extent permitted by law, subject to any modifications made necessary by the deletion of the invalid or unenforceable provisions.

14.5. No variation or amendment to these terms and conditions is effective unless it is in writing and signed by all the parties.

14.6. The Client may not transfer or assign any of the Client's liabilities or rights under the terms and conditions to any other person without the prior written consent of the Contractor. The Contractor may transfer or assign any of its liabilities or rights under the terms and conditions to any other person.

14.7. The terms and conditions will be binding against and for the benefit of each party, its permitted successors and its permitted assigns. Except as expressly provided for in these terms and conditions, a person who is not a party to these terms and conditions will have no rights or remedies under the terms and conditions, including under the Contracts (Privity) Act 1982, to enforce any of its terms.

14.8. The Client acknowledges that the Client has entered into these terms and conditions relying on the Client's own judgement and that the Client has not entered into the terms and conditions relying upon any representation (express or implied) made by the Contractor.

14.9. The Client warrants that the Client is legally entitled to enter into the terms and conditions.

14.10. These terms and conditions are governed by the laws of New Zealand and the parties submit to the exclusive jurisdiction of the New Zealand courts in respect of all matters relating to these terms and conditions and the agreement they record.