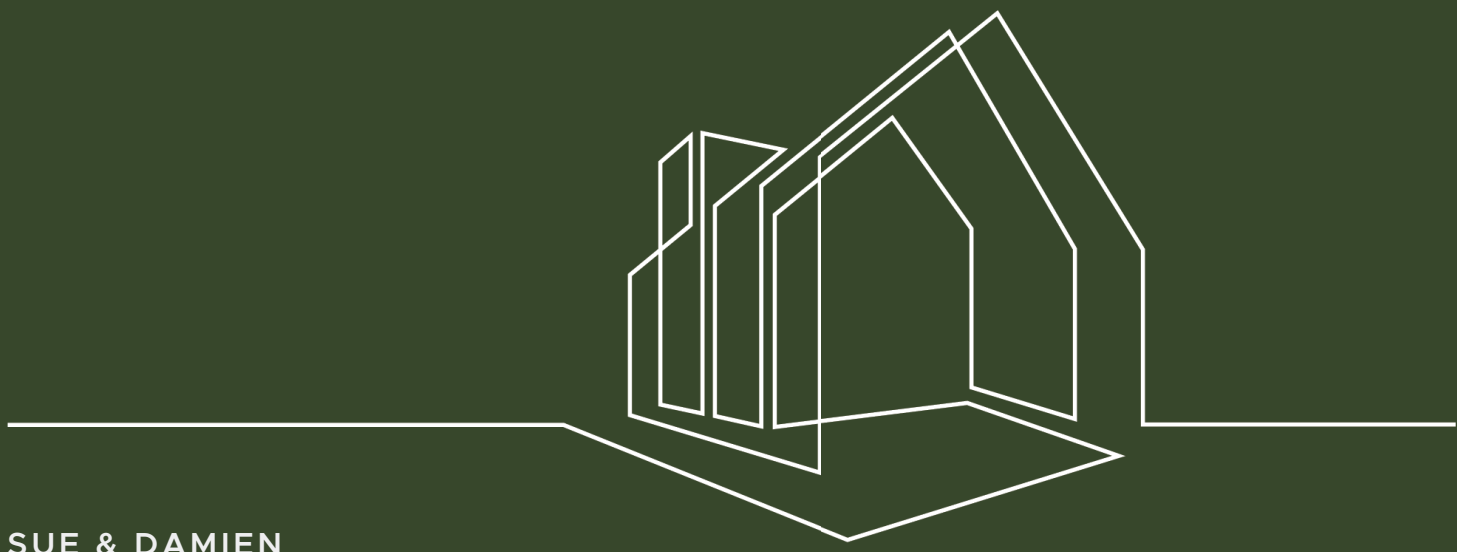
BUILDING REPORT



SUE & DAMIEN

021 793 822 | 021 387 345

ownrealestate.co.nz

POWERED BY OWNLY LTD. LICENSED REAA 2008

OWN
REAL ESTATE

AWARD INSPECTIONS
BUILDING CONSULTANTS



Property Survey

22 Hoey Street, Kamo

[redacted]

Inspection Date: 03 November 2026

Award Inspections Limited

Table of Contents

Executive Summary	3
Inspection Details	5
Building Description	6
Survey Methodology	8
Weathertightness	10
Report Limitations	11
Site	12
Balconies, Decks, Verandahs, Pergolas, Conservatory	14
House Exterior	16
Roof	18
Interior Rooms	20
Bedrooms	22
Wet Areas	25
Sub Floor and Footings	30
Roof Cavity	31
Garaging	32
Utilities	33
Statement of Limiting Conditions and Survey Policy	37
APPENDIX B - Certificate of Inspection	38

Executive Summary



Property Inspected:	22 Hoey Street, Kamo.
Instructing Party:	Peter Cameron.
Client:	Peter Cameron
Date of Inspection:	03 November 2026
Scope of Report:	The scope of the inspection is as set out in Award Inspections Limited Terms and Conditions and is limited to a visual inspection, carried out in accordance with NZS 4306:2005 Residential Property Inspection standards.
Overall Condition:	AVERAGE - Therefore the overall condition of the areas inspected in the context of its age, type and general expectations of similar properties is average. There may be areas of the property requiring repair or maintenance. Please refer to report for details
Recommended Inspections and Other Reports:	Nil It is recommended that the above inspections and reports be obtained prior to any decision relating to this property and/or before settlement. Obtaining these reports will better equip the reader to make an informed decision.
Significant Defects and Recommendations:	This summary is not intended to replace the entire report and should not be read in isolation. Other items noted in the report body may be considered, by the client, to be significant. It is recommended the entire report is read carefully. We did not locate any significant defects at the time of inspection. However, most elements of the property are in its original condition and due for refurbishment. The roof and PVC cladding have both been installed over the original claddings. We cannot determine if this was to change the aesthetics of the building, or due to maintenance requirements. We cannot determine the condition of both underlying substrates. There is no real concern around the roof cladding as the metal tiles and flashings have been installed in a tradesman like manner. The PVC cladding has not been installed to achieve a sound weathertight envelope therefore could effectively be doing damage to the original timber weatherboards. It would be prudent to have a cladding specialist assess the PVC cladding to recommend some solutions to make weathertight or to confirm that there is no risk in its current condition.
Areas Not Accessed:	Nil.
Report Issue Date:	05/11/2026

Prepared By: **Nick Godfrey**
BUILDING SURVEYOR
AMBOINZ Level 1 & 2 | Accredited Building Surveyor

Inspection Details

Date of Inspection:	03 November 2026
Weather Condition:	Fine
Ground Condition:	Dry at time of inspection
Wind Zone:	High wind zone as described by NZS 3604 or BRANZ Map

The Surveyor

The building survey has been undertaken by Nick Godfrey who provides this objective and unbiased report. The Building Surveyor has no material connection with the instructing party or interest in the property and has the appropriate qualifications and experience to undertake the building survey.

On Site Personnel

There was no other person present during inspection of the property.

Our Client

Peter Cameron

Other than the client or addressee, the report may not be relied upon by any third party. We accept no liability to third parties. Written consent is required for any third party wishing to rely on this report. We reserve the right to withhold that consent, or to review the contents of the report if consent for third party use is sought.

Building Description

Property Details

Building Type: Freestanding home.


Western Elevation


Northern Elevation


Eastern Elevation


Southern Elevation

External Wall Construction: Timber framed. UPVC weatherboards.

Roof Construction: Pitched.

Roof Material: Metal tiles.

Foundations: Concrete slab. Timber piles.

Building Age: 1960 - 1969.

Number of Storeys: Single storey.

Bedrooms/Bathrooms: Three bedrooms. One bathroom.

Internal Finishes

Floors: Carpet. Vinyl.

Walls: Plasterboard. Hardboard.

Ceilings: Plasterboard. Hardboard.

External Windows: Timber.

External Doors: Timber.

Internal Doors: Hollow core.

Asbestos: Any structure constructed prior to 1 January 2000 may contain asbestos. This structure was constructed prior to this date therefore may contain asbestos. Materials that contain asbestos were widely used for internal wall lining, claddings, soffit linings, floor coverings, roofing and many other products/materials that are evident within a building/dwelling. Care must be taken with these materials and testing MUST be performed if

there is any doubt that asbestos maybe evident. Do not sand, cut, drill or damage any material that may contain asbestos. Testing should always be performed if in doubt.

Survey Methodology

The site survey was undertaken using visual aids only. All elements were inspected from ground level. Where access to the roof was gained, inspection was limited to areas which were safe. Roof voids, floor voids, confined spaces, services ducts/chambers were not inspected unless specifically detailed in the main body of the report.
The Coloured text Items noted in the main body of the report below require further evaluation and or repaired/Quoted by the correct Qualified Tradesperson before settlement.

RED TEXT. Noted as a Major Defect. See Executive Summary page under Significant Defects and Recommendations for full list. Ideally all major defects should be addressed before proceeding further.

BLUE TEXT. Noted as a BRANZ Weathertightness Risk. See Weathertightness page for full list. Repair or quotes should be undertaken by a weathertightness specialist before proceeding further.

GREEN TEXT. Noted in main body of report only. Items requiring high attention for maintenance purposes. But do not appear to be significant at the time of the survey.

BLACK TEXT. Noted in main body of report only. Items are the result of normal wear and tear and require attention when the home is next decorated, or maintenance is due.

A moisture meter was used to detect moisture content around windows, external doors, around sinks and other sanitary units, near DPC levels and any areas suspected of damp penetration as deemed necessary. It is not possible however to guarantee that all areas of water penetration have been covered due to possible leaks from hidden pipework, blocked drains etc which are not readily evident during the survey. The condition and treatment type of any internal timber is not known.

Manufacturers of moisture meters stipulate that noninvasive moisture meters or meters in their non-invasive mode should not be used to provide percentage readings. In fact, the only time percentages can be provided with any certainty is when invasive probe testing is undertaken. However, where slightly high or greater moisture readings are indicated during the inspection, further investigation would be required to determine the source of the reading.

Definition of Terms Used for Indications of Moisture Readings.

Where non-invasive capacitance moisture meters have been used, the recorded percentages or digit readings are guidelines only.

As indicated by the manufacturer of the Protimeter moisture meter, “Normal” generally indicates moisture readings up to approximately 16%, "Slightly high" generally indicates moisture readings between 17% to 22%, "Higher" generally indicates moisture readings between 23% to 30%, "Very high" generally indicates moisture readings 30% and above.

The TrotecT650/T660 uses the capacitance method to determine measurements. These readings are displayed as "digits" on the LCD display. A list of common digit values of NZ conditions: -

- less than 40 digits = Dry
- 40-80 digits = Damp
- over 80 digits = Wet

Non-invasive testing and scanning are only a guide that establishes the likelihood of the presence of moisture and is deemed inconclusive. It is important to be aware that a lack of moisture indicators to some of

the areas spot checked within the home does not confirm the property or these areas do not have moisture issues or historic concealed moisture damage.

Moisture levels can change significantly with the seasons and weather patterns; and are heavily influenced by wind and rain direction and can often be much lower in timber which has advanced decay. The same can occur with leaks in plumbing where plumbing, appliances and showers (kitchen, bathroom and laundry etc) have not been used for a period of time or are only used intermittently allowing areas to dry out after leaking has occurred.

Areas which have had historic moisture damage not evident or able to be sighted at the time of inspection will be subject to rapid deterioration and increased moisture readings after moisture is reintroduced causing leaking and damage to become more obvious and apparent.

Accurate moisture readings can only be obtained by intrusive methods and moisture testing; this type of moisture testing was not carried out on this property as this would require a scope of work to be defined and written consent from the homeowner.

We note past history of this property is unknown as is timber treatment type.

Should the moisture meter indicate damp or wet readings further investigation will be required to establish the reason for the elevated readings the source of moisture, the extent of any passible moisture related damage which may be concealed, the best system for repair and to establish the cost of repairs.

Some investigation options are:

1. Engaging a trade expert, weathertightness or cladding specialist.
2. Drilling 6mm holes into the timber framing from within the home, gathering and viewing the drillings, inserting deep wall moisture probes into the holes to establish moisture percentage readings of the timber framing. (conclusive)
3. Cutting penetrations through the interior or exterior wall linings and cladding to allow for visual inspection, using moisture probes to establish moisture percentage readings. (conclusive)
4. Water or dye testing to establish moisture entry point and moisture pathways.

Weathertightness

NZS 4306:2005 requires the surveyor to consider, when making the assessment, matters including, weathertightness risk and to provide information of the potential issues surrounding the weathertightness risks that have been identified and the potential damage including the need for specific weathertightness testing by a weathertightness assessor to determine the required remedial work.

Risk Factor	Risk Severity	Comments
Wind Zone:	High Risk	High wind zone as described by NZS 3604 or BRANZ Map
Number of Storeys:	Low Risk	Single storey
Roof/Wall Junctions:	Low Risk	Roof to wall intersection fully protected (eg hip and gable roof with eaves)
Eaves Width:	Low Risk	Greater than 600mm for single storey
Envelope Complexity:	Low Risk	Simple rectangular, L, T or boomerang shape, with single cladding type
Decks:	Low Risk	Timber slat deck or porch at ground level

Report Limitations

This report is based on a visual inspection and covers the building fabric, super-structure and permanently fixed items only and does not cover any temporary fixtures, fittings or chattels on or at the property. It is intended to be an overview of the general condition focusing on defects of a reasonably significant nature/quantity not minor defects. Minor defects are defined in NZS 4306:2005 as a matter which, in view of the age, type or condition of the building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance.

For the avoidance of any doubt, this report is not a structural or geotechnical survey and does not cover the inspection or testing of any services unless specifically identified in the main body of the report. All comments relating to services are a guide only and should not be taken as verification that they are installed in accordance with current regulations. All recommendations should be verified by a suitably qualified engineer prior to any repairs proceeding.

No intrusive or destructive investigation has been undertaken and as such we have not inspected woodwork or other parts of the structure or services that are covered, unexposed or inaccessible. We are therefore unable to report that any such part of the structure is free from defect.

Signs of water ingress were searched for during our survey. However, this report cannot warrant that the building is free from water penetration from defective roofing, cladding, rainwater goods, rising damp or the like unless evident at the time of our visual inspection.

Recommendations on the most appropriate nature of maintenance are provided. These are not intended to be a specification or design and therefore cannot be held liable for any repairs/maintenance implemented either by Award Inspections Limited or any other third party without full design being undertaken.

This report is provided for the use of Peter Cameron only and may not be used by others without written permission by Award Inspections Limited. Award Inspections Limited accepts no liability to third parties who may act on the contents of this report.

This report specifically excludes any investigation or reporting on the below areas unless identified within the brief. Should a surveyor make additional cursory comment on any such matter for informative purposes the client should seek additional detailed advice from a suitably qualified person:

- Value of the property, legal title, restrictive covenants, rights of way
- Resource Consent matters, PIM reports, Statutory Notices
- Design for maintenance or repair works and long-term maintenance
- Building Consent issues including identification of illegal works
- Contamination, deleterious materials, geotechnical matters/ground stability
- Design or value of the surrounding area or environment
- Body Corporate matters and any shared financial commitments
- Building consent issues including the identification of unrecorded, unauthorised or illegal work

Site

Weather

Weather Condition: Fine.

Land

Ground Condition: Dry at time of inspection.

Orientation of Living Space

Orientation: North.

Contour

Type/Condition: Sloping.

Driveway

Type/Condition: Concrete.

Fences/Gates

Type/Condition: The fences are constructed with timber. The rear fence has been damaged by a fallen tree. You may wish to have this repaired.



Damaged rear fence

Retaining Walls

Type/Condition: There are retaining walls on the property constructed of Stone.



View of retaining

Paths/Paved Areas

Type/Condition: Concrete.

Vegetation

Type/Condition: Established site.

Site Drainage

Surface Water: We cannot establish where the site drainage is connected and recommend this be monitored during rain. Some drains may require connecting to the drainage system.



Site drainage

The general adequacy of site drainage is not included in the Visual Building Inspection Report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection.

Balconies, Decks, Verandahs, Pergolas, Conservatory

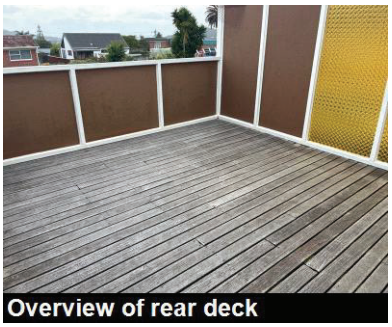
Weathertightness

Decks: Low Risk. Timber slat deck or porch at ground level.

Deck

Location: Eastern side.

Type: Timber framed deck.



Overview of rear deck

Foundations: Timber.

Framing: Timber.

Surface Material: Timber decking boards.

Handrail/Balustrade: Minor rot developing in some timbers that will worsen. You may wish to have the rot damaged timbers replaced. A qualified builder can assist with this. The fibre cement panelling maybe the type that contains Asbestos therefore care is required.



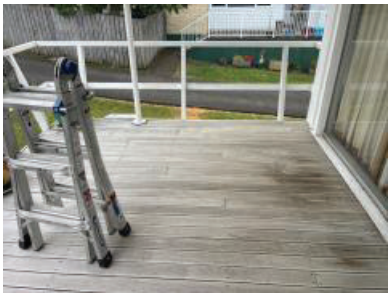
Possible Asbestos panels



Rot in timbers

Balcony

Type: Open balcony.



Foundations: Lower level framing supporting the balcony deck.

Framing: Timber. There is rot damaged framing which will need to be replaced with suitably treated timber. Further rot damage may be found under closer scrutiny or as repairs are carried out as the presence of rot may indicate incorrectly treated timbers have been used. The full extent of this issue was not quantified, and this will require further assessment by a qualified builder.



Rot damaged timber

Surface Material: Timber over corrugated iron.

Drainage: The drainage system discharges in the garage. You may wish to extend the iron outside the building perimeter.



Drainage



Overview of drainage

Handrail/Balustrade: Timber. Handrails do not comply with current standards and you may wish to upgrade the handrails for safety reasons, however it should be noted this is not a requirement.



Non-compliant handrail

Steps: Timber.

House Exterior

Defects and or damage requiring rectification may not be apparent to the inspector due to restrictions. If restrictions are noted we STRONGLY recommend access be gained to enable a full inspection of the area.

Cladding Type

Other Cladding Types:

PVC Weatherboards. The PVC weatherboards (Paliside) are a facade only. The boards have been installed over the original timber weatherboards and building paper. The Paliside has been installed without the use of soakers therefore is not considered weathertight. Although there was no evidence of weathertight failure throughout the interior, we cannot determine the condition of the timber weatherboards under the Paliside. You may wish to have all weathertight risk junctions and weatherboard joins sealed to avoid excess moisture passing through the PVC cladding. A builder can assist you with this.



Weathertight risk junction



No soakers installed to PVC cladding



Weathertight risk junction



Original cladding



Weathertight risk junction



Original cladding inside the roof cavity

Windows

Material

Timber. Rot was found in some of the joinery, rot damage will need to be removed and replaced with suitably treated timber. Further rot damage may become more evident under closer scrutiny or as repairs are undertaken. You may wish to engage a qualified builder to further

assess the condition of the joinery. The internal framing was not visible therefore the condition is not known.

Gaps noted around some window sashes. You may wish to have the hardware checked and adjusted to ensure a better seal is achieved.


Rot damage


Gaps around window sash

Flashings: Metal. Timber.

Glazing/Seals: Glass type is single glazed.

Doors

Material: Aluminium. Timber.

Flashings: Metal. Timber.

Glazing/Seals: Glass type is single glazed.

Plumbing

Plumbing: Plastic. Copper.

Gullies and Vents: Earthenware gully. Earthenware gully pipes and wastes are prone to damage over time and this damage is often not apparent. You may wish to engage a registered Plumber to survey the underground pipes using a camera to check for any concealed damage or indications underground pipes require repair or upgrading.


Earthernware drainage

Roof

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to make observations during prolonged rainfall. If any sections of the roof were inaccessible due to the method of construction or other factor, further investigations should be carried out prior to purchase.

External Roof

Roof Access: The roof was accessed for the inspection.

Pitch: Approximately 10 degrees.

Roof Material: Pressed metal tiles stone chip coated. Moss and lichen growth on the roof requires chemical treatment, moss and lichen can cause permanent damage to coating systems and restrict water run-off which can contribute to leaking issues. You may wish to consider a maintenance program to assist with maintaining the roof.

We note: The current roof cladding has been installed over the original corrugated iron.



Lichen growth

Flashings/Penetrations/Valleys

Material: Metal.

Spouting/Gutters:

Material: PVC.

Down Pipes: PVC. Some down pipe brackets are missing and could be installed to ensure the down pipes are adequately supported.



Missing brackets

Eaves

Width: Approximately 600 mm.

Material: Fibre cement sheeting, fibre cement cladding may be the type that contains asbestos. Confirming the presence of asbestos would require a sample to be laboratory tested. Should you have concerns with regards to the possibility of asbestos being present you may wish to have a sample laboratory tested by a licensed asbestos surveyor.
Paint is peeling or blistering, these areas require surface preparation and repainting to protect the linings from moisture.



Paint peel

Fascias/Barge Boards

Material: Metal.

Interior Rooms

Lounge Room:

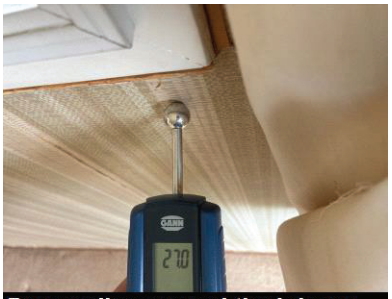
Location: Left.



Overview of living

Floor: Carpet.

Walls: Plaster board.



Dry reading around the joinery



Dry reading around the joinery



Dry reading around the joinery

Ceiling: Soft board ceiling tiles.

Windows: Timber.

Doors: Aluminium.

Interior Doors Condition: Hollow core.

Electrical: The accessible lights are in working order.

Heating: Heat pump, not tested. Gas, not tested.



Heating system



Heating system

Bedrooms

Bedroom One:

Location: Centre.



Overview of bedroom 1

Floor: Carpet.

Walls: Plaster board.



Dry reading around the joinery

Ceiling: Plaster board.

Windows: Timber.

Interior Doors Condition: Hollow core.

Wardrobes/Cupboards: Single.

Electrical: The accessible lights are in working order.

Bedroom Two:

Location: Centre.



Overview of bedroom 2

Floor: Carpet.

Walls: Plaster board.


Dry reading around the joinery

Ceiling:	Plaster board.
Windows:	Timber.
Interior Doors Condition:	Hollow core.
Wardrobes/Cupboards:	Single.
Electrical:	The accessible lights are in working order.

Bedroom Three:

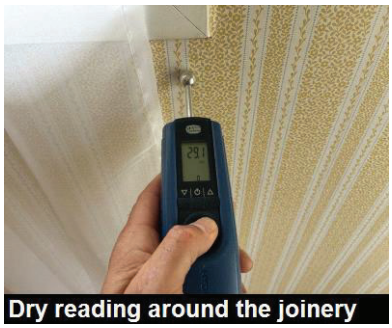
Location: Right.


Overview of bedroom 3

Floor: Carpet.

Walls: Plaster board.


Dry reading around the joinery


Dry reading around the joinery

Ceiling:	Plaster board.
Windows:	Timber.
Interior Doors Condition:	Hollow core.
Wardrobes/Cupboards:	Double.
Electrical:	The accessible lights are in working order.

Heating: Heat pump, not tested.



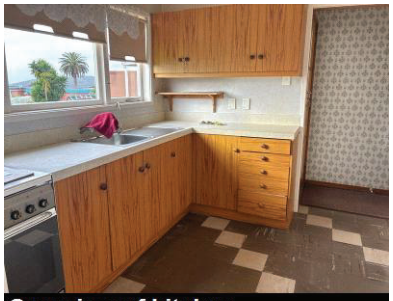
Heating system

Wet Areas

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Kitchen

Location: Centre.



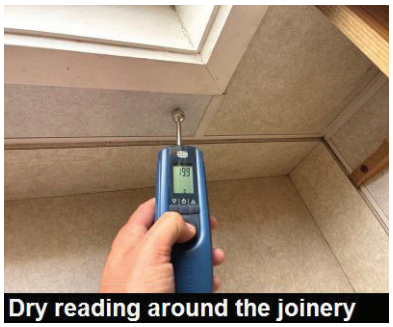
Overview of kitchen

Floor: Vinyl. Vinyl floor coverings throughout the property may be the type that contain asbestos, however confirming the presence of asbestos would require a sample to be laboratory tested. Should you have concerns we recommend a sample is taken and tested for the presence of asbestos.



Possible asbestos flooring

Walls: Hardboard. Wet wall prefinished linings.



Dry reading around the joinery

Ceiling: Soft board ceiling tiles.

Windows: Timber.

Electrical: The accessible lights are in working order.

Cabinetry: Laminated/prefinished.

Bench Top: Formica laminate. There is areas of moisture ingress damage to the bench top which may be able to be repaired or the bench top could be replaced.


Moisture damage

Sink: Stainless steel.

Tapware: Tapware turned on with no evidence of leaking.

Plumbing/Wastes: Plastic.

Appliances: Electric oven and cooktop, not tested.

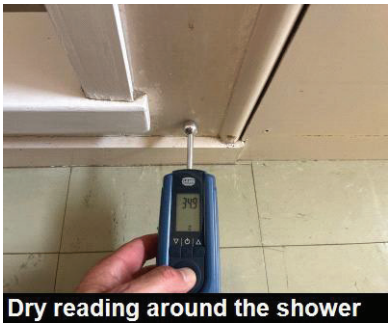
Bathroom:

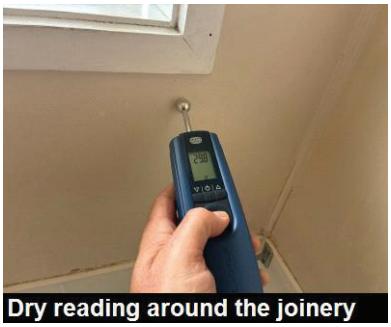
Location: Right.


Overview of bathroom

Floor: Vinyl.

Walls: Hardboard.


Dry reading around the shower

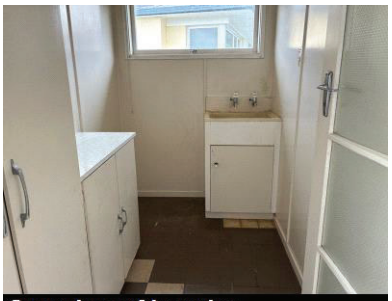

Dry reading around the joinery


Dry reading behind the shower

Ceiling:	Plaster board.
Windows:	Timber.
Interior Doors Condition:	Hollow core.
Electrical:	The accessible lights are in working order.
Vanity:	Laminated/prefinished.
Basin:	Plastic basin.
Vanity Seal at Wall Junction:	Vanity/basin is sealed adjacent to the wall.
Vanity Tapware:	No visible evidence of leaking at the time of inspection.
Vanity Plumbing/Wastes:	Wire braided. Plastic. Copper.
Bath:	A spa bath is present however, due to the requirement to fill the unit above the jet level for testing the spa was not tested for adequacy or reliability. Defects may be present and not detected.
Bath Seal at Wall Junction:	The seal around the bath junction is reliant on sealant, this will need to be regularly serviced and maintained to ensure a good seal.
Bath Tapware:	No visible evidence of leaking at the time of inspection.
Bath Plumbing/Wastes:	Plumbing is not visible to inspect.
Shower Base:	Stainless steel.
Shower Linings:	Wet wall.
Shower Screen:	Curtain.
Shower Water Pressure:	Satisfactory water pressure. Comments on water flow rate or pressure are the opinion of the surveyor only, you may wish to check water flow rate and pressure yourself to ensure you are satisfied.
Shower Tapware/Rose:	Tapware turned on with no evidence of leaking.
Ventilation:	Passive ventilation only, an extractor vented through to the exterior could be considered to help control odour and moisture within this space.
Heated Towel Rail:	Present, not tested.

Laundry:

Location: Rear.



Overview of laundry

Floor: Vinyl.

Walls: Hardboard.



Dry reading around the tub



Dry reading around the joinery

Ceiling: Plaster board.

Windows: Timber.

Doors: Timber.

Electrical: The accessible lights are in working order.

Tub/Cabinet: Timber and cast iron.

Seal At Wall Junction: Laundry tub/bench is sealed adjacent to the wall.

Laundry Tapware: No visible evidence of leaking at the time of inspection.

Laundry Plumbing/Wastes: Copper.

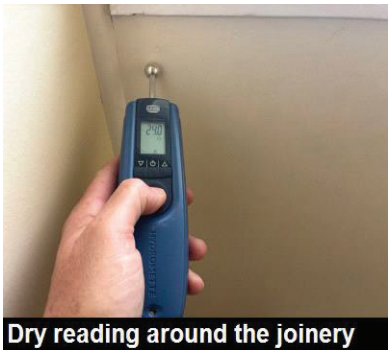
Toilet:

Location: Right.

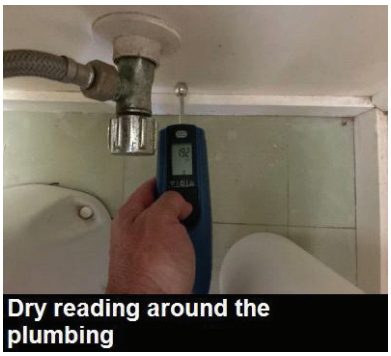


Overview of toilet

Floor:	Vinyl.
Walls:	Hardboard.



Dry reading around the joinery



Dry reading around the plumbing

Ceiling:	Plaster board.
Windows:	Timber.
Interior Doors Condition:	Hollow core.
Electrical:	The accessible lights are in working order.
Toilet:	Dual flush cistern.
Toilet Plumbing/Wastes:	Wire braided.

Sub Floor and Footings

Sub Floor Area:

Accessibility:	Access is considered reasonable.
Foundation:	Concrete block perimeter foundation. Concrete piles with timber jack studs.
Bearer Connections:	Nail.
Framing and Bracing:	Timber floor joists and timber bearers.
Ground Clearance:	Sub floor framing is clear of the ground.
Floor Type/Condition:	A detailed inspection of the flooring was not possible due to insufficient crawl space to allow for an inspection.
Ground Conditions:	Dry to visible areas.
Insulation:	Type - Polyester segments.



Insulation details

Ventilation:	Sufficient, maintaining satisfactory cross flow ventilation within the sub floor space is important to allow for drying. You may wish to really check gardens and vegetation are clear of the foundation vents or baseboards to assist with promoting crossflow air movement within the sub floor space.
Electrical:	TPS (tough plastic sheathed)
Plumbing/Drainage:	Plastic pipe. Copper pipe.

Roof Cavity

Roof Cavity:

Location of Access Way:	Hallway.
Accessibility:	Access is considered reasonable, the roof cavity was entered and areas with safe access and clear line of sight have been inspected. We had difficulty accessing and closely inspecting areas adjacent to the eaves/exterior walls due to a lack of safe crawl space.
Roof Structure:	Timber truss roof framing.
Ceiling Construction:	Timber.
Underlay/Support:	Black building paper.
Insulation:	Type - Fibreglass segments.



Overview of insulation

Electrical:	TPS (tough plastic sheathed)

Garaging

Interior

Location: Lower level.



Overview of garage

Floor: Concrete.

Walls: Fibre cement sheeting and polycarbonate.

Vehicle Doors: Roller door. Rot damage framing around the door that will worsen and require replacement.



Rot damage framing

Electrical: The accessible lights are in working order.

Utilities

Important Notes: In regard to plumbing or electrical, it should be noted that we are not plumbers or electricians and any comment made is not that of a qualified plumber or electrician. We recommend that a qualified contractor be engaged to make comment on any matter dealing with plumbing or electrical issues.

Services

Electrical Services:	Overhead.
Water Services:	Mains water supply.
Sewer Services:	Foul water disposal is via the mains sewer system.
Gas Services:	Main gas supply.



Mains gas connection

Rainwater Systems:	Rain water is collected via the mains storm water system.
Meter Box:	Located to the exterior rear.



Meter box

Fuse Box:	Located to the interior.
Wiring Type:	TPS wiring.
Heating Systems:	Heating is via 2 x heat pumps and gas fire place.



Exterior unit

Statement of Limiting Conditions and Survey Policy

Purpose

This Survey has been completed for the specific purpose stated. No responsibility is accepted in the event that this report is used for any other purpose.

Responsibility to Third Party

Our responsibility in connection with this survey/inspection is limited to the client to whom the report is addressed and to that client only. We disclaim all responsibility and will accept no liability to any other party without first obtaining the written consent of Award Inspections Limited and the author of the report. Award Inspections Limited reserves the right to alter, amend, explain or limit any further information given to any other party.

Reproduction of Report

Neither the whole nor any part of this survey/inspection and report or any reference to it may be included in any published document, circular or statement without first obtaining our written approval of the form and context in which it may appear. Our report is only valid when bearing the Surveyor's original signature.

Legislation

We have not obtained a Land Information Memorandum (LIM) or Property Information Memorandum (PIM) for this property which, unless otherwise stated, is assumed to conform to all requirements of the Resource Management Act 1991, the New Zealand Building Code contained in the First Schedule to the Building Regulations 1992, the Building Act 2004 and any Historic Places Trust registration. Our survey/inspection reports are prepared on the basis that properties comply with all relevant legislation and regulations and that there is no adverse or beneficial information recorded on the Territorial Local Authority (TLA) property file, unless otherwise stated. Legislation that may be of importance in this regard includes the Health & Safety at Work Act 2015, the Fire Safety and Evacuation of Buildings Regulation 1992, and the Disabled Persons Community Welfare Act 1975.

Reliability of Data

The data and statistical information contained herein was gathered for survey purposes from reliable, commonly utilised industry sources. Whilst we have endeavoured to ensure that the data and information is correct, in many cases, we cannot specifically verify the information at source and therefore cannot guarantee its accuracy.

Assumptions

This report contains assumptions believed to be fair and reasonable at the date of survey/inspection. In the event that assumptions are made, based on information relied upon which is later proven to be incorrect, or known by the recipient to be incorrect at the date of reporting, Award Inspections Limited reserves the right to reconsider the report, and if necessary, reassess survey/inspection.

Land Survey

We have made no survey of the subject property and assume no responsibility in connection with these matters. Unless otherwise stated, the survey/inspection has been assessed conditional upon all improvements being within the title boundaries.

Unless otherwise stated, we have not undertaken investigations or been supplied with geotechnical reports with respect to the nature of the underlying land. Unless otherwise stated, the survey/inspection has been assessed conditional upon the land being firm and suitable ground for the existing and/or potential development, without the need for additional and expensive foundation and retaining work or drainage systems.

Contamination

We have not undertaken an environmental audit of the property. Verification that the property is free from contamination and has not been affected by noxious materials should be obtained from a suitably qualified environmental expert.

Not a Structural Survey

Our inspection has been undertaken for survey/inspection purposes only, and does not constitute a structural survey. Verification that the building is sound should be obtained from a suitably qualified building engineer.

Earthquake-Prone Buildings

We are aware that a number of buildings are, or may be potentially, affected by local territorial authority policies for 'earthquake-prone' buildings (Earthquake-Prone Building Policies) required to be in place under the Building Act 2004. The Earthquake-Prone Building Policies may require building owners to undertake engineering investigations and subsequent structural upgrading, demolition or other steps to meet the requirements of the Earthquake-Prone Building Policies. Unless otherwise stated, our survey makes no allowance for any costs of investigation, upgrading, demolition or other steps which may be incurred by the building owner to meet the requirements of Earthquake Prone Building Policies. We are not qualified to determine the 'earthquake-prone' status of the buildings. Advice should be obtained by a suitably qualified building engineer, to determine the 'earthquake-prone' status of the building and where required, an estimate of any costs for structural upgrading, demolition or other steps required for the building to meet the requirements of Earthquake-Prone Building Policies.

Systems

Our survey/inspection has been assessed conditional upon all hot and cold water systems, electric systems, ventilating systems and other devices, fittings, installations or conveniences, including lifts and escalators where appropriate, as are in the building, being in proper working order and functioning for the purposes for which they were designed.

Water Leaks & Penetration Effects

We are aware that a number of buildings have developed problems associated with water leaks, water penetration, weather-proofing, moisture and water exit control systems, mould, fungi, mildew, rot, decay, gradual deterioration, microorganisms, bacteria, protozoa or like forms. Problems can result from defects in design, construction methods and materials used, or any combination of defects.

No intrusive or destructive investigation has been undertaken and as such we have not inspected woodwork or other parts of the structure or services that are covered, unexposed or inaccessible. We are therefore unable to report that any such part of the structure is free from defect.

Signs of water ingress were searched for during our survey. However, this report cannot warrant that the building is free from water penetration from defective roofing, cladding, rainwater goods, rising damp or the like unless evident at the time of our visual inspection.

Additional Terms – Inspection and Reporting (Non-invasive)

+ The Client will be responsible for identifying the building including identifying any accessory units where the building is part of a multi-unit complex. The Client will arrange for the Consultant to obtain reasonable access to the building including roof space and sub-floor space where reasonably and safely accessible. The Client will disclose to the Consultant any known defects which the Client is aware of, apparent or not, and any problem which may affect the integrity and use of the building or the facilitation of the inspection and reporting.
+ The inspection will be non-invasive and limited to those areas of the building which are readily and safely accessible and visible at the time of inspection. The inspection will not include any areas or items which are concealed behind finished surfaces (such as framing, plumbing, drainage, heating, ventilation or wiring) or any areas requiring the moving of anything which may impede access or limit visibility (such as moving floor coverings, insulation, furniture, appliances, personal property, vehicles, vegetation, debris or soil).
+ The inspection will focus on identifying significant apparent defects at the time of the inspection. The Client acknowledges and accepts:
  (a) the limited purpose and limited scope of the inspection, and that it may not identify all past, present, or potential future defects;
  (b) the inspection will not be a compliance assessment against past or current requirements of the Building Code, including the Code's weathertightness requirements or any structural aspects, as this would require specific specialist advice;
  (c) descriptions in the inspection report of systems or any appliances will relate to existence only and not condition, adequacy or life expectancy;
  (d) the inspection report will not provide any guarantee or warranty (whether relating to merchantability, fitness for use or fitness for purpose) regarding the building or any item, system or component of the building and will not be relied on as such by the Client.

+ While the Consultant may use the visible presence of rot, decay or mould to aid in the assessment of the general condition of the building, the Client acknowledges and accepts that the inspection will not be a compliance assessment against the weathertightness requirements of the Building Code.
+ In addition to and without limiting anything stated in clauses 21 to 23 above, the following will be excluded from the scope of the inspection:
  (a) any area of the building or site or any item, system or component not specifically identified in the scope of the Services as needing to be inspected;
  (b) engineering/structural, architectural, geotechnical, geological, hydrological, land surveying or soils examinations;
  (c) dismantling of any system, structure or component or any invasive or destructive testing or analysis;
  (d) systems including electrical, plumbing, air conditioning, heating (including fire places and chimneys), security, fire warning and control, sewerage, storm water, ducted vacuum systems;
  (e) environmental hazards or conditions including the existence of asbestos, electromagnetic radiation, toxic or flammable chemicals, air or water contaminants, geological hazards or floods;
  (f) sheds, outhouses, detached buildings, swimming pools, spa pools, saunas and associated equipment, or appliances including but not limited to kitchen, leisure and laundry appliances;
  (g) common property or common areas, systems, structures or components where the building is part of a multi-unit complex unless specifically identified in the scope of the Services as needing to be inspected;
  (h) acoustical or other nuisance characteristics of any system, service, structure or component of the building or building complex, adjoining properties or neighborhood;
  (i) any legal, resource consent or building consent or compliance aspects including title, boundaries, occupational rights, resource and planning consent, building consent, Building Code compliance, building warrant of fitness or heritage obligations.
+ Any repair recommendations or indicative repair costings included in the inspection report will be for general guidance only. The Client will not rely on such recommendations or indicative costings in making any decision involving legal or financial commitment or repair work but will obtain specific advice from appropriate specialists. The Client accepts the risk that if defects and/or damage are identified, damage may continue to occur and/or new damage may occur to the building or its systems or components if any recommended repairs are not carried out properly and expeditiously by the Client.
+ The Client will give prompt written notice to the Consultant of the discovery of any material defect affecting the building not reported by the Consultant which the Client considers should have been identified. Except in an emergency situation, the Client will allow the Consultant 21 days from the Consultant's receipt of that notice to re-inspect the building prior to any repair work being undertaken. If the Client fails to give such notice and/or allow the re-inspection period, any liability of the Consultant in connection with the defect will be reduced (or extinguished) to the extent of any prejudice to the Consultant due to the Client's failure to comply with this clause.

Professional Indemnity Cover

We have in force at the time of supplying the above report, current professional negligence insurance appropriate to the nature and level of our business activities.

Please contact the writer should you wish to discuss any matters raised in this report.



Nick Godfrey
BUILDING SURVEYOR
AMBOINZ Level 1 & 2 | Accredited Building Surveyor

Award Inspections Limited
M +64 21 131 3998
E nick@awardinspections.co.nz

Appendix A
Certificate of Inspection

Certificate of Inspection in Accordance with NZS 4306:2005

Client: Peter Cameron

Address: 22 Hoey Street, Kamo.

Inspectors Name: Nick Godfrey

Inspectors Qualifications: AMBOINZ Level 1 & 2

Date of Inspection: 03 November 2026

The following areas of the property have been inspected:

		Yes	No
A	Site	X	
B	Subfloor	X	
C	Exterior	X	
D	Roof Exterior	X	
E	Roof Space	X	
F	Interior	X	
G	Services	X	
H	Accessory Units, Ancillary Space and Buildings	X	

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.



Nick Godfrey
BUILDING SURVEYOR
AMBOINZ Level 1 & 2 | Accredited Building Surveyor

Award Inspections Limited
M +64 21 131 3998
E nick@awardinspections.co.nz

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 possible problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

© 2005 Standards New Zealand

STATEMENT OF PASSING OVER

This document has been supplied in good faith. OWN Real Estate (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. 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.