



BEFORE YOU BUY
BEFORE YOU BUILD

NZ Residential Property Inspection Report

Inspection Date: Tue, 20 Jun 2023

Property Address:



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector on the day of inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions. This Report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist such as an engineer, surveyor or other trade or specific rectification or maintenance works. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards New Zealand reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Tue, 20 Jun 2023

Modified Date: Wed, 21 Jun 2023

The Parties

Name of the Client:

Name of the Principal(If Applicable):

Job Address:

Client's Email Address:

Client's Phone Number:

Consultant:

Wayne Kidd Ph: 027 482 2938
Email: Franklin@jimsbuildinginspections.co.nz

Asbestos Assessor CPCCBC5014A
Methamphetamine Sampler NZS8510:2017
Building Inspector

Company Name:

Jim's Building Inspections (Franklin)

Company Address and Postcode: Karaka 2580

Company Email:

Franklin@jimsbuildinginspections.co.nz

Company Contact Numbers:

027 482 2938

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard		✓
Significant Defect		✓
Minor Defect	✓	

Overall Condition

In summary, the building, compared to others of similar age and construction is in good condition with some minor defects found.

SAMPLE

Section B General

General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Slab on ground
Furnished	Furnished
No. of bedrooms	4
Occupied	Occupied
Orientation	West
Other Building Elements	Driveway, Fence - Post and Rail Construction, Retaining Walls
Other Timber Bldg Elements	Doors, Eaves, External Joinery, Fascias, Internal Joinery, Weatherboards
Roof	Pitched, Rib section longrun Colorsteel iron screw fixed
Storeys	Single
Walls	Fibre Cement Sheets, Linea weather boards
Weather	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Fencing
- Interior
- Roof Exterior
- Roof Void - Part
- Timber Retaining Walls
- Wall Exterior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Appliances and equipment
- Ceiling cavity inspection was significantly obstructed with more than 75% of the inspectable area inaccessible or obstructed by factors like lack of safe access, insulation and ducting.
- Ceiling linings
- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Stored items

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Medium**

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Inspection Findings

Safety Hazard

No evidence was found

Significant Defect

No evidence was found

Minor Defect

Defects 3.01

Building: Building 1
 Location: Various Areas
 Finding: Gutter & Roof Condition
 Information: At the time of the inspection it was observed that the coloursteel roof guttering and fascia was in good condition, generally clean and appeared to be functioning well and the downpipes were connected to the stormwater system and secured to the building. However there was debris in a few areas of the gutter that may be contributing to minor pooling.

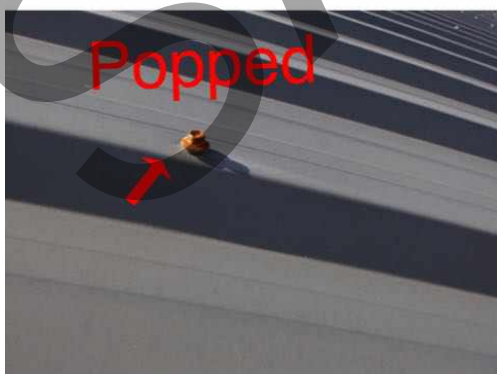
There was a number of screw fixings that have rusted that over time could deteriorate to a point where failure of the fixings could occur. Some screw fixings appear to have popped which can affect the weather tightness of the fixing.

Some missing rivets were found on one of the roof flashings possibly allowing moisture access into the ceiling space where moulds or rots may begin forming.

Lichen, which affects the paint surface and can damage it, was affecting some areas of the roofing.

Roof plumbing structures, such as guttering and downpipes, should be free of all debris to prevent blockages, and gutters should have a fall to the downpipe. Blockages of the guttering and downpipes will lead to pooling and accumulated water overflows, which is likely to subsequently flood eaves and exterior walls. Blocked gutters and water pooling are likely to lead to high levels of moisture in the affected areas. Such moisture will not only cause rust and decay of the associated building materials, but can also provide conditions that are conducive to pest activity. Blockages in gutters should therefore be removed immediately.

It is highly advised that all gutters be maintained on a frequent basis to ensure the condition of roof plumbing. A chemical wash of the roof will help prevent lichen buildup and the screw fixings can be replaced by a Roofing Maintenance Company.





Defects 3.02

Building: Building 1
 Location: Kitchen & Hall
 Finding: Non Operating Features
 Information: The rangehood over the kitchen hob was operating but there was no air discharging to the exterior of the building.

The waste disposal unit in the kitchen sink was also not operational.

The air conditioning unit in the hall has dusty filters and this could be an indication that the unit has not been serviced for a long period of time.

We advise to contact the relevant Tradesperson to check and rectify these items and ensure they are fully operational and efficiently providing their relevant features.



Defects 3.03

Building: Building 1
Location: Various Areas
Finding: Aluminium Joinery Units
Information: There are a number of opening window units that were hard to operate due to the hinge systems being tight or seized. This could affect the ventilation of the home in the areas concerned.

The window latch in the lounge north facing window left side was loose.

The family room ranchslider has a miss matched window latch and comes in contact with the sliding door unit. Minor timber rot was noted at the bottom left corner of this unit.

The front entry door had a slight bind on the top corner. This may damage the door or frame of the unit over a period of time.

All the above items could affect the full operation of the joinery unit and compromise the overall performance of the home.

An Aluminium Joinery Maintenance Person should be contacted to rectify the various items and ensure the joinery units are fully operational and functional.







SAMPLE

Section D Inspection Findings

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- As identified in summary and defect statements

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.co.nz.

D5 Conclusion - Assessment of overall condition of property

Your report must be read in conjunction with your Certificate of Inspection in accordance with NZS 4306:2005 as provided by your inspector.

- This home was possibly built in the mid to late 2000's and was presented in good condition for its age.

The exterior cladding systems are:

Fibre cement sheeting fitted over a cavity system and fibre cement weatherboards (Linea weather boards) that appear to be directly fixed to the structural framing of the building. We advise to check the Consented plans to verify if this was compliant at the time of construction and if a CCC has been issued for this home.

A repaint of the exterior cladding's and timber is recommended to ensure the weather tightness of the home and preservation of the timber work. A Painter can advise on this.

The roof cladding system was noted to have a number of rusty screw fixings and minor lichen growth forming. We advise to contact a Roof Maintenance Company to clean and replace all rust affected fixings before any further deterioration occurs.

There are other Minor Defects and maintenance items that can be rectified over time with a maintenance programme in place.

For further information, advice and clarification please contact Wayne Kidd on: 027 482 2938

Section D Inspection Findings

The following items were noted as - For your information

Noted Item

Building: Building 1
 Location: All Cladding Areas
 Finding: Cladding Systems
 Information: There are two types of exterior cladding systems used on this home.

A fibre cement feature sheet has been applied and is fitted over a cavity system. This should prevent any moisture that is able to track past the cladding system to be vented out to the exterior of the building. There was no obvious cracking found on the plaster system of the home.

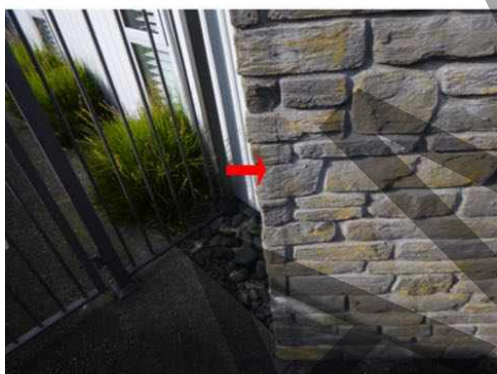
The second cladding system is a fibre cement weatherboard (Linea board) that indicates that it is directly fixed to the structural framing of the home. No cavity system appears to have been used and this was identified by both measurements of the external walls and feel at the base of the weather board cladding.

A check with other Builders indicated that the cavity not to have been fitted is now not normal practice but at the time of construction it may have been allowed through various calculations by the Designer of the building.

We advise the Client to check the Building Consented plans to verify if the cavity was not required and that Council have approved and issued the appropriate CCC for the building.

There was feature stonework around the chimney and front entrance pillars. There was minor cracking identified on the chimney area. We advise to regularly monitor these areas to ensure that the minor cracking does not become larger which could indicate a possible structural defect occurring.

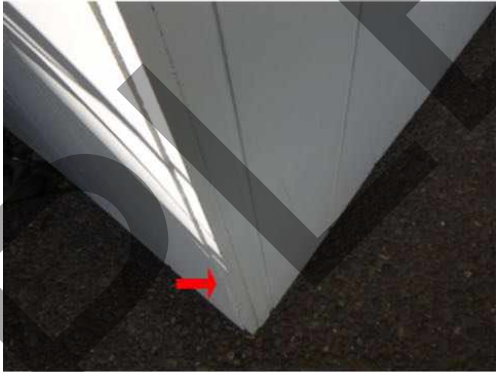




Noted Item

Building: Building 1
 Location: Cladding Areas
 Finding: Paint System- Aged
 Information: The painting on the exterior cladding surfaces was found to be aged. A repaint of the exterior is recommended to ensure the timber is adequately protected from the weather elements.

A Painter should be appointed as soon as possible to perform necessary works to aid the appearance of the affected area and to ensure that the area is protected against any possible deterioration. Alternatively, the homeowner following manufacturer instructions may be able to provide this service.



Noted Item

Building: Building 1
 Location: Various Areas
 Finding: Ground Levels
 Information: It was observed that the ground clearances throughout the property were at or more than the minimum requirement as per the Building Code. There were stormwater sumps and the site was well drained.

Ground levels should be 150mm below slab level, while paved areas should be 100mm below slab level. It is important that water does not lie against the base of walls and surrounding paths and that ground levels should be sloped to drain water away from walls.





Noted Item

Building: Building 1

Location: Miscellaneous Items

Finding: General Notes

Information: The hot water califont system at the rear of the home was noted to have deteriorated seals around the pipework that was penetrating out from the wall cladding. These should be replaced to ensure the wall is adequately sealed to prevent moisture access behind the cladding. This is on the wall system that has a cavity behind the sheet cladding.

Reinforcing steel was noted to be exposed under the dining room ranchslider. This could over time damage the concrete area from the exposed steel rusting. A Carpenter could be contacted to ensure the steel is cleaned and protected to ensure no further deterioration of the area occurs.

A light fitting outside the rear garage door soffit appears to be affected with rust deterioration. We advise to contact an Electrician to replace the fitting before any further deterioration occurs.





Noted Item

Building: Building 1
Location: Various Areas
Finding: Penetrations & Sealants
Information: Upon inspection the window penetrations were generally well sealed with head flashings and scribes.

Moisture ingress is generally caused by deteriorated, inadequate, missing, or deteriorating sealants or flashings, leaking plumbing pipes or fixtures or failing external claddings. In extreme cases, structural damage may develop due to the prolonged water ingress.

A flexible sealant application is required for any penetrations to allow for expected expansion and contraction, while keeping the penetrations water tight and protective of all associated building materials. Sealants are not suitable to be used as flashings but may aid in the sealing of flashings.

A Sealant Specialist or Builder should be appointed to rake out ineffective and old sealants and replace when required.

Regular maintenance and replacement of damaged, deteriorating or missing sealants is highly recommended as this is a regular wear and tear defect. It is important to paint over sealants to protect them from UV light damage. Areas that come into regular contact with water should be maintained for the long term care of your property.

Noted Item

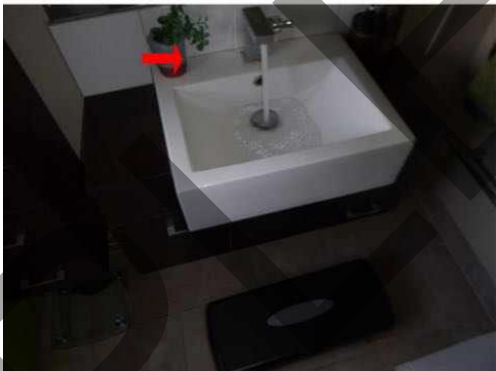
Building: Building 1
 Location: Various Areas
 Finding: Sealants- Wet Areas
 Information: The sealants around the shower, bath, vanities and kitchen bench top were generally in good condition.

Moisture behind linings is generally caused by deteriorated, inadequate or missing sealants or flashings, leaking plumbing pipes or fixtures. In extreme cases structural damage may develop due to prolonged water leaks.

A flexible sealant is required to any wet areas/joints to allow for expected expansion and contraction, while keeping the joints or penetrations water tight and protective of all associated building materials.

Regular maintenance and replacement of damaged, deteriorating or missing sealant is highly recommended every 3 to 5 years for the long term care of the property, as this is a regular wear and tear defect.

A Sealant Specialist should be appointed to rake out the old sealants and replace where and when required.





Noted Item

Building: Building 1

Location: Various Areas

Finding: Doors- Handle Damage

Information: The door handles in the lounge and bedrooms 3-4 were found to be broken. Breakage occurs generally when the building materials have aged and decayed, but may be indicative of impact damage (accidental or deliberate).

Repair and/or replacement of the broken door handle is advised to improve the operational state of the associated door.

A Carpenter could be appointed to repair/replace the door handle at the Client's discretion.





Noted Item

Building: Building 1
 Location: Ceiling Space
 Finding: General Notes
 Information: The ceiling space in the areas able to be inspected were Dry at the time of the inspection.

The insulation is a blanket fibre material that is approximately 120mm thick. This was possibly compliant with the regulations at the time of construction.



Noted Item

Building: Building 1
Location: Various Areas
Finding: Miscellaneous Items
Information: The below items were visibly checked and tested for use and functionality.

All plumbing fixtures and taps appeared to be in good working order and no leaks were found. Please note that commenting on plumbing works is outside the scope of this inspection.

All windows were aluminium double glazed joinery.

All internal doors were hollow core and in good working order.

A Fujitsu heat pump was installed in the hallway but was not tested. The heat pump system needs to be maintained and serviced annually with filters cleaned or replaced.

The bathroom and laundry moisture extractors were operational and vented to the exterior. The extraction systems need to be maintained and serviced annually.

Smoke detectors were installed in the lounge and hallways but were not tested as they appear to be connected to the alarm system.

Smoke detectors must be tested regularly, replaced if they have failed and be installed in living areas and within 3m of the outside of the bedrooms and be functioning.

Two gas bottles are fitted outside the rear garage area. These appear to supply the hot water calfont, kitchen hobs and lounge fireplace.

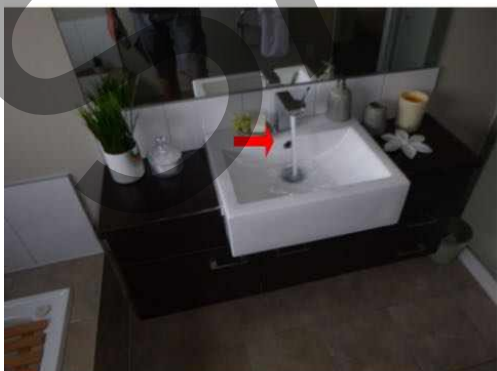
The above items will experience breakage, wear and weathering, generally when the building materials have either aged, or as a result of damage (accidental or deliberate) or in some cases where items have not been maintained to the manufacturers specification or best trade practice.

Regular maintenance and testing of these items should be carried out and repair and/or replacement of broken elements is advised to ensure that additional secondary defects do not arise as a consequence.

Such works are necessary, as all building elements play a key role in the operation and function of the overall structure and its performance.

Please note that commenting on electrical, gas and plumbing works is outside the scope of this inspection.

At Clients discretion, please engage an Electrician, or Plumber or Gas fitter to further inspect the property.







Noted Item

Building: Building 1

Location: NZ Only

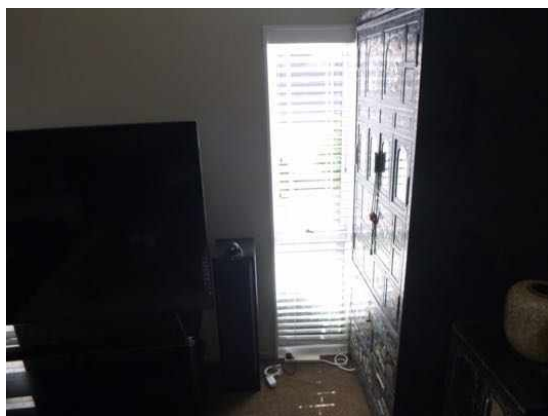
Finding: Additional Photos - Obstructions and Limitations

Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of the inspectors site visit.

These obstructions can hide an array of defects and should be removed to allow a full inspection to be carried out.

A re-inspection is recommended once the areas are made accessible.





Noted Item

Building: Building 1

Location: NZ Only

Finding: Internal Moisture Meter Readings

Information: Using a Protimeter Surveymaster in non invasive mode. This device is a non intrusive meter that uses microwaves to detect moisture up to 25mm below the surface of the area being checked. It can however be affected by metal near the point of reading, so items like nails & straps can give a higher reading than what it should be. Gib foil wall linings also can give higher than normal readings. Weather conditions could also affect the readings with higher humidity/surface moisture in the area indicating a higher than expected reading.

The meter shows approximate moisture levels within the area checked and indicates by colour a moisture range:

Green- under 17% Dry

Orange- 17-21% Caution some moisture possible

Red- over 21% Generally wet

Approximately 90 separate areas were checked with the moisture meter and all indications were Dry.

Noted Item

Building: Building 1
 Location: NZ Only
 Finding: Weathertightness Risk
 Information: Wind Zone - Your risk rating is HIGH RISK
 Number of Stories - Your risk rating is LOW RISK
 Roof/Wall intersection design - LOW RISK
 Eaves width - Your risk rating is LOW RISK
 Envelope complexity - Your risk rating is MEDIUM RISK
 Deck design - Your risk rating is LOW RISK

For further information on the risk matrix refer to the appendix of this report.

Noted Item

Building: Building 1
 Location: NZ Only
 Finding: Historical Earthquakes
 Information: There have been no sizeable earthquakes recorded within 25 km of the inspected property.

Long term effects will only be visible over time, however NO EVIDENCE was observed at the time of inspection.

Verification of a building being "earthquake proofed" is outside the scope of this inspection.

Noted Item

Building: Building 1
Location: NZ Only
Finding: Pest and Vermin
Information: No evidence was observed of recent pest or vermin activity at the time of inspection.

Noted Item

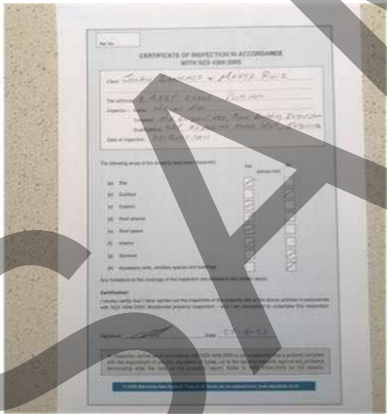
Building: Building 1
Location: NZ Only
Finding: Other Persons Present
Information: Please note: the following people were present during the inspector's site visit:

Real Estate Agent representative

Clients

Noted Item

Building: Building 1
Location: NZ Only
Finding: Certificate of Inspection
Information: Photos of the inspection certificate attached.



Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Accessory Unit(s) (as defined in the Unit Titles Act)	Any area, usually with a specified purpose, which does not comprise part of the dwelling unit footprint, but is intended to be used in conjunction with the unit. Note: - costs may be the exclusive responsibility of the owner(s) of the dwelling(s) whose title(s) records their interest in the accessory unit. Such units might be a garage, carport, carpark, deck, garden, implement shed, landing, service area or access way.
Ancillary Spaces and Buildings	Any area, usually with a specified purpose, which does not comprise part of the dwelling unit footprint.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space.
CCTV (Abbreviation)	Closed Circuit Television
Client	The person or other entity for whom the inspection is being carried out.
Common Property (NZ)	An area that is owned collectively by all the unit owners and defined as such in the relevant documents. Note - Individual unit owners have no particular right to any part of the common property and their interest is not recorded on title however they have a responsibility for paying a proportionate share of related outgoings. Areas can include gardens, driveways, roof spaces, the exterior fabric of the building, service areas, units occupied by building managers etc.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Detailed assessment	An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property.
EIFS (Abbreviation)	External Insulation Finishing System
Inspection	Close and careful scrutiny of a building carried out without dismantling,

	in order to arrive at a reliable conclusion as to the condition of the building.
Inspector (NZ)	A person, partnership or company qualified and experienced to undertake property inspections.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.
Methamphetamine	An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA.
Methamphetamine contamination NZ	A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 1.5 micrograms/100 cm ² .
Methamphetamine production/manufacture	The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals.
Minor Fault or Defect	A matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance. Note - Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes. It is common for most of these defects to be rectified over the first few years of ownership as redecoration and renovation are undertaken.
Multi-Unit Property (ies)	Any property that accommodates more than one residential dwelling unit and where the owners have collective obligations. Note - Multi-unit properties will usually be owned under a body corporate, cross lease or company title where the relevant legislation along with the body corporate rules and unit plan, memorandum of lease and flat plan or constitution and occupation agreement define the areas of individual and collective responsibility.
OSH (Abbreviation)	Occupational Safety and Health
PCBs (Abbreviation)	Polychlorinated Biphenyls
Property Inspection	A non-invasive visual inspection of a residential building carried out in

(Inspection)	accordance with section 2.3 of NZS 4306:2005.
Property Report	The report referred to in section 3 of NZS 4306:2005.
RCD (Abbreviation)	Residual Current Device
Reasonable Access (NZ)	Areas where safe unobstructed access is provided and the minimum clearances specified in table 1 of NZS 4306:2005 are available or where these clearances are not available, areas within the inspector's unobstructed line of sight. Note - It shall be clearly stated if no access was available, or access to limited areas only was available at the time the inspection was carried out.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Screening assessment	An assessment by a screening sampler to determine whether or not methamphetamine is present.
Significant Fault or Defect	A matter which requires substantial repairs or urgent attention and rectification.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Site	Allotment of land on which a building stands or is to be erected.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Survey	A separate, detailed inspection and report that may require invasive and/or specialised testing equipment, and may require the specialist knowledge of a relevantly qualified expert.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.
WC (Abbreviation)	Water Closet
Weathertightness Risk	A: Wind Zone
	Low-risk - Low wind zone as described by NZS 3604
	Medium-risk - Medium wind zone as described by NZS 3604
	High-risk - High wind zone as described by NZS 3604

Very high-risk - Very high wind zone as described by NZS 3604

B: Number of stories

Low-risk - One storey

Medium-risk - Two stories in part

High-risk - Two stories

Very high-risk - More than two stories

C: Roof/Wall intersection design

Low-risk - Roof-to-wall intersection fully protected (e.g. hip and gable roof with eaves)

Medium-risk - Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no eaves)

High-risk - Roof-to-wall intersection fully exposed (e.g. parapets or eaves at greater than 90deg to vertical with soffit lining)

Very high-risk - Roof elements finishing with the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys etc.)

D: Eaves width*

Low-risk - Greater than 600 mm at first-floor level

Medium-risk - 450 - 600 mm at first floor, or over 600 mm at second-floor level

High-risk - 100 - 450 mm at first floor, or 450 - 600 mm at second-floor level

Very high-risk - 0 - 100 mm at first floor, or 100 - 450 mm at second-floor level, or 450 - 600 mm at third-floor level[^]

E: Envelope complexity

Low-risk - Simple rectangular, L, T or boomerang shape, with single cladding type

Medium-risk - More complex, angular or curved shapes (e.g. Y or arrowhead) with single cladding type

High-risk - Complex, angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types

Very high-risk - As for High-risk, but with junctions not covered in C or F of this table (e.g. box windows, pergolas, multi-storey re-entrant shapes etc.)

F: Deck design

Low-risk - None, timber slat deck or porch at ground level

Medium-risk - Fully covered in plan by roof, or timber slat deck attached at first or second-floor level

High-risk - Enclosed deck exposed in plan or cantilevered at first-floor level

Very high-risk - Enclosed deck exposed in plan or cantilevered at second-floor level or above

Note: * Eaves width measured from external face of wall cladding to outer edge of the overhang, including gutters and fascias. ^ Balustrades and parapets counts as 0 mm eaves.

This definition is taken directly from Appendix A of NZS 4306:2005 Residential Property Inspection. This appendix is sourced from the Department of Building and Housing's acceptable Solution to the New Zealand Building Code Clause E2/AS1 External Moisture. Refer to E2/AS1 for the risk matrix and evaluation.

m (Abbreviation)

Metre

mm (Abbreviation)

Millimetre

uPVC (Abbreviation)

Unplasticized Polyvinyl Chloride

° (Abbreviation)

degrees

Terms on which this report was prepared

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the inspection.

We own the copyright in this report and may make it available to third parties.

Common Areas in multi-unit buildings are excluded from the inspection and it is the Client's responsibility to inform themselves of the condition of Common Areas

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

Our findings are strictly limited to what can be determined by a visual, non-invasive inspection and do not constitute a water tightness or weather tightness report. While non-invasive meter readings may give an indication of potential moisture levels, dampness or wetness cannot be proven without invasive procedures, which are outside the scope of our report. Non-invasive meter readings are not a guarantee that moisture is or is not present and do not mean that other areas within the property do not have moisture present. You are advised to engage a specialist to undertake an invasive inspection which may require the removal of claddings or linings to conclusively determine issues relating to weather and water tightness.

Our report is also conditional on prevailing weather at the time of the inspection, for example, a leak in roofing material may not be apparent where our inspection is carried out in dry conditions.

Accordingly, by entering into this agreement you acknowledge and agree that our liability to you in respect of any watertight or weathertight issues at the Property is expressly excluded.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1992.

This is not a methamphetamine sampling report. We recommend a methamphetamine sampling report to detect any methamphetamine residue that may be in the property.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some regions make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current NZ Standards, Building Regulations, building warranty of fitness and services described on a compliance schedule, planning, resource consent issues, long term maintenance planning, rental property tenancy inspections, heritage obligations, compliance with body corporate rules, cross leases memos or company title occupation agreements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.