

# NZ Residential Property Inspection Report

Inspection Date: Mon, 19 Aug 2019 Property Address: Christchurch, New Zealand





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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 gueries 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: Mon, 19 Aug 2019

#### Modified Date: Thu,

Thu, 22 Aug 2019

### **The Parties**

Name of the Client:	Sample Christchurch Building Inspection Report
Name of the Principal(If Applicable)	
Job Address:	Christchurch, New Zealand
Client's Email Address:	
Client's Phone Number:	
Consultant:	Tony Greig Ph: 021 546 724 Email: Rolleston@jimsbuildinginspections.co.nz
Qualifications:	Meth Sampler Tech LBP113199 Class B Asbestos Assessor Site Safe Supervisor
Company Name:	Jim's Building Inspections (Rolleston)
Company Address and Postcode:	Rolleston 7614
Company Email:	Rolleston@jimsbuildinginspections.co.nz
Company Contact Numbers:	021 546 724

# 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: N/A

### Section A Results of Inspection - summary

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

	Found N	ot Found
Safety Hazard	~	
Significant Defect	~	
Minor Defect	~	

Additional specialist inspections: In summary, the building, compared to others of similar age and construction is in Good condition with hazards, significant and minor defects identified.



### **Section B General**

# General description of the property

Building Type	Residential,Townhouse
Company or Strata title	No
Floor	Concrete Stumps,Suspended Timber Frame,Concrete ring foundation
Furnished	Furnished
No. of bedrooms	3
Occupied	Unoccupied
Orientation	North
Other Building Elements	Footpath,Fence - Perforated Materials / Wire Mesh,Carport,Garage,Driveway,Fence - Post and Rail Construction
Other Timber Bldg Elements	Eaves, Skirting Boards, External Joinery, Internal Joinery, Floorboards, Doors, Fascias, Porch / Patio
Roof	Timber Framed, Pitched, Tiles
Storeys	Single
Walls	Stone,Painted
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
- Interior
- NZ Only

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:

- Garage due to lack of access.

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
- Areas of low roof pitch preventing full inspection

- Porch

- Floor coverings
- Wall linings
- Ceiling linings
- External concrete or paving
- External finished ground level
- Duct work



- Stored items
- Debris in gutters
- Chimney vents and flues
- Patio
- Pipework
- Decking
- Wallpaper or Wall Coverings
- Furniture
- Fixed ceilings

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: High

When the risk of undetected defects is 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 Significant Items**

### Safety Hazard

#### **Defects 1.01**

Building:Main BuildingLocation:Hall > CentreFinding:Asbestos - SuspectedInformation:Reporting on Asbestos is outside the Scope of this Report. This suspected defect is<br/>highlighted as a caution only. We suspect, based on our experience in the building<br/>industry, that there is a higher risk of the identified building element containing<br/>asbestos.<br/>As Asbestos Reporting is outside the scope of this report, we advise that you consider

a separate Asbestos hepoting is outside the scope of this report, we advise that you conside a separate Asbestos Inspection and Condition Audit, which can include the taking of samples for definitive confirmation of the presence of Asbestos. In the interim, the client is advised to get the material sampled in order to provide the client and any contractors with a course of action as to the removal of the material by a Asbestos removalist company.













Ceiling presumed All areas









### Significant Defect

#### **Defects 2.01**

Building:

Location: Finding: Information: Main Building Shower/Bath > All Areas Shower/Bath - Condition

It was observed that the shower door is fixed to the a timber jamb/trim. This is not conventional as the timber is exposed to water when the shower is in use. There is a gap between the timber and lining and this should have silicon applied to it in order to prevent water getting in behind the timber causing damage. If ignored over time, the timber will move and gaps will become more pronounced allowing moisture ingress to the surrounding linings and detail. A shower installer or licensed builder should be consulted to assess the shower construction and provide profesional advice. Below the shower, the waste pipe was actively leaking. A licensed plumber should be engaged to remedy the defect.

There were damp readings indicated below the window sill and near the bath taps. The flooring below is in good condition and there were no signs of any active water leaks. The assumption for these areas is that this maybe due to an historic leak or there was a problem with condensation and water being consistently splashed against the wall by children. These areas should be monitored for any further signs of deterioration in the future. If paint starts to flake or the area becomes soft, a licensed builder should be engaged to assess the area.





Defects 2.02

Building: Location: Finding: Information: Main Building Bedrooms 1 and 2 > All Areas Windows - Sills wet/Candesation

At the time of inspection, visually the window sills appeared to be in good condition. There were signs of deterioration and elevated readings with the moisture meter were indicated. Some times home owners replace single glazed windows with double glazed in order to address condensation. This could be the historical cause of the elevated moisture readings. However, currently, the left drain hole appeared to be slighty blocked. These holes allow excessive moisture to drain away. Double glazing does not prevent condensation on it's own. A combination of air conditioning, good airflow and regular cleaning is required. At times if this strategy does not address the condensation, underlying issues such as water ingress in behind claddings or damaged window seals or joinery could be the cause. Some of the gib linings in Bedroom 2 appeared to have deteriorated and repaired. Damp readings were indicated around these areas with the moisture meter also. This may indicate that the previous windows had significant issues and as a consequence have been replaced. These areas should have had the gib linings pulled off and replaced instead of being patched and re decorated. This would have revealed he condition of the timber behind the gib linings.

With the installation of the double glazed windows and heat transfer units in the bedrooms, combined with regular maintenance and good airflow could go along way to addressing the damp issues. However, this is dependent on whether the source of the ingress is fixed.

There are also issues to the external condition of the windows and seals. There are minor gaps to the rubber seals in places and there has been impact damage (Minor crack) to the bottom left corner of bedroom 1. The rubber seals should be replaced by a glazier as soon as practicable. Also, any deteriorated sealant to the window and brick junctions should be replaced as well.

Now there is a base line moisture reading, a re measure at a later date may indicate if the moisture issue remains or is drying out. This could negate an invasive inspection. However, if an invasive inspection was to be carried out by the client now, it would confirm the condition of the framing timber at present in order make an informed decision.

Note: The Trotec T660 was used for the moisture tests at all four corners of exterior openings.

Readings for gib lined timber framing between...

0 - 40 indicates dry

40 - 80 indicates damp

80 above indicates wet.









### **Minor Defect**

### Defects 3.01

Building:	Main Building
Location:	All Areas > All Areas
Finding:	Drain trap - Cover missing
Information:	At the time of inspection the cover/grill from this drain trap was missing.
	Drains are required to have good airflow in order to prevent them from becoming
	mouldy and remaining continuously wet. At the same time they must not allow water
	running into them from paths or gardens and the cover must be able to pop free if
	blockages occur.

A handy person or drain layer could be consulted to install covers at the clients discretion.



Missing



### Defects 3.02

Building:	Main Building
Location:	Roof Void > All Areas
Finding:	Insulation - Reduced in volume
Information:	Insulation is susceptible to settling and reducing in volume, detracting from its
	effectiveness and resulting in an overall loss of energy within the household. The

downlights in the home have been installed with out sufficient clearance. The Insulfluff should be cleared away from the downlights. If ignored, this could become a fire risk. It is recommended that the insulfluff is removed however, a profession insulation company maybe able to advise if this type of insulation could be left in place and be covered with a modern insulation.

An insulation contractor should be appointed to provide further advice on replacement options and to perform works as necessary.





### Defects 3.03

Building: Location: Finding: Information: Main Building
Roof Exterior > All Areas
Roof - Condition
At the time of inspection the roofing nails had been replaced with roofing screws.
Some areas could do with repainting and rust treatment. This will ensure that these areas don't deteriorate at an accelerated rate.
The hot water over flow flashing has deteriorated and will need attention by a roofer or handy person. If ignored the roof will likely leak over time.
There was also nails and screws in the guttering through out. These will accelerate deterioration of the guttering hence the nails should be removed as soon as practicable.

The down pipe near the laundry is loose and will need to be fixed/glued to the gutter in order to ensure that it functions as it was originally intended.

Note: The garage gutter to the rear needs clearing of debris and leaves also.





















Defects 3.04



Building: Location: Finding: Information: Main Building Kitchen bay window > Front Left Bay window - Wet reading

At the time of inspection the bay window indicated wet readings in the far left corner. It is suspected that condensation is the cause. Areas like bay windows are susceptible to Moisture settling in the corners as they are hard to reach for regular cleaning. A weep hole maybe blocked in that area.

A licensed builder or window glazier could be engaged to asses the bay window for any damage/leaks in order to clear the assumption that the window itself is in good order. A hose held over the area for a few seconds may reveal an active leak. If there are no leaks then with regular cleaning of the area, it should dry out over time but the swelling will remain.







Defects 3.05

Building: Location: Finding: Information: Garage Eaves > Front Left Eaves - Gap

Swelling

At the time of inspection there were gaps to the eave structure at both ends. These should be covered in order to keep water out of the structure. A licensed builder should be engaged to remedy this.



### **Section D Significant Items**

#### **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.

- At the time of inspection the home was in good condition when compared to other homes of similar age and type in the area.

Suspected ACM is present in the fuse box located in the hallway, the soffit linings, the fire board in the lounge and the stippled ceilings. As long as it is in good condition and sealed, it is safe.

The T660 moisture meter was used at all four corners of the external openings and wet areas such as showers. Readings for gib lined timber framing between...

0 - 40 indicates dry40 - 80 indicates damp80 above indicates wet.

There was evidence of high moisture readings to the window sills in bedroom 1 and 2 with bedroom 2 having high readings to the wall linings also. There are a few things that could be addressed that may remedy the cause. This is only an assumption though. If an invasive inspection is carried out to the wall linings in this area, it will reveal the current condition of the timber framing in behind the lining. If the external sealant and rubber seals are addressed and coupled with good airflow and condensation managment, this may help to reduce the moisture readings. A re test for moisture at a later date will confirm if this has had the desired effect. The use of a dehumidifier will accelerate the drying process.

The shower door has been direct fixed to the timber jamb/trim which exposes the timber to moisture. The assumption is the timber will deteriorate at an accelerated rate. The window sill and bath tap areas also indicated elevated readings with the moisture meter. The above recommendations for a re test at a later date also apply here.

The bay window in the kitchen also has a damp spot.

The stone veneer is in good condition throughout and it is assumed that repair work has been carried out as it has been recently painted.

The exterior roofing is generally in good condition and the old roofing nails have been replaced with roofing screws. This could indicate that there may have been moisture ingress due to loose fixings. This is only an assumption. Although, there were no historical indications of this occurring in the roof space. The over flow flashing will need attention.

The roof space appeared to be in good order but there does appear to be unconventional works carried out to the chimney penetration area. The vendor should be consulted to see if the works were carried out by a licensed builder and it is constructed to the building code. The insulation will need clearing away from down lights as they could become a fire hazard.

The subfloor is in good order and is level through out, however there was an active leak under the shower. The waste pipe will need attention by a plumber.

For further information, advice and clarification please contact Tony Greig on: 021 546 724

# Section D Significant Items

# The following items were noted as - For your information

### Noted Item

Building:	Main Building
Location:	Exterior > All Areas
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 inspection. These obstructions can hide an array of defects.

The garage could not be opened at the time of inspection.





Door locked













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#### **Noted Item**

Building:
Location:
Finding:
Information:

Main Building NZ Only > All Areas

Historical Earthquake - Zone 2

There have been earthquakes in this area. Long term effects will only be visible over time, however evidence was observed at the time of inspection. Verification of a building being "earthquake proofed" is outside of the scope of this inspection. During the inspection it did appear as though subfloor works have been carried out in the past and the roof space has had additional structural support installed. The works have been completed to a good standard however clarification that the works have been completed to the building code by an LBP carpenter or engineer should be sort. The scope of works may reveal this.

















### **Noted Item**

Building: Location: Finding: Information:

#### Main Building

NZ Only > All Areas General Weathertightness Risk - Low

- A. Wind Zone Your risk rating is MEDIUM RISK
- B. Number of Stories Your risk rating is LOW RISK
- C. Roof/Wall intersection design LOW RISK
- D. Eaves width Your risk rating is MED RISK
- E. Envelope complexity Your risk rating is LOW RISK
- F. Deck design Your risk rating is LOW RISK

For individual elevation risk scores the stamped council plans and specifications should be consulted.

Address: 14 Dunluce Place Hornby

Corrosion Zone: Zone C

Climate Zone: 3

Wind Region: A

Lee Zone: Rainfall Intensity (range): 40 - 50Wind Zone (Experimental): Medium















# The following items were noted as - Good Condition

### Noted Item

 Building:
 Main Building

 Location:
 Subfloor > Centre

 Finding:
 Subfloor - Condition

 Information:
 At the time of inspection the subfloor was in good condition and there was no limitations to movement.

 There was a minor leak to the shower waste pipe and has been referenced in the

shower defect.

This area appears to have had significant work carried out with possible re piling taking place. Floor levels a good throughout.

It is recommended that a vapour barrier is installed to prevent rising damp from the soil and underfloor insulation is installed to provide good heat efficiency in the home. A profesional under floor insualtion company can carry this out.



# 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 comproise 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.

MethamphetamineA property or part of a property where the level of methamphetaminecontamination NZhas been tested in accordance with this standard and found to exceed1.5 micrograms/100 cm2.

Methamphetamine The manufacture of methamphetamine, including processing, production/manufacture 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)

OSH (Abbreviation)

PCBs (Abbreviation)

Property Inspection (Inspection)

Property Report

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.

Occupational Safety and Health

Polychlorinated Biphenyls

A non-invasive visual inspection of a residential building carried out in accordance with section 2.3 of NZS 4306:2005.

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 secondfloor 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) mm (Abbreviation) uPVC (Abbreviation) ° (Abbreviation) Metre

Millimetre

Unplasticized Polyvinyl Chloride

degrees



#### Terms on which this report was prepared

This report has been prepared in accordance with and subject to the pre-purchase 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.

#### **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 states 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.