PROPERTY CHECK EXPRESS REPORT

WHO CAN USE THIS REPORT: If your name is not on this report, you must not rely on this report when making decisions about this property as Property Check is only providing advice to the people who are named on the report. If you would like to rely on this report but you are not named on it, please contact us to discuss having your name added to the report.

Job Number	54109
Client	Graeme Harley
Property Inspected	24B Larch Place, Casebrook, Christchurch
Inspection Date	25 July 2025
Building Surveyor	Darin Devanny
NZIBS Registration Number	BSI0100
Weather Conditions	Fine
Scope of Report	Visual inspection of the buildings that are listed in this report for the purpose of a residential inspection in accordance with NZS4306: Residential Property Inspections.
Report Ordered By	Graeme Harley - Vendor
Orientation	For the purpose of this report, the main entrance to the house is on the west elevation.

PROPERTY CHECK (N.Z.) LIMITED

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Summary of Procedures

For standard limitations, please see the Terms of Engagement at the end of the report.

The Scope of Inspection:

1. Visual inspection of all buildings and elements / components of the property that are not concealed (restricted to Permanent Structures only – see Definitions at the end of the report).

2. Visual inspection of the roof space as described within the report.

4. Drain testing of gulley traps and the wastewater system by running cold water from all sanitary fixtures.

5. Moisture scanning of wall linings and skirting boards that surround wet areas such as showers and baths, and to external wall cladding that is considered at-risk to moisture issues with a non-invasive moisture meter that provides indicative readings within the lining material.

6. Considering normal significant maintenance that is likely to be required in the next three years or as stated. This means that normal maintenance is not reported on, and anyone considering purchasing the property, or anyone currently owning the property should be familiar with normal maintenance required on any such property. (See the Terms of Service associated with this report)

7. A hose test on storm water connections of the dwelling.

8. Visual inspection of water pressure for general adequacy and taking the use of the fixture into consideration.

9. Obtaining spot level readings throughout the ground floor surface using a Ziplevel Pro-2000 (Elevation Measurement System) to locations considered necessary to obtain the required data to reflect the differences in levels within the floor and foundations that would indicate any substantial settlement within the floor and foundations that are outside the acceptable tolerances.

10. Carrying out a visual inspection of the grounds within the apparent boundaries. This does not include any common property, shared accessways, or ancillary buildings, other than those that are specifically included in this report.

11. Provide a weathertightness risk assessment in the form prescribed by NZS4306:2005 Residential Property Inspections.

Please refer to the definitions at the end of this report.

EXCLUSIONS From scope of inspection

Exclusions: In addition to and without limiting anything stated above, the following is expressly excluded from the scope of the Inspection:

a) The Report prepared by Property Check does not include assessment of Minor Defects or recommendations on Normal Maintenance.

b) No assessment is made on the condition of the ground regarding stability, load-bearing support, contamination or any other defect.

c) The Client acknowledges and accepts that the Inspection is not a compliance assessment against the weather tightness requirements of the Building Code. The Client must engage a full and invasive weather tightness building survey to assess the weather tightness of the Subject Building.

d) The building assessment does not include any form of specialist or forensic testing of any kind, including the testing of micro-organisms, asbestos, or any harmful dust residues, air and surface pollutants, or liquids of any sort whatsoever.

e) Defects such as splits, cracks, and surface defects may not be identified. Roof spaces and floor voids have additional limitations due to many surfaces being hidden from view.

f) The building survey does not include any specific engineering assessments such as structural, geotechnical assessments, or any other specialist assessment on the property.

g) The assessment or Report does not assess any related environmental aspects that may have, or may in future affect the Property such as, but not limited to, town planning, flood zones, heritage or air, water, or ground pollution.

h) No specific testing or assessment of the internal circuits of Essential Appliances is part of the building survey or Report. The overall or specific performance of any appliance or plumbing fixture is not assessed, it is simply tested for basic operation only.

i) No testing or assessment of any electrical wiring, circuitry, or switches is part of the building survey or report.

j) No assessment will be made on the overall condition of the concealed pipework or final outlets. Septic tank and effluent disposal systems are not assessed in any way whatsoever.

k) No assessment will be made on the overall condition of concealed pipework or final outlets.

l) Scan devices are influenced by rubber, metal, and other materials and may provide false readings. Additionally, they are not able to pick up moisture presence deep within the components being tested. While the assessment includes the use of moisture scanning, the results cannot be relied upon.

Method of Reporting:

The report consists of two main the sections as follows:

Section One – Executive Summary
Section One should be read in-depth to ensure you understand the important aspects of this property in relation to its condition. This section provides an overview of our findings. This section is compiled from the findings of Section Two of the report. It includes the general description of the main dwelling, our overall opinion of the condition of the dwelling, details on significant defects, and significant maintenance.

Section Two – Site Assessment
This section provides the results and information relating to the site inspection and the building surveyor's findings. This section is progressive in that it reports on each item separately without necessarily considering what may become identified further on during the inspection or during the desktop study. Therefore, this section of the report provides information to form the conclusions which are conveyed in Section One. **You should also read the information on defects within this section to obtain the detail required for you to understand the defects we identify.**

Terminology Used in This Report:

The report uses certain terminology to express the level of importance in repairs to the property in relation to defects and maintenance. These are listed below in the order of urgency or importance:

1. **"Urgent repairs are required…"** Means that a certain aspect of the property is not safe and there is a likelihood of personal injury or death if the matter is not addressed, or severe damage to part of the property is occurring or is imminent. Example – Damage to a structural member where there is risk of collapse.

2. **"Repairs are required…"** Means that there is current failure, or failure is imminent to a certain aspect of the building and repairs are required to ensure the building functions correctly, or costly repairs are avoided. Example – A door is difficult to open, or a leak is causing damage to part of the building.

3. **"Repairs are recommended…"** Means that certain aspects of the property are worn through normal wear and tear, natural deterioration, or are defective and repairs should be carried out to reduce additional future repair work or cost. Example – Deteriorating paint on exterior cladding or plumbing pipes under a floor are not supported properly and may leak in the future as a result.

4. **"Repairs / improvements could be considered…"** Means that certain aspects of the property are worn through normal wear and tear or natural deterioration and generally remain functional, but homeowners or occupiers may want to consider improving the condition. Example – Impact damage to wall linings.

Definition of Defects:

a. ***Significant Defect*** – An aspect of any part of the property which is either found to be damaged or defective or is concealed but suspected to be damaged or defective and requires remediation or further investigation to prevent ongoing damage to the property or from being a safety concern.

b. ***Minor Defect*** – A blemish or aesthetical defect, or a defect that is minor in nature that is not likely to cause ongoing damage, excessive or unnecessary cost, or substantial inconvenience to the owner or occupier. Minor defects are not required to be included in the report.

Definitions Relating to the Condition of Materials, Components, and Buildings:

a. ***Good condition*** – This means that the subject is in the condition as expected when considering its age and purpose and that there have not been any significant defects identified directly associated to the subject.

b. ***Poor Condition*** – This means that the subject is in a condition that is not fit for purpose or in a state that requires substantial repairs to be functional for the intended purpose.

c. ***Gradual deterioration*** – Is a description given to the subject that is showing signs of wear and tear or is found to be naturally deteriorating from the elements over a long period of time.

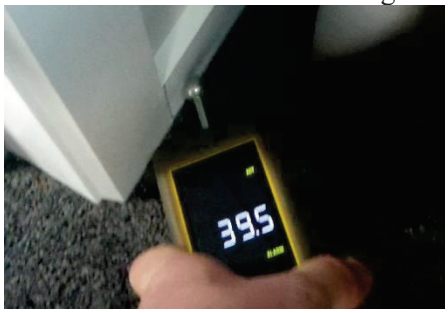
Equipment Used for Moisture Testing:

- Trotec T660

Trotec moisture meters were used in scan mode to assist in identifying damp areas within the cladding, skirting and wall linings. Results above 80 indicate wet timber. Readings between 40 and 80 indicate normal signs of dampness relative to the location of the timber being scanned (i.e. slightly higher readings are expected due to the area exposed to higher levels of dampness such as framing adjacent to a garage door opening, or laundry wet area for example). This range is not typically raised as a concern. Bottom plate framing for example often has slightly higher levels of moisture. Results below 40 are considered as showing no signs of dampness. The moisture scanner depth range varies up to 40mm according to the makeup of the materials being scanned and only measures at the point that the sensor touches (i.e., it does not scan a wide area). Please see our standard limitations regarding moisture scanning and our description of moisture scanning procedures in the "Summary of Procedures".

Moisture scanning photos are included within the report. Typically, the moisture scanning is carried out to the interior of the dwelling to exterior walls and wet areas such as bathrooms, laundries, and toilets. Moisture scanning is typically carried out when the building surveyor considers areas of high risk to moisture issues exist such as in direct fixed plaster houses, at high-risk cladding details, wet areas such as showers, toilets, and laundries.

Photos of moisture meter readings are included within the report where applicable.



Building Surveyors Experience and Qualifications:

Darin Devanny:

- 20 years' experience building surveying.
- Accredited Weathertightness Assessor
- Registered Building Surveyor – MNZIBS.
- Diploma in Building Surveying.
- 15 years qualified builder.

Condition of the Dwelling May Change:

The information contained within is accurate in respect of the date of the inspection only. The report is an "on the day of inspection" report which means that the report is based on the inspection that was carried out at the "Inspection Date" specified on page 1 of this report. The property's condition may be subject to change following the time of inspection that may be due to natural events such as earthquakes and floods for example or following events such as damage or wear and tear caused by anyone using the property since the time of the inspection. We accept no liability for no such issuing arising from damage or wear and tear caused following the time of inspection that could not have been reasonably foreseen.

Use of Report:

This report is confidential to the people who are named on this page. If your name is not on this report, you are not entitled to rely on this report when making decisions about this property and Property Check cannot be liable to you for any comments it has made about the property and you may also be missing important context about the property, which we have informed the named people, but which is not included in the report. If you would like to rely on this report but you are not named on it, please contact us to discuss having your name added to the report.

Section 1. Executive Summary

Canterbury Earthquakes:
The house is located in Canterbury, which has been the subject of multiple significant earthquakes over the last decade or so. Sometimes, earthquake damage can be hidden, complex and difficult to observe without specialist engineering knowledge. As builders and building surveyors, we are trained to identify construction issues (within the parameters of this report), but we are not experts at identifying or assessing structural damage. As a bare minimum, anybody buying property in Christchurch should obtain and review all relevant EQC/private insurer information. If you have any concerns about structural damage, we strongly recommend that you also consider engaging an appropriate engineer before making any decisions about a property. We are happy to provide you with the contact details of engineers that we have worked with in the past.

Brief Description and Overall Opinion of The Main Dwelling:

The dwelling is situated on a level site with low weather exposure, and the grounds appear to be well maintained. A possible drain was observed near the east boundary, and further investigation via title documents is recommended to determine if any easements exist.

The main roof is profiled metal and appeared in good condition, requiring only low-level maintenance. Butyl rubber membrane roofing over dormers was also in good condition. Some timber shingles over the entrance are deteriorating and may need replacement.

Several sections of steel spouting are corroding, particularly above the garage and near the dining room, and may require replacement. Timber facing boards and shingles on the upper-level show signs of weathering and will require general repairs and repainting. Two upper-level windows on the north elevation lack head flashings, and it's important that all junctions and sealant joints remain well maintained.

The brick veneer is in good condition, and the aluminium windows and doors showed no defects. The perimeter foundation is a concrete strip and appears sound.

Internally, most rooms were free of defects with exceptions including the kitchen, where the gas cooktop's front right igniter is faulty and may need repair. The gas bottle is stored inside a cupboard next to the sink, which is non-compliant with gas regulations. This should be relocated to a ventilated external area.

In the roof space, structural modifications were noted in the southeast corner where trusses have been cut and new floor framing added. This is part of a building consent which has been issued a Code Compliance Certificate. There were no structural concerns identified within the roof structure. Ceiling insulation is present but does not meet Healthy Homes standards in terms of thickness.

Moisture readings taken throughout the interior were generally normal, and the stormwater and wastewater systems appeared to be functioning correctly. Smoke detectors were found to be located in compliant positions.

A floor level survey showed a total variation of 62mm including across the attached garage, which is outside the MBIE guidance tolerances maximum of 50mm variation across a floor plan. The slopes are not noticeable and there are no visual signs of foundation settlement. The total variation within the house floor plan (excluding the garage) is 42mm. This variation is located between the kitchen area and northwest corner of the lounge.

Overall, the dwelling appears to be in good condition with some minor maintenance and general repairs required, particularly to external cladding elements and drainage components.

What Should the Next Steps Be for Potential Purchasers?

- You should obtain all relevant documentation for the property including EQC information (which is now often publicly available) and insurance claim information.
- If you have any doubt about the issues raised in this report, you should contact the building surveyor who completed the report for further advice.
- Provide a copy of this report to your lawyer for further advice on any issues or concerns raised in this report.
- Seek professional advice on any costing of remedial work of defects, significant maintenance and further investigations required that have been raised in the Executive Summary and Section 2 of this report.
- You may need contact a Registered Building Surveyor or other experts such as structural engineers for further advice or further investigations that have been raised in this report. Below is information relating to the New Zealand Institute of Building Surveyors who may be able to provide further assistance.

The New Zealand Institute of Building Surveyors

The New Zealand Institute of Building Surveyors is a national body of skilled, professional building consultants who have extensive knowledge and experience in construction and building related matters. The Institute was started in 1994 and currently has over a hundred Registered Members up and down the country.

Other forms of investigation and reporting a Registered Building Surveyor may undertake include:

- Building defect or building failure investigation and reporting.
- Inspection and premises condition reporting, prior to purchase, for disposal or for leasehold requirements.
- Interpretation and reporting on construction compliance issues.
- Condition inspections and reporting for short, or long-term maintenance planning requirements.

Visit https://www.buildingsurveyors.co.nz/ for further information or to contact a member near you.

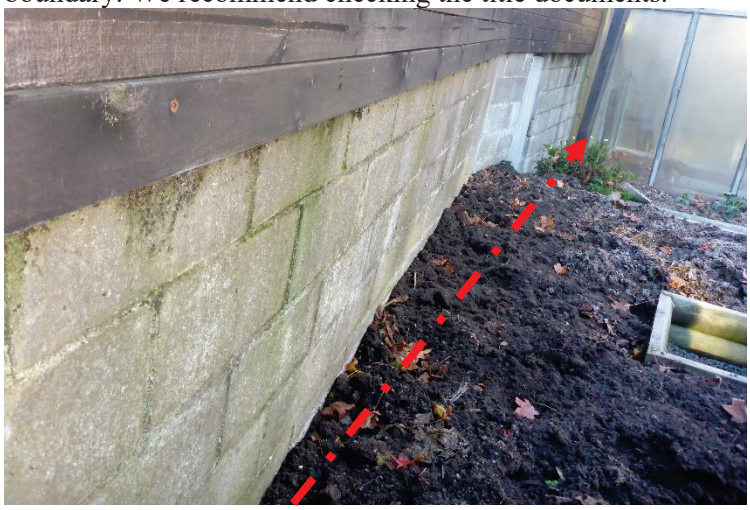
New Zealand Institute of BUILDING SURVEYORS

Section 2. Site Inspection Observations

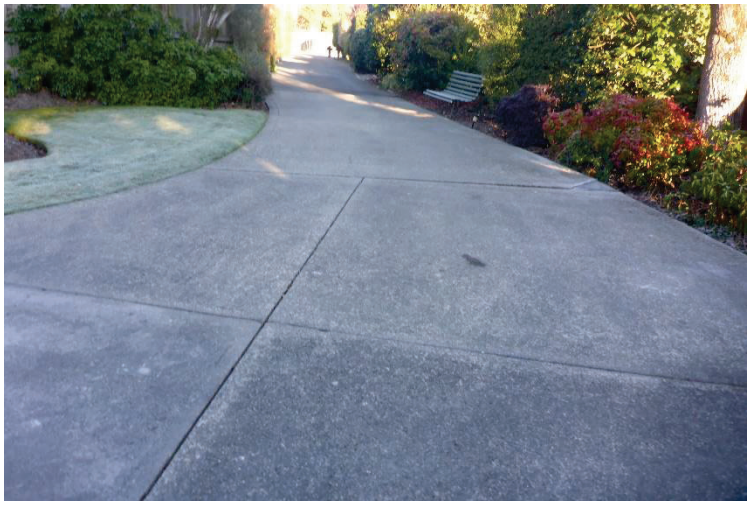
SITE

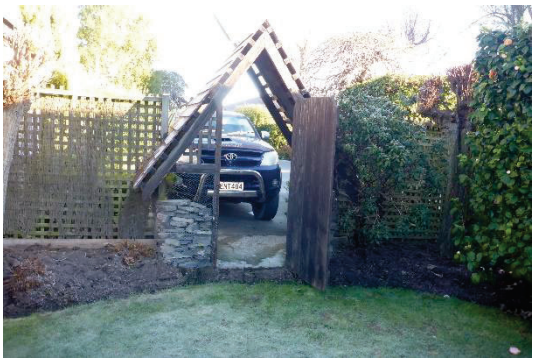
The property is located on a level site with low exposure to the weather. The grounds appear in good condition.

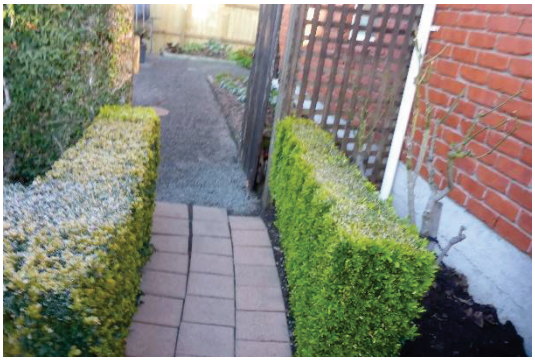
There may be a drain running underground along the east boundary. We recommend checking the title documents.

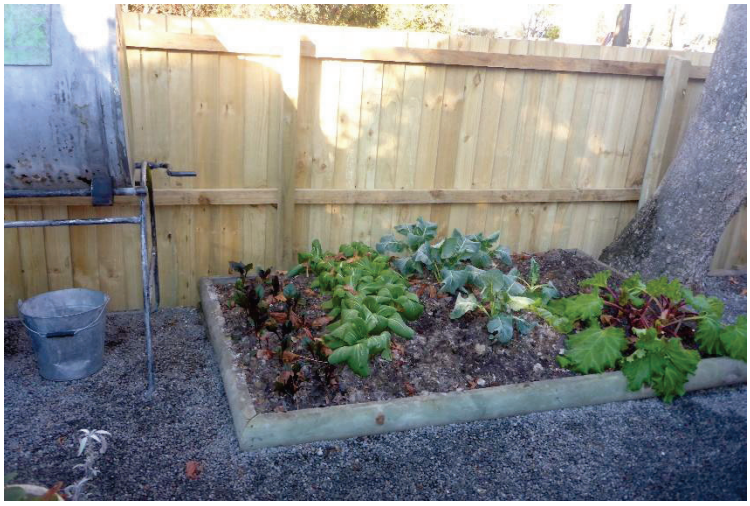


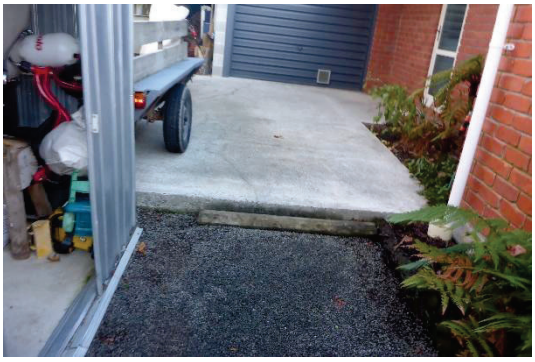
Overview Photos:











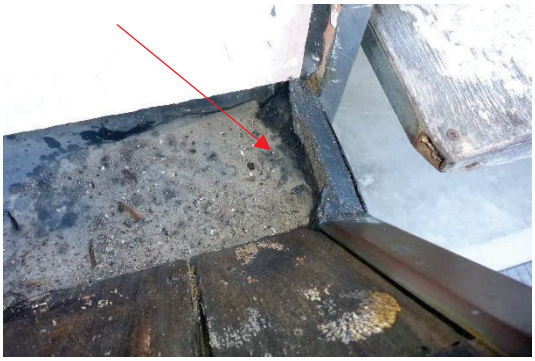
ROOF
Pre-Painted Profiled Metal / Butyl Rubber Membrane / Timber Shingles

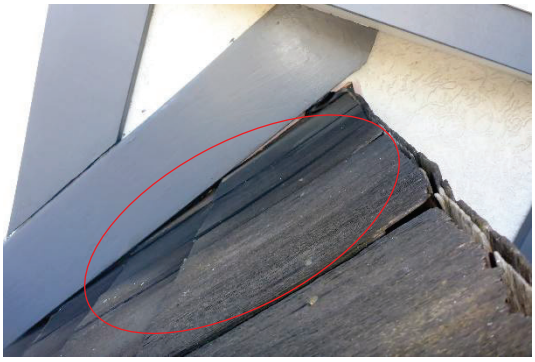
The inspection was carried out via a remote camera mounted on a pole and operated from the ground. There are limitations with this method that restrict the inspection to what could be seen via the camera video footage.

The profiled metal roof is in good condition and will require low-level maintenance.

The butyl rubber membrane over the dormers is in good condition.

Some timber shingles over the main entrance are deteriorating and may need replacing in the near future.

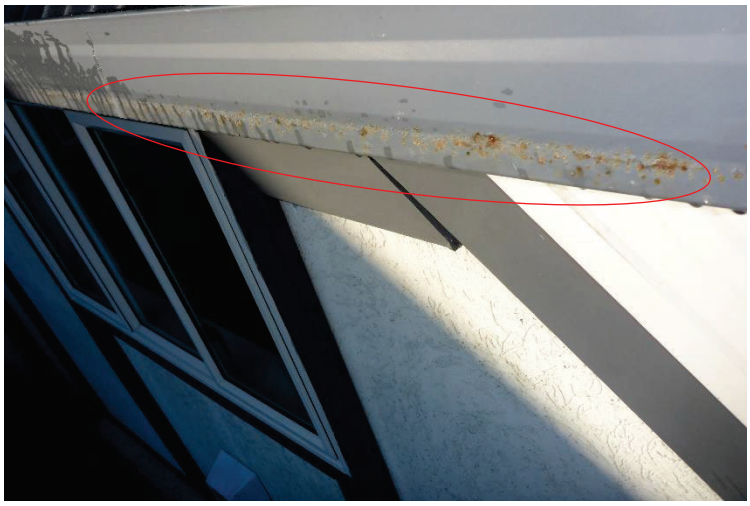


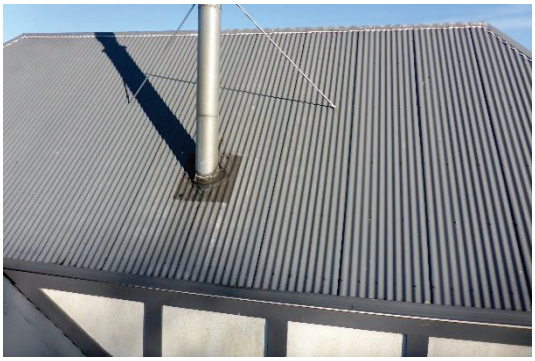


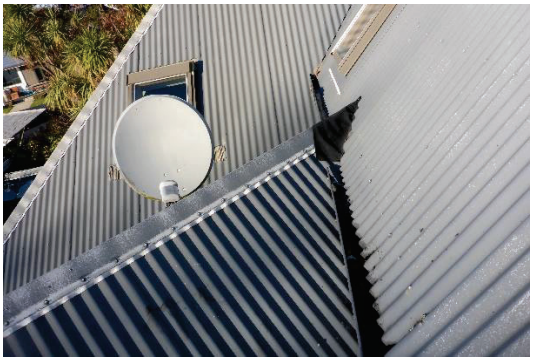
Overview photos:

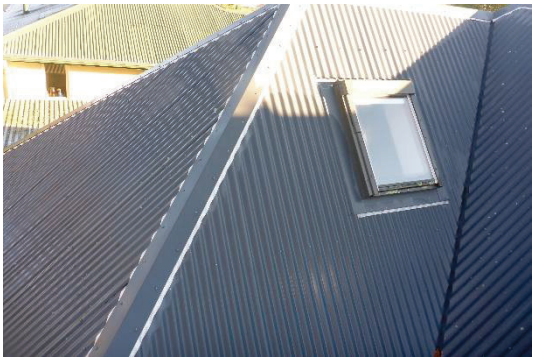
RAINWATER COLLECTION
External Pre-Painted Steel Spouting

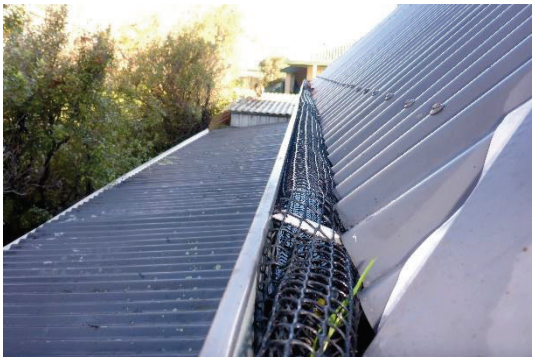
Spoutings to the upper level above the garage and the lower level north elevation near the dining room are corroding and may require replacement.





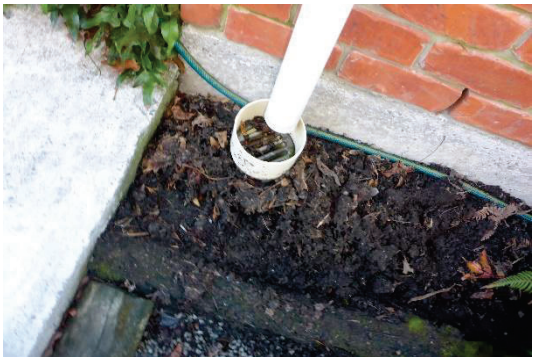






DOWNPIPES
Plastic

No significant defects identified.



STORMWATER SYSTEM

A hose test to the stormwater system was carried out on the east elevation and appeared to operate correctly.

DRAINAGE SYSTEM

The wastewater system was tested by running water through to the gulley traps. The water appeared to drain freely through the wastewater system.

FASCIA
Pre-Painted Steel

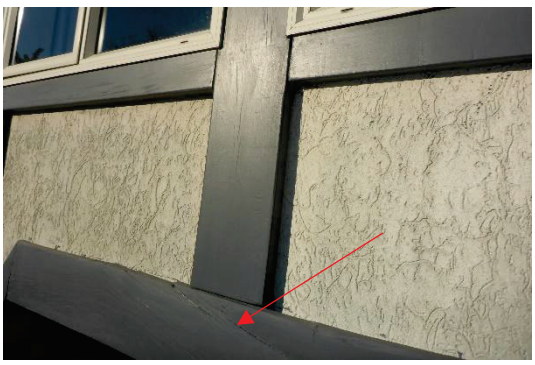
No significant defects identified.

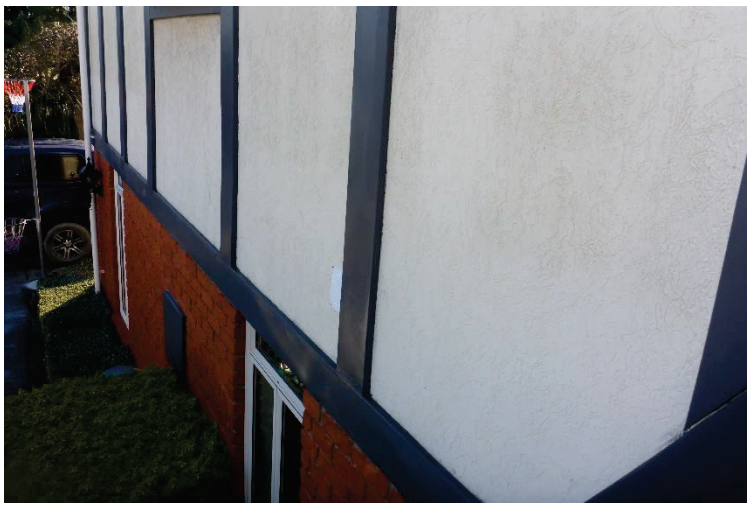
SOFFITS
Fibre Cement

No significant defects identified.

EXTERIOR WALLS
Direct Fixed Texture-Coated Fibre Cement Sheet with Timber Facings / Brick Veneer / Shingles

Timber facing boards to the upper level are weathered and require maintenance, including replacement of a few boards and repainting.





The timber shingles to the upper level dormers on the south elevation are deteriorating and require replacing to a few areas.

Upper level windows on the north gable end lack head flashings. It is important that the top edge sealant joints and back facings remain well sealed.

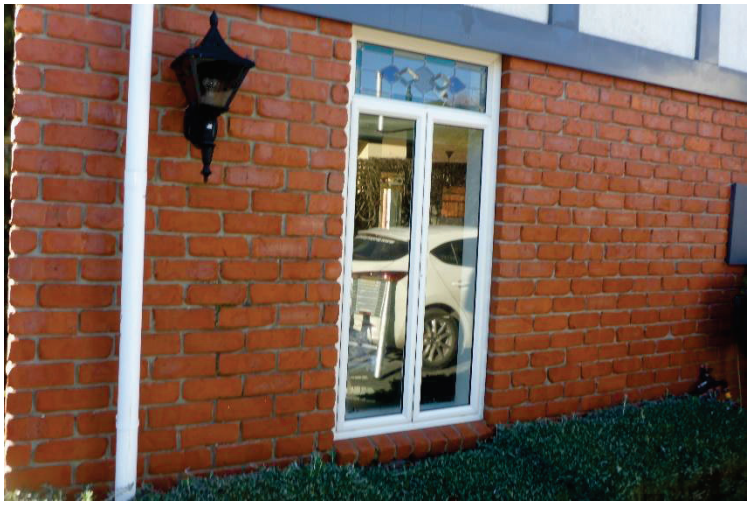
The brick veneer is in good condition and should require only low-level maintenance.

Overview photos:

EXTERIOR WINDOWS AND DOORS
Aluminium Single Glazed

No significant defects identified.

The plywood garage door shows wear and may require repainting.



EXTERNAL FIXTURES

No significant defects identified.

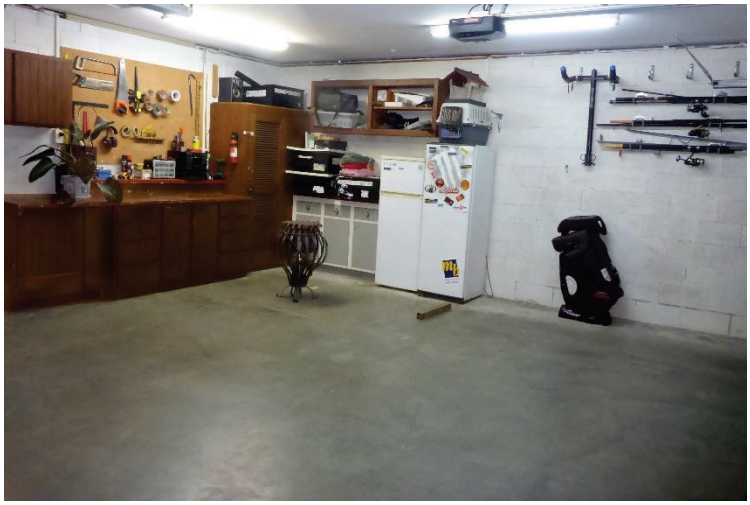
PERIMETER FOUNDATION
Concrete Strip

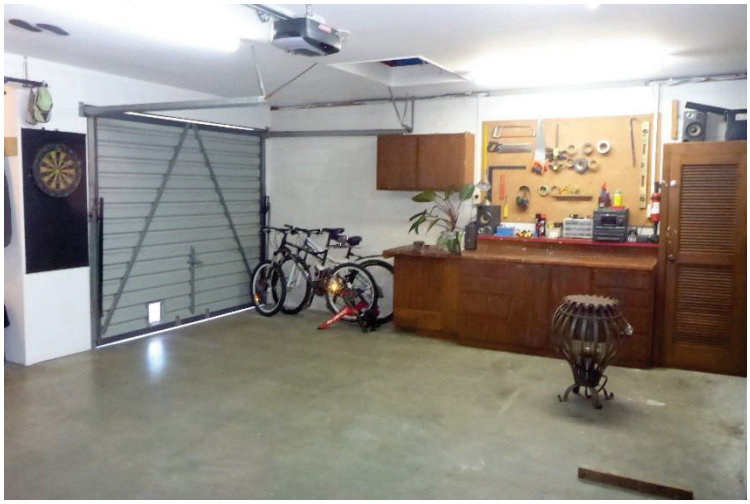
The foundation appears in sound condition.

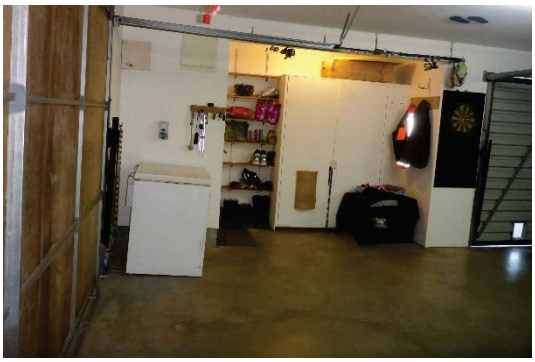
GROUND FLOOR

GARAGE

No significant defects identified.

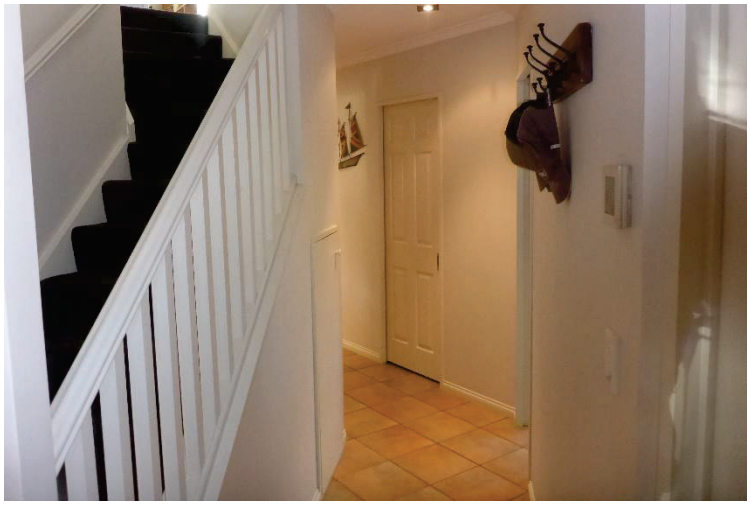


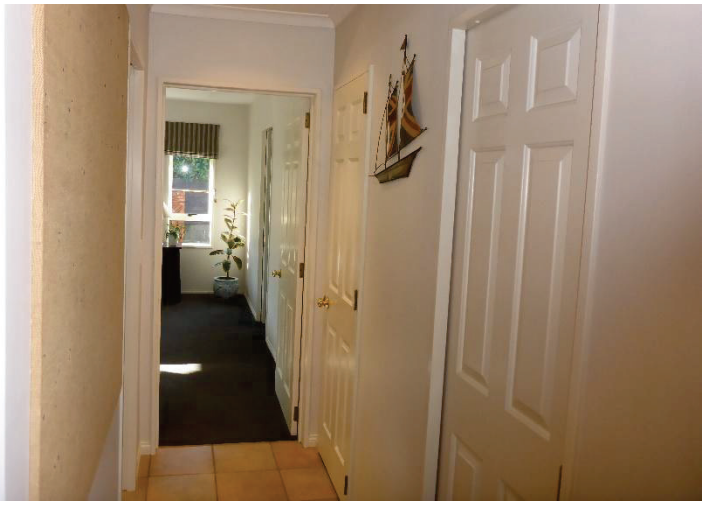


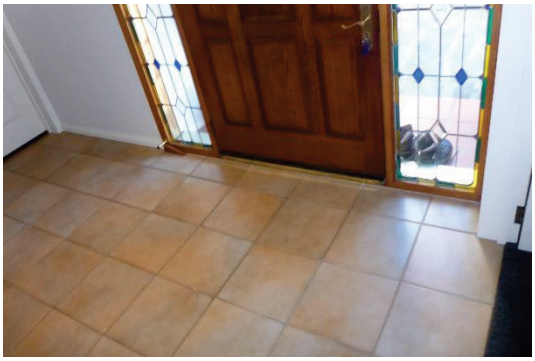


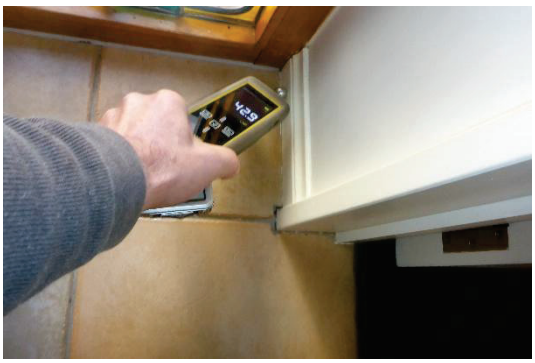
MAIN ENTRANCE / STAIRWELL / HALLWAY

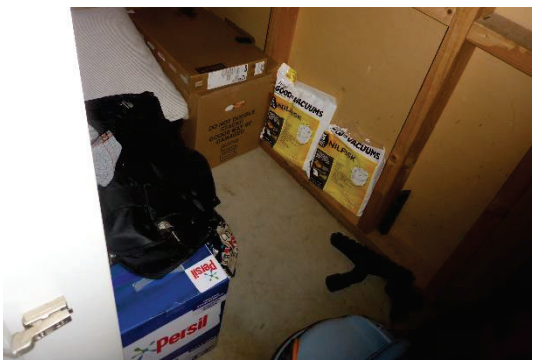
No significant defects identified.





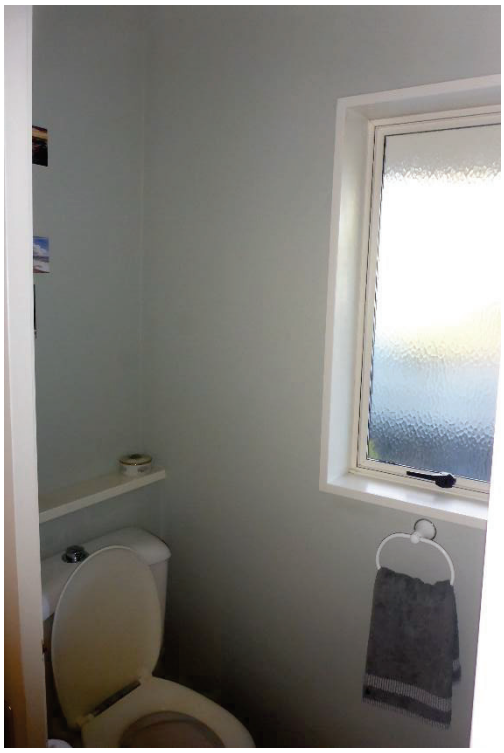


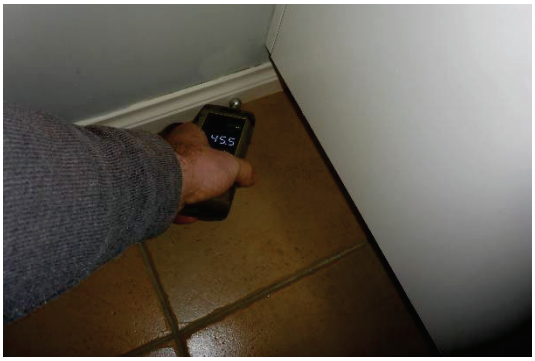


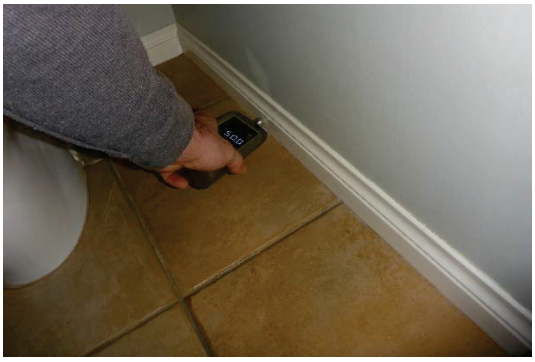


TOILET

No significant defects identified.

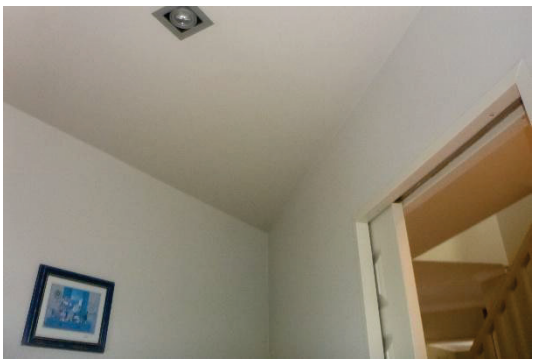






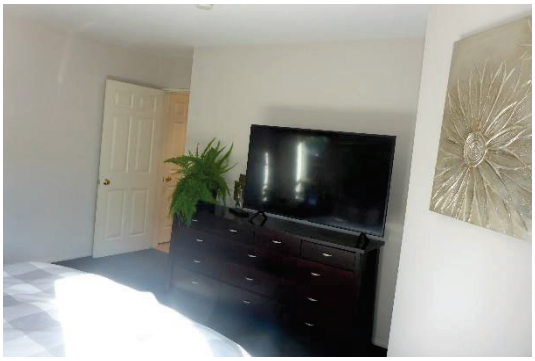
LAUNDRY

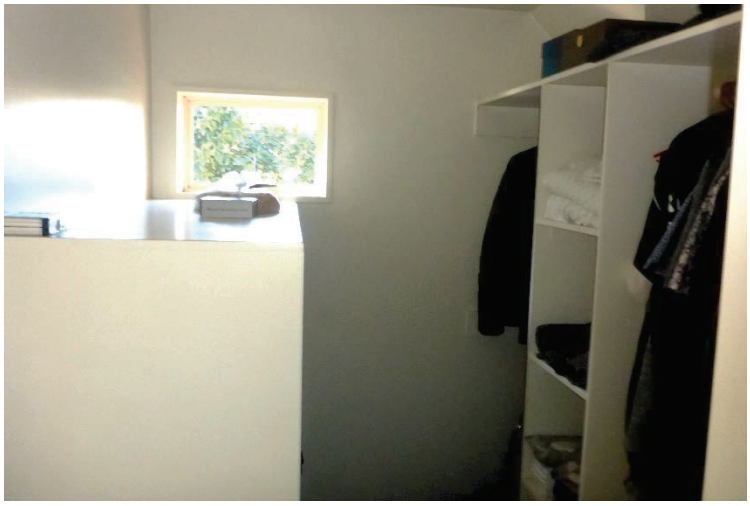
No significant defects identified.

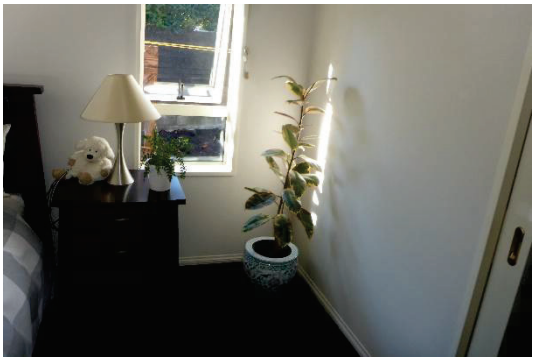


BEDROOM 1

No significant defects identified.

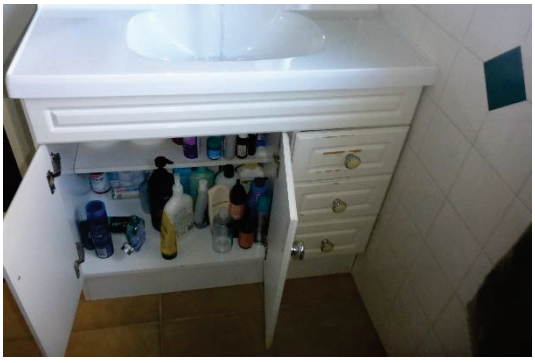






ENSUITE

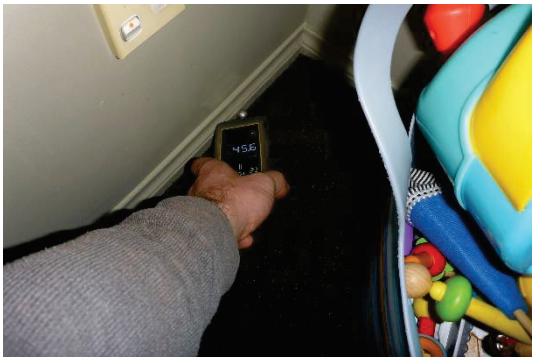
No significant defects identified.

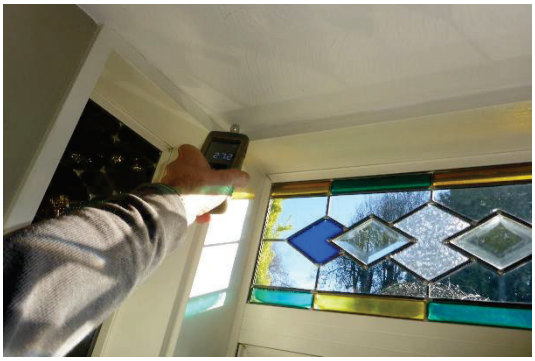


KITCHEN / DINING / LOUNGE

No significant defects identified. However, the igniter to the front right gas cooktop element does not work and may require repair.

The gas bottle is stored in a cupboard beside the kitchen sink, which is non-compliant. It should be relocated to a properly ventilated external area.

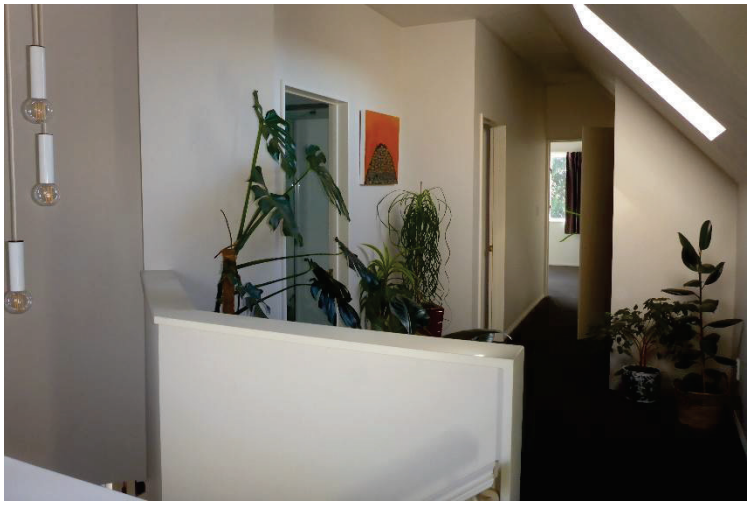


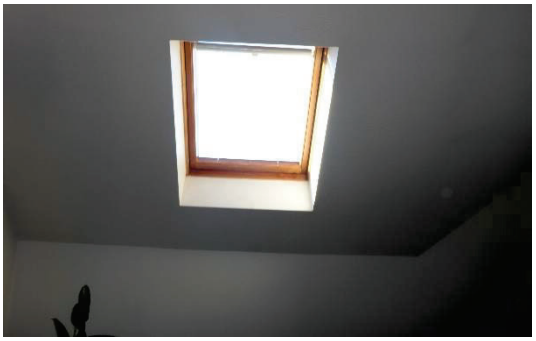


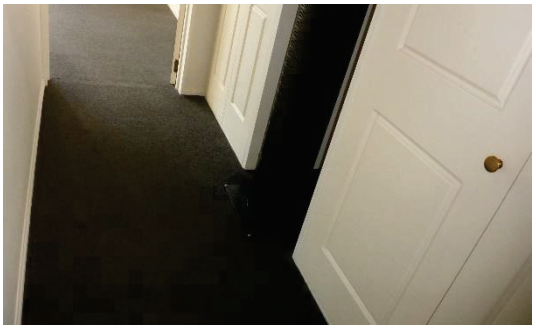
UPPER LEVEL

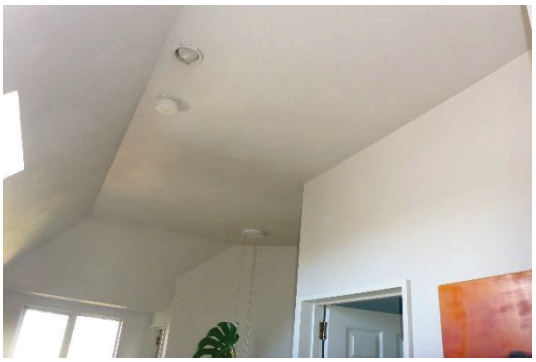
HALLWAY / STAIRWELL

No significant defects identified.



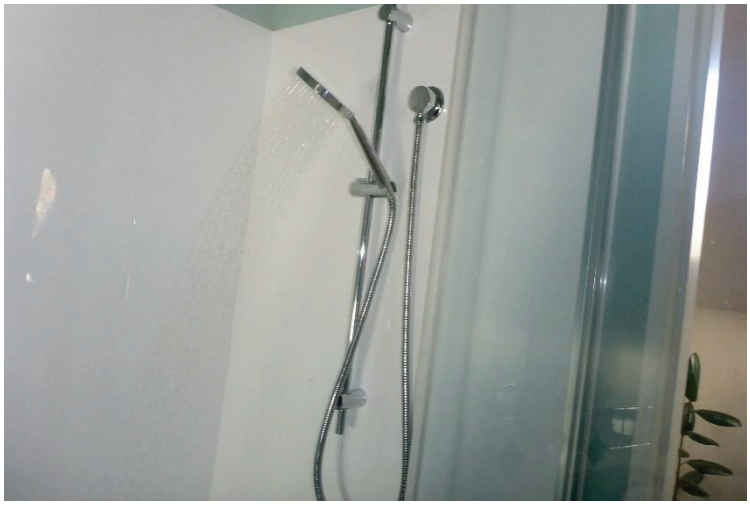


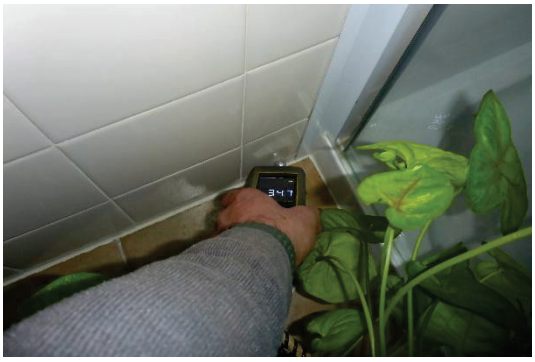




BATHROOM

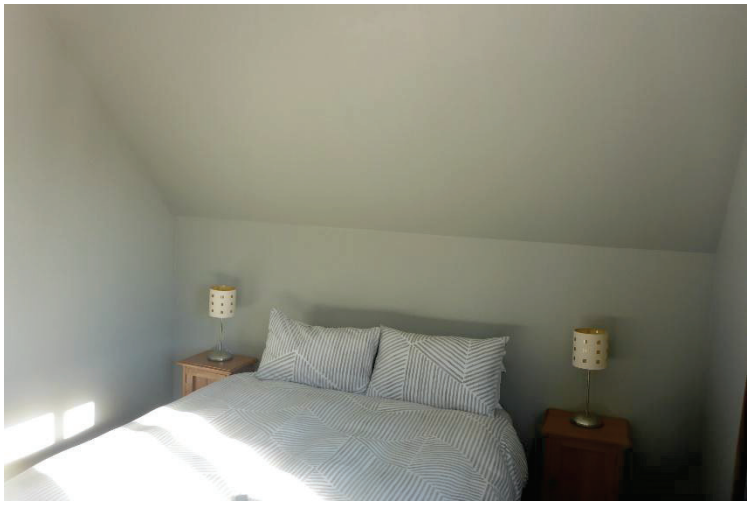
No significant defects identified.

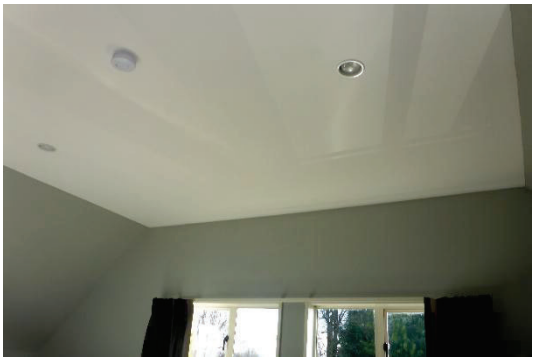


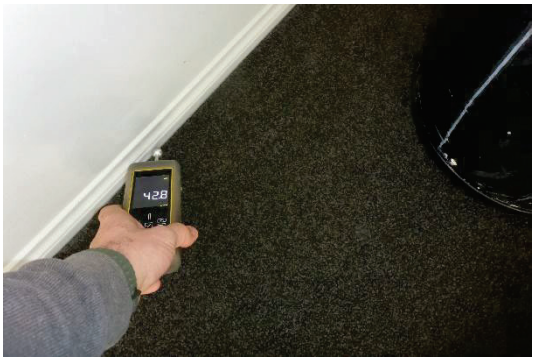


BEDROOM 2
North end of the hallway

No significant defects identified.

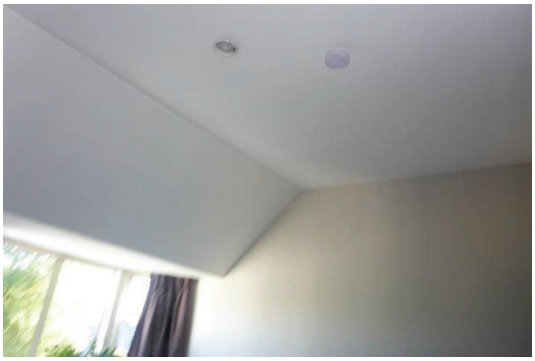






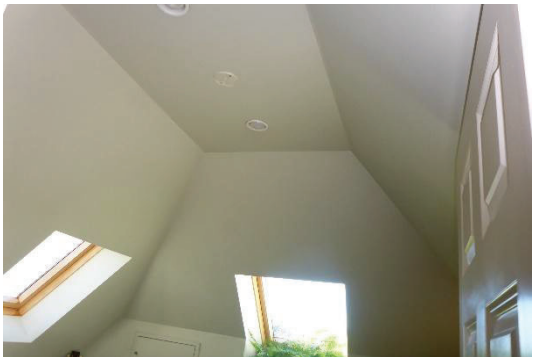
BEDROOM 3
Next to the bathroom

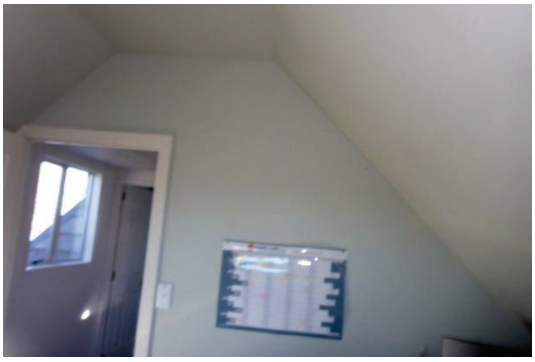
No significant defects identified.

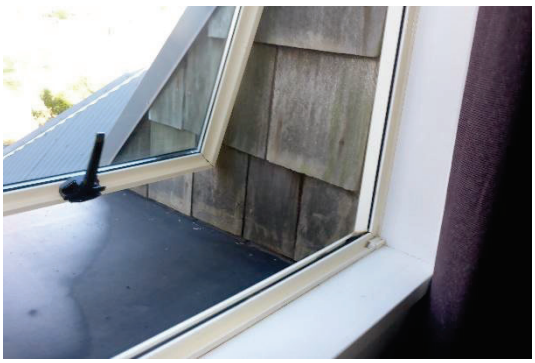


BEDROOM 4
Southeast corner

No significant defects identified.

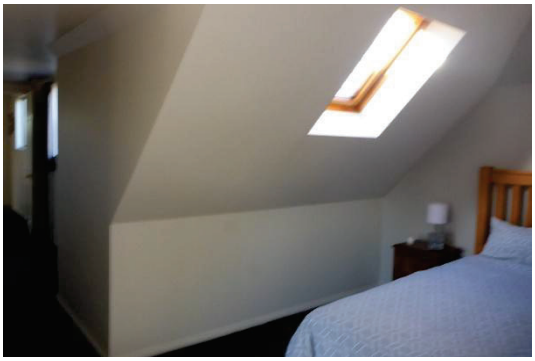


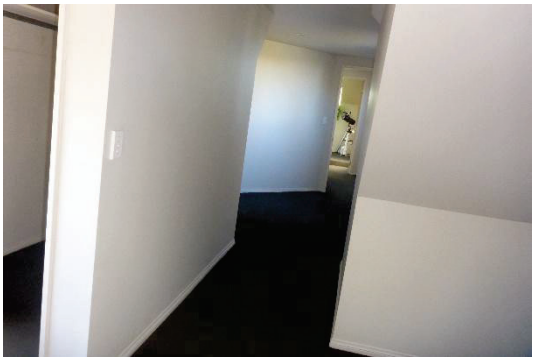




BEDROOM 5
Above the garage

No significant defects identified.





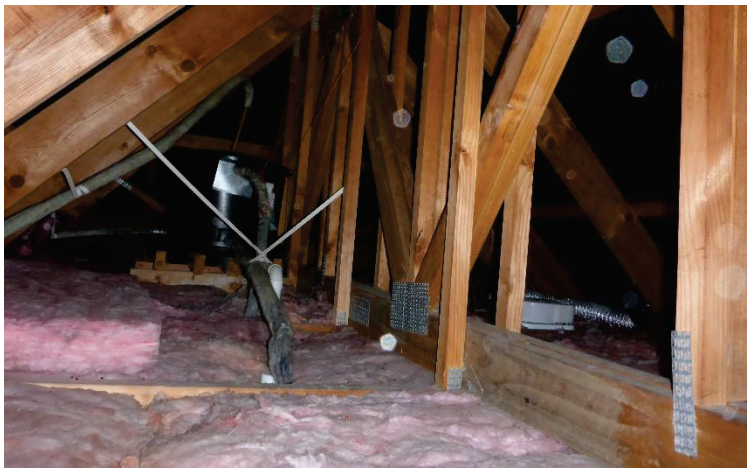
ROOF SPACE
Ceiling hatch in laundry, wardrobe in bedroom 3, cupboard in hallway, wall hatch in bedroom 4, garage ceiling hatch

No significant defects identified.

There is evidence of structural changes to roof framing in the southeast upper-level corner. This work is covered by a building consent and Code Compliance Certificate. All areas inspected appear in sound condition.

Ceilings are insulated with fibreglass batts, though thickness does not meet Healthy Homes standards. Upgrades may be considered.

Overview photos:



HOT WATER CYLINDER

Location – Roof space accessed via upper hallway cupboard

Comments:
The power to the cylinder was switched on at the time of the inspection and appeared to be operating correctly. No significant faults were identified to the cylinder or pipework.

FLOOR VOID

None. Concrete slab on ground.

Floor Level Survey

The floor level variances within the dwelling were measured to determine if the levels are within acceptable tolerances. The tolerances are provided in the table below which are derived from the guidance documents provided by the Ministry of Business, Innovation and Employment (MBIE), following the Canterbury Earthquakes. These tolerances take in account usual variances typically found within existing dwellings across New Zealand. They can be a helpful indication, but floors that are within tolerance can still have structural deficiencies.

In the time available, we have carried out a limited floor level survey using a Zip Floor Level. This is different from a full floor level survey that an engineer might do, but it is intended to be a guide that may help you when considering whether to undertake further investigations. We did not carry out any form of detailed floor level or structural assessment which a structural engineer might do.

Acceptable Tolerances of Floor Levels (according to MBIE):
The slope of the floor between any two points greater than 2.0 m apart is less than 0.5% (1 in 200). The variation in level over the floor plan is 50mm or less.

Results of Floor Level Survey:

<table>
<tr><th>Description</th><th>Locations</th><th>Photographs</th></tr>
<tr><td rowspan="2">Overall Variation Across Floor

(note: some displayed readings may not match the readings provided due to the adjustments made for differing floor covering thicknesses and steps in floor levels)</td><td>Lowest reading:
Kitchen (-26mm)</td><td>  </td></tr>
<tr><td>Highest reading:
Northwest corner of the garage
(+36mm)</td><td>  </td></tr>
<tr><td colspan="3">Total variation across entire floor of dwelling: 62mm</td></tr>
<tr><td>Slopes Found > 0.5%</td><td>None found.</td><td></td></tr>
</table>

Please Note: Floor level measurements are not logged or recorded, other than the information provided above.

Weathertightness Risk Assessment

A: Wind Zone	Low risk: Low wind zone as described by NZS 3604.
B: Number of Storeys	High risk: Two storeys.
C: Roof/Wall intersection	Medium risk: Roof-to-wall intersection partly exposed (hip and gable roof with no eaves).
D: Eave width (1)	High risk: 100 - 450mm at 1st floor, or 450 - 600 mm at 2nd floor level.
E: Envelope complexity	Medium risk More complex, angular or curved shapes.
F: Deck Design	Low risk None, timber slat deck or porch at ground level.

Note:

(1) Eave width measured from external face of wall cladding to outer edge of overhang, including gutters and fascia.
(2) Balustrades and parapets count as 0mm eaves.

Services

	Comments	Photographs
Water Supply	Turned on. No significant faults identified.	
Electrical Services	No significant defects identified.	
Smoke Detectors	Smoke detectors were found to be located in the compliant locations.	

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Client: Graeme Harley **Date of Inspection:** 25 July 2025

Site Address: 24B Larch Place, Casebrook, Christchurch

Inspector: Darin Devanny **Company:** Property Check (N.Z.) Ltd.

Qualifications: Registered Building Surveyor (MNZIBS)

The following areas of the property have been inspected:

Inspection	Yes	No	Limited
Site	☑	☐	☐
Subfloor	☐	☑	☐
Exterior	☑	☐	☐
Roof Exterior	☑	☐	☐
Roof Space	☑	☐	☐
Interior	☑	☐	☐
Services	☐	☐	☑
Accessory units, ancillary spaces and buildings	☑	☐	☐

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

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

Name: Darin Devanny Date: 25 July 2025

Signature: 

(for and on behalf of Property Check (N.Z.) Limited)

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

Additional Information

NZS4306:2005 – Residential Property Inspection

What the Standard Covers:

The residential property inspection Standard covers a range of issues concerning pre-purchase property inspections and reporting, including:

- Competencies required by inspectors to conduct an inspection in accordance with the Standard
- Minimum requirements for the visual inspection of residential buildings and for the basic content of a property report.
    - A property report should be seen as a reasonable attempt to identify any significant defects identifiable at the time of the inspection.
    - The inspection should include an assessment of the condition of each of the following areas, where safe, unobstructed access is provided - site, subfloor, exterior, roof exterior, roof space, interior, services and identified ancillary spaces and buildings. It shall be clearly stated in a property report if no access was available, or access to limited areas only was available at the time the inspection was carried out.
- A clear list of everything a professional inspector should be looking at when making the assessment, including identification of:
    - Construction defects (structural, instability, weather tightness, durability, workmanship)
    - Gradual deterioration
    - Deferred maintenance issues as well as other defects
    - Trade specific testing (or reference to) and assurance relating to infrastructure services (plumbing, gas, electrical etc)
    - Positive attributes (insulation, double glazing, plumbing issues).
- A list of areas and items, which could be the subject of a special (additional) report. Such a report may be needed when items or areas are identified, which are outside the inspector's area of expertise.
- Reference Standards and other relevant documents.

Asbestos

The construction period of the dwelling falls into the era of houses built using asbestos. No analysis has been made to determine the presence of asbestos in this report because it is a lengthy process to identify whether certain materials contain asbestos and the type they contain. The process involves careful removal of a sample and sending to a laboratory for analysis. This process often does not fall within the acceptable timeframe of completing a pre-purchase or pre-sale report.

If you have concerns, please do not hesitate to contact us for further assistance.

Below is more information about the product. You can also visit the following link:
https://www.health.govt.nz/news-media/news-items/asbestos-advice-householders

Asbestos was used in New Zealand up to the mid-eighties. Traces of asbestos could be in materials well past this date. Asbestos products can pose a health risk to building occupiers when the material is in a deteriorating state or the material is worked i.e. cutting, grinding, drilling, sanding etc.

Asbestos is often found in the following applications:

- asbestos-cement cladding and roofing
- backing material for floor tiles and vinyl sheets
- insulation board for thermal protection (e.g., around fireplaces)
- textured ceilings and sprayed-on wall surfaces
- lagging for insulation around pipes, heaters, and hot water cylinders
- textiles
- spouting for drainage and water supplies.

- **Asbest**os was also used in household items such as:
- oven gloves
- ironing board pads
- simmer mats for stoves
- fire blankets.

Smoke Detectors

Smoke alarms: maintenance

A home fitted with smoke alarms is still unprotected if alarms are not working properly. You can keep your smoke alarm in its best condition using these tips.

- Keep smoke alarms clean. Dust and debris can interfere with the alarm's operation so vacuum over and around your smoke alarm regularly.
- Once a month check the smoke alarm is working by pressing the test button. If you cannot reach the button easily, use a broom handle.
- If all is OK you will hear a loud beep or a series of beeps. If you get no response it is most likely the batteries, or the alarm if it is a long-life type, will need to be replaced.
- If a smoke alarm is not a long-life smoke alarm, its battery should be replaced every year. A good way to remember is to replace the battery at the same time every year, such as the beginning or end of daylight savings.

How long will my smoke alarms last?

You can expect your long-life smoke alarm to last for around 10 years.
A smoke alarm is constantly monitoring the air in your home. At the end of 10 years after it has gone through over 3.5 million monitoring cycles, its components may become less reliable. As the detector gets older the chance it could fail to detect a fire increases. Smoke alarms that are wired into your electrical system (or burglar alarm) also need to replaced every 10 years.

The alarm near my kitchen is always going off

If your alarm is regularly responding to smoke from cooking there are several ways to handle this problem.

- You could replace the alarm with one that has a button to silence it for a few minutes.
- You could move the alarm further away giving the smoke more time to dissipate before it reaches the sensor.
- If it is an ionisation smoke alarm replace it with a photoelectric. A photoelectric detector is less sensitive to smaller particles so is less affected by cooking smoke.
- The last option is to use a heat detector rather than smoke alarm.

To stop an alarm sounding you need to clear the air in the sensor chamber. Fan the alarm with a paper or tea towel is the best method to stop the alarm automatically. Don't try to disable the alarm by removing the battery.

This information was obtained from The New Zealand Fire Service web site. Visit www.fire.org.nz for updates and further information.

Glossary of Terms

Term	Meaning
A.A.C. Panel	Autoclaved aerated concrete, also known as autoclaved cellular concrete or lightweight concrete. The product is used as a wall veneer cladding system and typically has a built-in cavity system that allows for drainage and drying of any water that may penetrate the veneer. The product in appearance is very similar to that of E.I.F.S. (Polystyrene cladding system) in that they both often of similar thickness and are coated in a similar way using a flat plaster system and paint.
Building Act 2004	The Building Act 2004 is the current building work legislation and was introduced in 2005 and included changes from the previous Act such as - Licensed Building Practitioners, requirements for CCC's to be issued before a developer can sell a household unit and Certificates of Acceptance.
Building Code	A document that the Building Act 1991 and 2004 refers to that explains the objective, functional requirement and performance levels that a building must meet. It covers aspects such as structural stability, fire safety, access, moisture control, durability, services and facilities. All new building work must comply with the Building Code.
Building Permit	A permit that was issued under NZS1900 by the Council prior to the Building Act 1991 came into effect states that the building work has been authorized by the Council and that it is subject to inspections by a council inspector.
Cavity System	A wall cladding system that involves the cladding material supported away from the main wall framing by the use of battens that forms a cavity between the cladding and framing.
Certificate of Acceptance	A certificate issued by the Territorial Authority following an application for building work carried out without Building Consent or for work where the Territorial Authority refuses to issue a Code Compliance Certificate.
Code Compliance Certificate (CCC)	A certificate relating to a Building Consent that is issued by the Territorial Authority or Building Consent Authority when applied for at the completion of building work when the authority is satisfied on reasonable grounds that the work complies with the Building Code.
Concealed Fascia/Spouting System	Spouting that is concealed behind the fascia and is therefore not visible from the ground. Relies on overflow devices such as slots/holes in the bottom of the fascia when the spouting becomes blocked where the conventional external spouting simply overflows the outer edge.
Direct Fixed Cladding	A cladding system that is fixed directly to the timber frame structure of the external walls. As a result of the leaky building crisis, many cladding systems such as Stucco plaster, EIFS, Fibre Cement, Plywood, and horizontal Corrugated Steel are now required (in most cases) to be constructed using a cavity system (see above) to reduce the risk of moisture ingress that had become very problematic in dwellings during the leaky building period (Circa 1990 – 2004).
Double Glazing	A glazing system that consists of two panes of glass adjacent to each other that are separated by an air or gas-filled gap to provide noise and temperature insulation.
Dry Rot	A fungus that consists of microscopic threads (hyphae) that penetrates the cell structure of timber that leads to decay. The fungus can provide suitable moisture content (between 20% and 30%) to the timber it is attacking by transporting moisture through the hyphae from damp areas. Dry rot typically attacks Pine and Beech as well as several wood products such as wallpaper and cardboard.
Exterior Insulation and Finishing System (E.I.F.S)	A cladding system that consists of Polystyrene and an acrylic plaster system used to provide insulation to a house while forming the main cladding system. Prior to 2005, the product was mostly fixed directly to the framing where the insulation properties of the materials were utilized. However, as a result of the leaky building crisis, the material is now mostly fixed to cavity battens where the insulation properties are no longer utilized due to the airflow to the internal face of the product.
External Spouting	Spouting that is mounted on the outer side of the fascia or exposed rafters and is visible from the ground.
Flashing	A component used in providing water tightness to material junctions in wall and roof cladding.
Flashing - Apron	An apron flashing runs between the lower edge of a wall and roof cladding junction which provides water tightness to the junction between the wall cladding and the roof cladding.
Flashing - Barge	The flashing that runs along the junction at the join between the roof cladding and gable end cladding or fascia to provide water tightness to the roof structure (runs parallel with roof cladding at the edge of the roof).
Flashing - Head	The head flashing runs along the top of an external joinery unit such as a window or door and provides water tightness to the framing between the cladding and the unit.

Flashing – Hip	The flashing that runs along the junction at the hip portion of the roof to provide water tightness to the roof structure (where roof cladding joins at right angles at the upper end of the sheets).
Flashing – Kickout/Deflector or Diverter	The flashing located at the lower end of a sloping apron flashing at the roof to wall junction that diverts the water away from the exposed wall cladding to prevent water penetrating internally. Typically, the water is diverted into the spouting located directly below.
Flashing - Ridge	The flashing that runs along the junction at the ridge portion of the roof to provide water tightness to the roof structure (where roof cladding joins at the ends at the apex or peak of the roof).
Flashing - Saddle	A saddle flashing is installed between the lower edge of the cladding and over a perpendicular parapet style wall such as a handrail of a balcony or perpendicular joists or rafters that provides water tightness to the right-angle junction between the cladding and the perpendicular element or component.
Flashing – Side / jamb	The side flashing runs up or down the vertical sides of an external joinery unit such as a window and door that provides water tightness to the framing between the cladding and the unit.
Flashing – Valley Iron	The flashing that runs along the junction at the valley portion of the roof to provide water tightness to the roof structure (where roof cladding joins at right angles at the lower end of the sheets and drain into the valley iron or gutter).
Flashing Sill	The sill flashing runs along the bottom of an external joinery unit such as a window or door and provides water tightness to the framing between the cladding and the unit.
H1 Treated Timber	Timber treated to a level that has resistance to insect attack and allows the use of the product in areas that are not exposed to the weather or the ground such as enclosed framing of floors, walls and roof structures.
H3 Treated Timber (H3, H3.1. H3.2)	Timber treated to a level that allows the use of the product in areas that are exposed to weather but not in close contact to the ground.
H4 Treated Timber	Timber treated to a level that allows close contact or direct contact to the ground and for non-structural use such as fence posts and deck framing.
H5 Treated Timber	Timber treated to a level that allows structural timber to be embedded into the ground such as timber used for house piles and verandah posts.
Hardboard	Compressed wood fibre material tempered to provide a flat smooth wooden panel used for internal linings.
Internal Gutter	A gutter that is formed at the edge of a roof surface/s within the boundaries of the external walls and usually passes through the external wall to discharge surface water. The gutter normally relies on overflow devices to prevent internal flooding of the building.
Invasive Testing	Specialist testing carried out to parts of the building to determine the level of moisture ingress and/or damage. The testing involves drilling holes through the cladding at the risk areas to determine the moisture content of the framing subject to moisture ingress. This could then lead to recommendations to carrying out further destructive testing to determine the level of damage to the dwelling as a result of moisture ingress.
Lagging	Insulation to water pipes to prevent freezing.
Lath	Timber strips or metal grid used as a background for plaster applications on walls and ceilings.
Leaky Building Syndrome	Buildings (particularly houses) built between 1990 and 2004 in particular with stucco plaster, fibre cement sheet materials and EIFS are often at risk to external moisture leaks because of design, workmanship and material defects that caused widespread problems throughout New Zealand and resulted in rotting homes and subsequent lawsuits.
Maintenance	Normal minor repairs. For example, painting surfaces with normal preparation work. Can also include gardening and cleaning.
Material – (Heading)	Type of material that predominately has been used in the element/component of the building.
Ministry of Business, Innovation and Employment (MBIE). (Taken from MBIE Website)	We aim to improve building quality and housing availability in New Zealand. We assist everyone involved with buildings whether they build, own, live or work in them. We set standards so homes and buildings are better built, safer and healthier, without needlessly adding to the time and cost of building themselves. We also help landlords and tenants work together well by giving them advice on what they should and shouldn't do, handling bonds, and settling any disputes quickly and fairly. We were originally set up by the Department of Building and Housing in November 2004.
Minor Defect	A matter that, in view of the age, type or condition of the building does not require urgent attention or rectification and could be repaired during normal maintenance.

Subsidence	Gravitational effect on elements that have become partially or wholly unsound. Often caused by inadequate support from the ground that may be subject to constant flooding or affected by voids left from rotting tree roots or drains.
Sump	A chamber to collect water from drains that has features to prevent the accumulation of debris.
Surface Water	Naturally occurring water which results from rainfall flowing on the property or onto the property including that from a drain, stream, river, lake or sea.
Territorial Authority	A district or city council that has the power to issue building consents, carry out inspections, issue Code Compliance Certificates, permit building work under the Resource Management Act 1991 and Building Act 2004.
Vapour	Moisture in the form of a gas that passes through some building materials that can lead to dampness.
Vapour Barrier	A sheet material or coating used to minimize moisture vapour from entering a building.
Visual Inspection	An inspection that requires the inspector to assess the condition of a building in whole or part without moving any parts of the building elements, chattels, furniture or without carrying out any specific invasive or specialist testing.
Weather tightness	The ability of a buildings external cladding and components to prevent external moisture ingress to enter the internal of the building.
Weather tightness Risk	A method of construction used that poses a risk to the likely penetration of external moisture into the building that may lead to damage.

Terms of Engagement

Standard Limitations Shall Apply as Follows:

a. All advice, information and materials provided by the Consultant ("Advice") is confidential and prepared solely for the Client and the purpose stated in the Services. The Client agrees to not use the Advice for any other purpose or disclose the Advice to any third party without the Consultant's prior written consent unless required by law. The parties agree that the Consultant is not liable to any unauthorised third party who may use or rely on any of the Advice. The Client agrees that any oral comments, communication or drafts of the final Advice made prior to the final Advice do not represent the Consultant's final conclusions and should not be relied upon without the Consultant's prior written approval. For the avoidance of doubt, the parties agree that the Consultant is not liable for any use or reliance on any oral comments, communication or drafts of the final Advice made by the Consultant before the final Advice is provided by the Consultant. The assessment is based on a visual inspection of permanent structures only (see definitions) and does not include areas that are concealed in any way. This means that any part of the building/s or any defect within the building/s that was not reasonably visible without moving personal items, furniture, and without removing fixed building components may not be included in the assessment.

b. There is no guarantee that every defect will be identified. For example, it is not reasonable for the building surveyor to be able to view all surface area of every component of the building. Therefore, defects such as splits, cracks, and surface defects may not be identified. Roof spaces and floor voids have additional limitations due to many surfaces being hidden from view. For example, it is not reasonable for the building surveyor to assess the entire surface of every single framing component. As a result, some defects may not be reported on.

c. Any aspect of the site inspection that is subject to assessment primarily via video footage such as the use of drones, pole cameras, or underfloor robots for example, or any other method that requires viewing the condition of building components or elements primarily via video footage, has limitations in identifying attributes and the condition of building components and elements. Such limitations may be caused by, but not limited to, poor video quality, lack of accessibility to view components in detail, and the point of perspective chosen by the building inspector not enabling defects to be visible. As a result, some defects may not be reported.

d. No assessment is made on the condition of the ground regarding stability, load-bearing support, contamination or any other defect.

e. The building survey and report do not assess compliance with the construction plans, specifications, building consent documents, specific 'New Zealand Standards' documents, or the New Zealand Building Code. Reference to these documents may be made where appropriate, but no part of the report can be construed as compliance to any document unless specifically stated in the report.

f. The building survey does not include any specific engineering assessments such as structural, geotechnical assessments, or any other specialist assessment on the subject property.

g. The building assessment does not include any form of specialist or forensic testing of any kind, including the testing of micro-organisms, asbestos, or any harmful dust residues, air and surface pollutants, or liquids of any sort whatsoever.

h. 'Essential appliances' are visually assessed when accessible. No specific testing or assessment of the internal circuits is part of the building survey or report. The overall or specific performance of any appliance or plumbing fixture is not assessed, it is simply tested for basic operation only.

i. No testing or assessment of any electrical wiring, circuitry, or switches is part of the building survey or report.

j. Stormwater, greywater, and foul water drainage systems of the dwelling shall be tested by running water through the piped services to test for visual signs of blockages. No assessment will be made on the overall condition of the concealed pipework or final outlets. Septic tank and effluent disposal systems are not assessed in any way whatsoever.

k. Water supply and water storage systems shall be tested for basic function and for visual damage, wear, and tear. No assessment will be made on the overall condition of concealed pipework or final outlets.

l. Sanitary plumbing fixtures are tested for suitable water supply and basic operation.

m. Obtaining spot level readings throughout the ground floor surface using a Ziplevel Pro-2000 (Elevation Measurement System) to locations considered necessary to obtain the required data to reflect the differences in levels within the floor and foundations that would indicate any substantial settlement within the floor and foundations that are outside the acceptable tolerances.

n. Scan devices are influenced by rubber, metal, and other materials and may provide false readings. Additionally, they are not able to pick up moisture presence deep within the components being tested. While the assessment includes the use of moisture scanning, the results cannot be relied upon.

o. No part of the assessment or report is intended to be an assessment of compliance or non-compliance to the construction plans, building consent documents, manufacturers' literature or specifications, Building Act, Building Code, Resource Management Act, or any other legislation (except Section 138B of the Residential Tenancies Act 1986 as covered by the Summary Procedures below). The report is restricted to a condition assessment of buildings only.

p. The assessment or report does not assess any related environmental aspects that may have, or may in future affect the property such as, but not limited to, town planning, flood zones, heritage or air, water, or ground pollution.
q. The inspection and report are completed in line with NZS 4306:2005 Residential Property Inspections.

Definitions

The following are definitions of terms relating to the services of the building surveyor and the terms of engagement.

1. **Accessible Area** – Any area within the dwelling and permanent structures that can be subject to a visual inspection and is reasonable to access including using:
   a. a 3.6m ladder or,
   b. Specialist access equipment as defined in this section.
2. **Building** – A permanent structure that contains a roof.
3. **Building Surveyor** – A Building Surveyor who is registered as a full member of the New Zealand Institute of Building Surveyors (NZIBS). The building surveyor may be an employee or sole trader and is considered a representative of the business that provides A Residential Building Survey.
4. **Common Property** – The same meaning as described in the 'Unit Titles Act' 2010.
5. **The Contract** – The agreed terms of engagement, service agreement or quote that is agreed upon by both the service provider and the client.
6. **Defects and Maintenance**:
   a. Significant defect – An aspect of any part of the property which is either; found to be damaged or defective or is concealed but suspected to be damaged or defective and requires remediation or further investigation to prevent on-going damage to the property or from being a safety concern.
   b. Significant maintenance – Maintenance that in the building surveyor's opinion is required to any aspect of a permanent structure to reduce the risk of significant defects occurring in the future.
7. **Normal Maintenance** – Maintenance that is expected and relatively easy to carry out for a typical homeowner or occupier and would become evident during normal use. Examples would include sticky door and window hardware, cracks in glazing that is not clearly dangerous, and minor damage to general surfaces. Minor maintenance is not required to be included in the report.
   a. Minor Defect – A blemish, or aesthetical defect, or a defect that is minor in nature that is not likely to cause ongoing damage, excessive or unnecessary cost, or substantial inconvenience to the owner or occupier. Minor defects are not required to be included in the report.
   b. A defect may also relate to the ground or any other physical aspect of the property that the building surveyor identifies as a potential or actual threat to the condition of the property. For example, visual subsidence of the ground or a structurally unsound object or structure within or near the property.
8. **Dwelling** – The main habitable building and any secondary habitable buildings that are intended as a place of residential occupation within the property.
9. **Essential Appliances**:
   a. Permanently installed electric or gas-powered appliances used for cooking within the dwelling/s.
   b. Heating appliances.
10. **Essential Services** – Services that are located wholly or partially within the property and provide the following functions to the dwelling/s or the permanent structures -
    a. Electricity supply
    b. Gas supply and storage
    c. Storm water drainage and collection from the main dwelling and permanent structures
    d. Foul water drainage and storage
    e. Grey water drainage and recycling
    f. Potable water supply and storage systems located on the property and including internal water supply fixtures
    g. Hot water supply and storage
    h. Fire and smoke detection
11. **Healthy Homes Assessment** – Involves an assessment of the dwelling to establish compliance with the Healthy Homes Standards that are a requirement as described in section 138B of the Residential Tenancies Act 1986.

12. **Landscaping** – The ground and improvements to the ground, located within the legal boundaries and which is used for residential purpose but does not include the land intended for rural use.
13. **Likely Extent of Defects** – An explanation of a defect after considering what may lay behind concealed areas or what is likely to become discovered from further investigations, and the likely repairs required to fix the defect in the view of the building surveyor.
14. **Multi-Unit Complex Property** – A property that contains two or more single dwellings and each of those dwellings are primarily intended for use as a private residence.
15. **Non-Permanent Structure** – A building or structure of any sort that is not attached to a permanent structure and does not have foundations built into the ground or a structure that is 10 square metres or less.
16. **Permanent Structure** – any structure including landscape features with foundations built into the ground and is larger than 10 square metres, and also including any of the following specific features located on the subject property regardless of size;
    a. Permanent fencing
    b. Permanently built hard standing surfaces (driveways, pathways, and patios)
    c. Retainer walls
    d. The dwelling/s
    e. Garaging
    f. Sleep out or similar habitable building other than a dwelling
    g. Studio/workshop
    h. Facilities for the storage of potable water
17. **Property** – The land and permanent structures that are contained within the apparent boundaries of the property and subject to the 'sale and purchase agreement'. The extent of the property is defined by the building surveyor by boundary fences or other visual indications of the boundaries. In the case of a multi-unit dwelling complex, the property includes the dwelling, and any other permanent structures directly associated with the dwelling. For example, it includes hallways, driveways, and pathways that provide access to the main dwelling and its permanent structures, but it does not include other areas within the complex that are not providing access.
18. **Residential Land** – Land that is directly associated to the dwelling/s and does not include any associated rural land on the same property.
19. **Residential Property Inspections Standard** – see the 'Additional Information' section.
20. **Rural Property** – A property that contains one or more dwellings and rural use land.
21. **Rural Land** – Land that is intended for farming purposes.
22. **Safe** – Carrying out services by complying with the Health and Safety at Work Act 2015.
23. **Sale and Purchase Agreement** – The agreement to purchase the property that is the subject of this report.
24. **Shared Space** – Area within the property that allows access to the dwelling/s and associated permanent structures and is used by other building occupiers of the same property such as in a multi-unit complex property. Examples include shared driveway, pathway, and internal hallway.
25. **Single Dwelling Property** – A property containing only one residential dwelling that is primarily intended for use as a private residence.
26. **Special Access Equipment** – Equipment that is reasonably available for the purpose of accessing areas that cannot be safely viewed from the ground or a ladder, or equipment containing remotely controlled videography for viewing difficult to access areas. It does not include "Specialised elevated working platforms" (such as hydraulic boom or scissor type lifting equipment, but it can include:
    a. Drones and pole cameras (remote controlled camera on a drone or a pole to view building components that are not otherwise accessible)
    b. Underfloor robot
    c. Any other suitable and safe method or equipment to carry out a reasonable assessment of the property.
27. **Visual Inspection** – An inspection and assessment of an accessible area that can be reasonably carried out in a safe and effective way by using normal equipment and specialist access equipment where available. It does not include removing personal items or any fabric or component of the building. This means that the building surveyor is not expected to move clothes or personal objects, lift floor coverings, remove linings or components, or cause damage to any part of the property.