



**Smarter  
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# Building Inspection

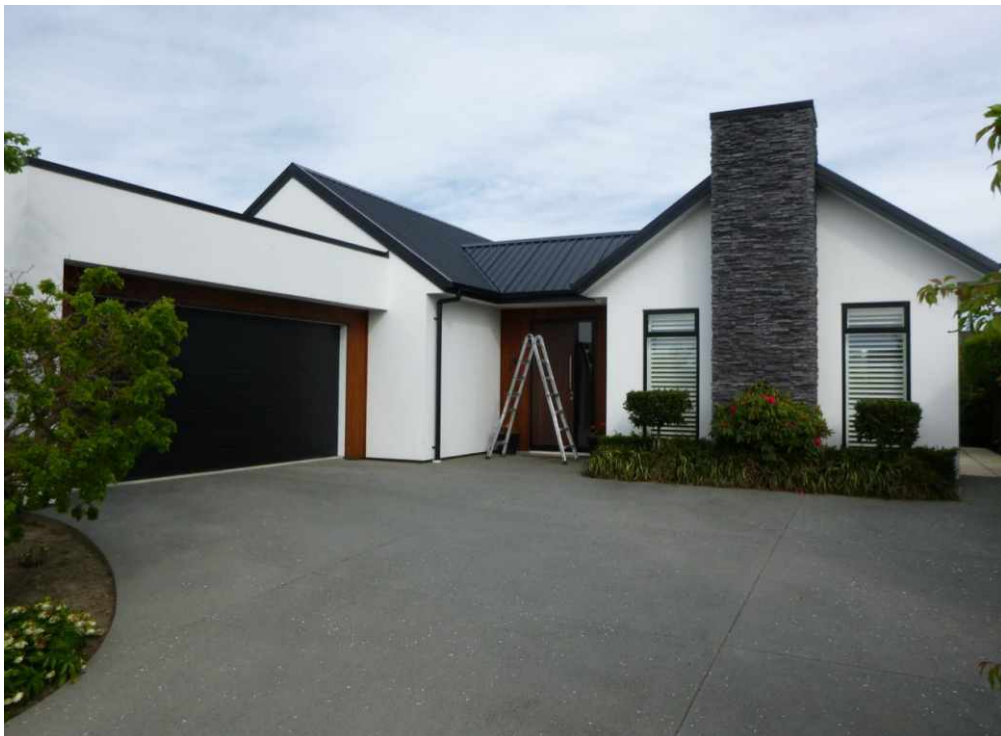
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## NZ Residential Property Inspection Report

Inspection Date: Mon, 27 Oct 2025

Property Address: 20 Pentire Parade, Lincoln 7608, New Zealand



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

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

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

Original Inspection Date: Mon, 27 Oct 2025

Modified Date: Fri, 31 Oct 2025

## The Parties

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Name of the Client: Trisha and Warren Jones

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Name of the Principal(if Applicable):

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Job Address: 20 Pentire Parade, Lincoln 7608, New Zealand

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Client's Email Address:

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Client's Phone Number:

---

Consultant: Jeremy Read Ph: 022 019 1541  
Email: Selwyn@jimsbuildinginspections.co.nz

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Site Safe 369522  
LBP 119979  
NZ Certified Builder 53901

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Company Name: Jim's Building Inspections (Selwyn)

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Company Address and Postcode: Rolleston 7614

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Company Email: Selwyn@jimsbuildinginspections.co.nz

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Company Contact Numbers: 022 019 1541

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## Special conditions or instructions

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

The following apply: Not Applicable

Section A Results of Inspection - summary

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

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

Overall Condition

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

## Section B General

### General description of the property

|                            |                                                                                                                                                                |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Type              | Residential                                                                                                                                                    |
| Company or Strata title    | No                                                                                                                                                             |
| Floor                      | Concrete, Slab on ground                                                                                                                                       |
| Furnished                  | Furnished                                                                                                                                                      |
| No. of bedrooms            | 3                                                                                                                                                              |
| Occupied                   | Occupied                                                                                                                                                       |
| Orientation                | South                                                                                                                                                          |
| Other Building Elements    | Fence - Post and Rail Construction, Footpath, Garage, Shed, Driveway                                                                                           |
| Other Timber Bldg Elements | Internal Joinery, Landscaping Timbers and Construction, Skirting Boards, Veranda Posts, Window Frames, External Joinery, Doors, Door Frames, Architraves, Deck |
| Roof                       | Corrugated Iron (e.g. Colourbond)                                                                                                                              |
| Storeys                    | Single                                                                                                                                                         |
| Walls                      | Weatherboards, AAC panel (Autoclaved Aerated Concrete/ Hebel), cedar weatherboard and stone veneer chimney                                                     |
| Weather                    | Fine                                                                                                                                                           |

## Section C Accessibility

### Areas Inspected

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

- Exterior
- Fencing
- Interior
- Landscaping Timbers
- Outbuildings
- Roof Exterior - Part
- Roof Void - Part
- The Site
- Wall Exterior

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

### Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Areas of low roof pitch preventing full inspection.
- Roof Exterior - Part
- Wall exterior due to obstructions.

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:

- Above safe working height
- Appliances and equipment
- Areas of low roof pitch preventing full inspection
- Ceiling linings
- Duct work
- External concrete or paving
- External finished ground level
- Fixed ceilings
- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Landscaping
- Patio
- Pipework
- Stored items
- Vegetation
- Wall linings
- Wallpaper or Wall Coverings
- Webbing of roof trusses - not trafficable

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: **Low**



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

## Section D Inspection Findings

### Safety Hazard

No evidence was found

### Significant Defect

No evidence was found

### Minor Defect

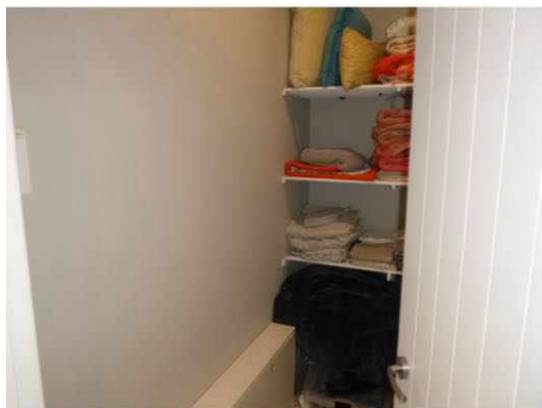
#### Defects 3.01

Building: Main Building  
Location: Entry/Hallway > Centre  
Finding: Paint defects (cosmetic) paper tape popped in corner, popped screw in reveal (front door area)  
Information: At the time of inspection it was noted that there were a few paint defects to the area. (paper tape popped in corner, popped screw in reveal) These areas can be repaired easily by way of sanding and paint. This may be done by a painter at the owners discretion.

Note that the walls and ceilings look to be in fair condition and these defects are only cosmetic.







In floor heating system



Underfloor central heating control

### Defects 3.02

Building: Main Building

Location: Bedroom 2 > Rear Left

Finding: Paint defects (cosmetic) minor scratching into window reveal, rub marks to wall

Information: At the time of inspection it was noted that there were a few paint defects to the area. (Paint defects (cosmetic) minor scratching into window reveal, rub marks to wall) These areas can be repaired easily by way of sanding and paint. This may be done by a painter at the owners discretion.

Note that the walls and ceilings look to be in fair condition and these defects are only cosmetic.



Slight blackening due to lubricant







## Section D Inspection Findings

### D4 Further Inspections

### D5 Conclusion - Assessment of overall condition of property

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

- This AAC plastered panel on 20mm cavity, cedar weatherboard and stone veneer chimney home was inspected and following items were found .

Exterior cladding, Small chips to corner of plaster at corners of cladding(cosmetic), minor dent to garage door

Driveway/Patio/Path, Shrinkage cracking to driveway (cosmetic)

Landscaping/Fence/Gate, Fence rails popped off posts slightly

Entry/Hallway, Paint defects (cosmetic) paper tape popped in corner, popped screw in reveal (front door area)

Lounge Room, Minor cracking to step up in ceiling (minor cosmetic)

Kitchen, Door rattling at striker/lock, oven door hinge needs adjustment

Toilet (WC), Tiles - Drummy

Ensuite Master, Cracking to floor tile (minor cosmetic), very minor cracking to ceiling (cosmetic)

Bedroom 2, Paint defects (cosmetic) minor scratching into window reveal, rub marks to wall

#### CONCLUSION:

Overall this property looked to be in good solid, dry and well looked after condition, there were a few small defects that were only minor and can be fixed up easily by a tradesperson or handyman.

#### MOISTURE TESTING:

A non intrusive moisture meter was used around all windows and doors of the exterior frame and around , showers, under sinks and anywhere water flows through accessible pipes.

No abnormalities were noted in the areas checked as per annotated photos.

The non intrusive moisture meter readings range is 0 to 40 (Dry) or 0-55 in conditions where condensation may have sat before, bathrooms or wet areas, painting on new or newly painted window reveals, trims or skirtings.

60 to 80 (Damp) then anything above 80 is considered wet.

#### ELECTRICAL/ HEATING:

The property has an underfloor heating system that has run by the heat pump on the exterior. Please note that this was not tested at the time of inspection but the vendor assures that it does work. there was power to the controller at the time of inspection.

At the time of inspection all the appliances, heat pumps, gas fire, hot water and lighting were working throughout the property.

#### DOORS/ WINDOWS:

All of the doors and windows throughout the home were opening and closing freely at the time of inspection.

#### PLUMBING/ DRAINAGE:

All toilets were flushing, sinks draining to their respected outfalls freely.

#### SMOKE DETECTORS:

##### NZ Building Code - Smoke Alarm Requirements:

From November 2024 the NZ Building Code Acceptable Solutions for Protection from Fire (C/AS1 and C/AS2) has been amended to make interconnected smoke alarms the minimum fire safety system for new built homes and consented renovations, citing NZS 4514:2021 – Interconnected smoke alarms for Houses. The standard allows for wirelessly or hard-wired interconnection, using either 10 year long-life battery-powered or 240v mains powered alarms.

For further information, advice and clarification please contact Jeremy Read on: 022 019 1541

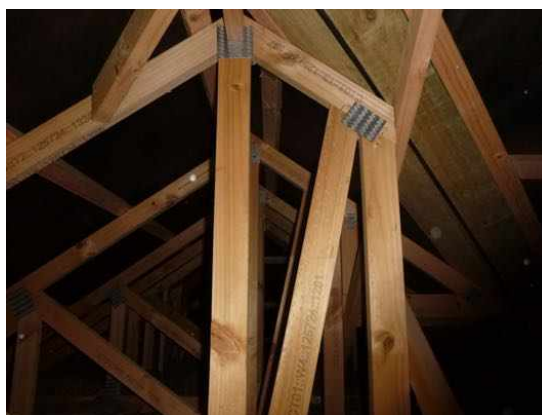


## Section D Inspection Findings

### The following items were noted as - For your information

#### Noted Item

Building: Main Building  
Location: All Areas > 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 and should be removed to allow full inspection to be carried out if any abnormalities are seen or found.





### Noted Item

Building: Main Building

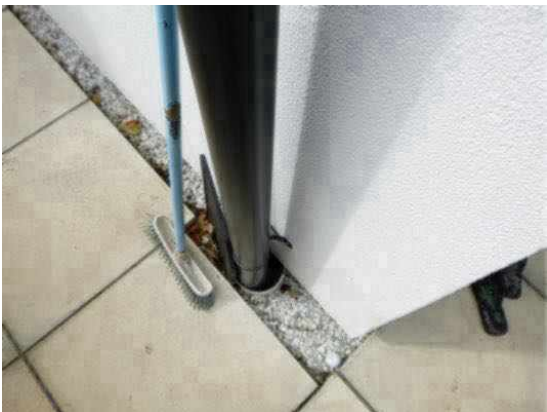
Location: Exterior cladding > All Areas

Finding: Small chips to corner of plaster at corners of cladding(cosmetic), minor dent to garage door

Information: It was noted that there was some minor chipping to the edge of the plaster around the exterior . This can be easily repaired with some plasterer and touched up with paint.

It was noted that there was a small dent in the garage door. This was only very minor and cosmetic.





















Minor chipping to plaster

### Noted Item

|              |                                                                                                                                                                                                                                                                                                                                                                           |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building:    | Main Building                                                                                                                                                                                                                                                                                                                                                             |
| Location:    | Landscaping/Fence/Gate > All Areas                                                                                                                                                                                                                                                                                                                                        |
| Finding:     | Fence rails popped off posts slightly                                                                                                                                                                                                                                                                                                                                     |
| Information: | It was noted that a couple of the fence rails have popped off the fence posts. This can be easily remediated by cutting out the nails and clamping the rail against the post tightly and then screwing some galvanised or stainless steel screws through the edge of the post to the back of the rail. This maybe done by a handyman or builder at the owners discretion. |









### Noted Item

Building: Main Building  
 Location: All Areas > All Areas  
 Finding: Historical Earthquake  
 Information: There have been earthquakes in this area. Long term effects will only be visible over time, however NO EVIDENCE was observed at the time of inspection. Verification of a building being "earthquake proofed" is outside of the scope of this inspection.

### Noted Item

Building: Main Building  
 Location: Lounge Room > All Areas  
 Finding: Minor cracking to step up in ceiling (minor cosmetic)  
 Information: It was noted that there was some slight cracking to the ceiling at the points where the ceiling changes height. This is relatively common due to the change of angle and the fact that the differing building materials can move (expanding contract at different different rates ) This can be easily repaired by a plasterer/painter by way of a rake, stop and paint method.









### Noted Item

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building:    | Main Building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Location:    | Kitchen > Front Right                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Finding:     | Door rattling at striker/lock, oven door hinge needs adjustment                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Information: | <p>It was noted that the door had a slight rattle at the door lock. This can be easily adjusted by removing the striker plate and bending or tapping the tab with a hammer slightly, this will hold the door lock tight and stop the rattle. This maybe adjusted by a builder or handyman at the owners discretion.</p> <p>It was noted that the oven door and drawer are catching. The oven door may need some adjustment on the left-hand side hinge so that the door does not sit to the left.</p> |







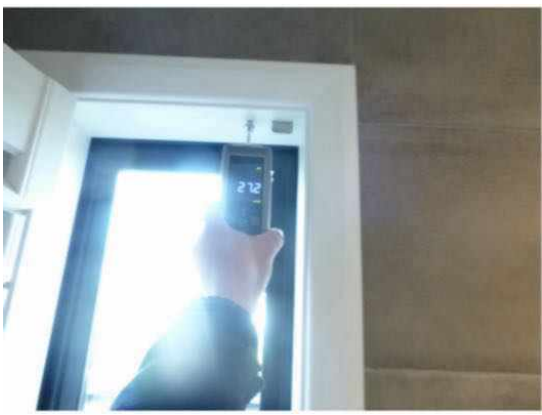


### Noted Item

Building: Main Building  
 Location: Bathroom > Centre Left  
 Finding: Additional photos / Good condition / For your information  
 Information: Additional photos are provided for your general reference. These areas are noted as in good condition at the time of inspection

It was not that there was some slight chipping to the vanity drawer faces. This is typically you do to use overtime.













### Noted Item

Building: Main Building  
 Location: Garage > Front Left  
 Finding: Additional photos / Good condition  
 Information: Additional photos are provided for your general reference. These areas are noted as in good condition at the time of inspection











## Noted Item

Building: Main Building  
 Location: All Areas > All Areas  
 Finding: General weather tightness risk  
 Information: General weather tightness risk:

- A. Wind Zone - Your risk rating is HIGH 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 is LOW RISK

F. Deck design - Your risk rating is LOW RISK

For individual elevation risk scores the stamped plans should be consulted. The elevation risk score is processed as part of the design and council consenting process.

## Noted Item

|              |                                                                                                                                                                                                                                                                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building:    | Main Building                                                                                                                                                                                                                                                                                                                                                         |
| Location:    | Toilet WC > Centre Left                                                                                                                                                                                                                                                                                                                                               |
| Finding:     | Tiles - Drummy                                                                                                                                                                                                                                                                                                                                                        |
| Information: | Drummy tiled areas were identified at the time of inspection. The term 'drummy' refers to tiles that have become detached slightly from their fixing, despite otherwise being in relatively good condition. Drummy tiled areas can be a direct result of poor workmanship during the construction process. effectively having small hollows of grout/glue underneath. |

A registered builder may be required to undertake works if damage is extensive or if secondary building defects have resulted. Otherwise, it is advised that a tiling contractor be appointed to perform works if necessary. In this case, none of the tiles to have cracked it would only need to be repaired if some of the tiles cracked in the future.





### Noted Item

Building: Main Building  
 Location: Ensuite Master > Rear Right  
 Finding: Cracking to floor tile (minor cosmetic), very minor cracking to ceiling (cosmetic)  
 Information: It was noted that a floor tile was cracked as per annotated photo, this may be removed and replaced by a tiler or builder at the owners discretion if the tiles are still available. Please note this is only a minor cosmetic defect.

It was noted that there was some slight cracking to the plasterboard at the edge of the skylight this is only very minor and does happen due to expansion and contraction.

If the crack ever gets bigger in the future, for cosmetic purposes, fibre fuse, plaster and paint can be able to rectify these defects. Recommend a qualified plasterer















## The following items were noted as - Fair Condition

### Noted Item

|              |                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building:    | Main Building                                                                                                                                                                                                                                                                                                                                                                                                               |
| Location:    | Driveway /Patio/Path > All Areas                                                                                                                                                                                                                                                                                                                                                                                            |
| Finding:     | Shrinkage cracking to driveway (cosmetic)                                                                                                                                                                                                                                                                                                                                                                                   |
| Information: | At the time of inspection it was noted that there were some small cracks in the concrete driveway these look like what is commonly referred to as shrinkage this happens just after the concrete is first poured and when it dries out a little too fast. These cracks look to be cosmetic. Any cracks should be monitored over time if they widen or worsen a building inspector or concrete specialist should be engaged. |











### Noted Item

Building: Main Building  
Location: Bedroom 3 > Centre Right  
Finding: Additional photos / Good condition  
Information: Additional photos are provided for your general reference. These areas are noted as in good condition at the time of inspection



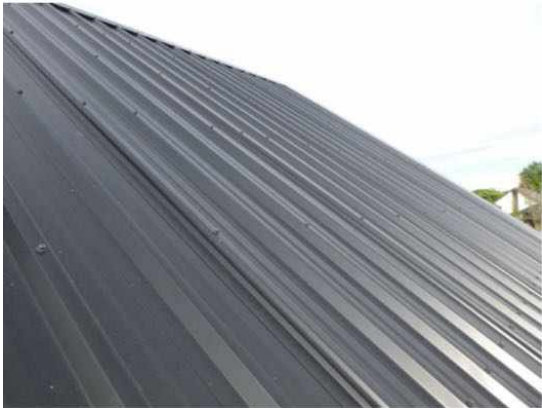


**The following items were noted as - Good Condition**

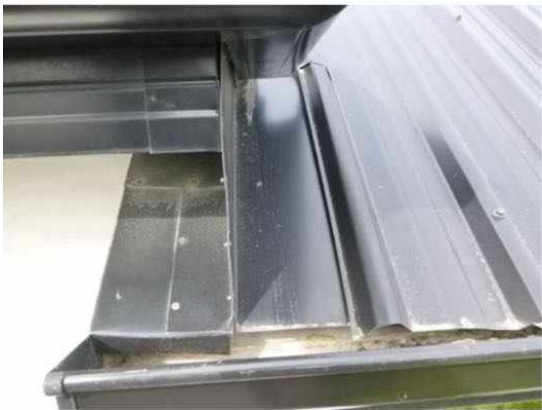
**Noted Item**

|              |                                                                                                                                 |
|--------------|---------------------------------------------------------------------------------------------------------------------------------|
| Building:    | Main Building                                                                                                                   |
| Location:    | Roof Exterior > All Areas                                                                                                       |
| Finding:     | Additional photos / Good condition                                                                                              |
| Information: | Additional photos are provided for your general reference. These areas are noted as in good condition at the time of inspection |







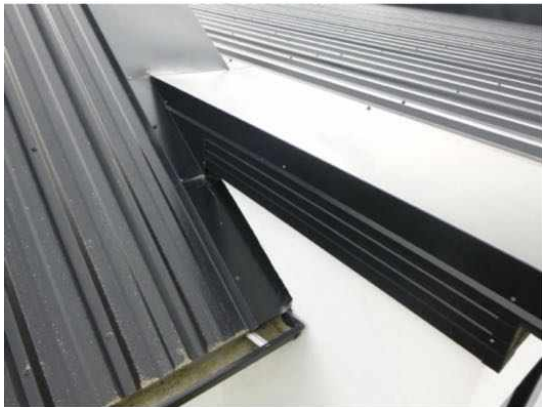










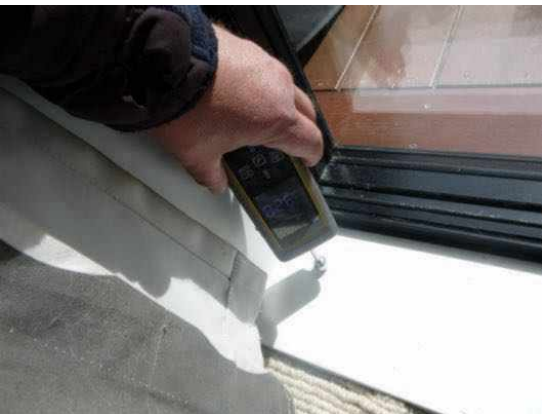






**Noted Item**

Building: Main Building  
Location: Lounge/Dining Room > Centre Left  
Finding: Additional photos / Good condition  
Information: Additional photos are provided for your general reference. These areas are noted as in good condition at the time of inspection





**Noted Item**

Building: Main Building  
Location: Bedroom Master > Rear Right  
Finding: Additional photos / Good condition  
Information: Additional photos are provided for your general reference. These areas are noted as in good condition at the time of inspection

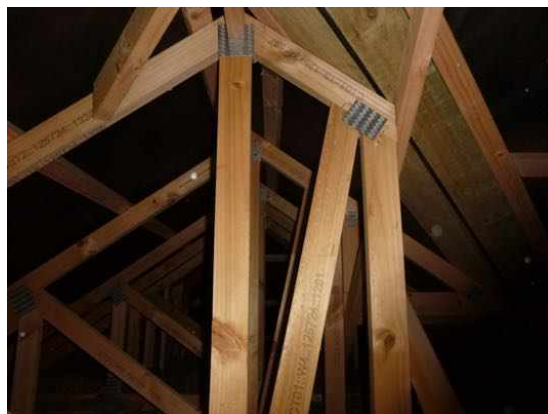






### Noted Item

Building: Main Building  
Location: Roof Void > All Areas  
Finding: Additional photos / Good condition  
Information: Additional photos are provided for your general reference. These areas are noted as in good condition at the time of inspection









### Noted Item

|              |                                                                                                                                 |
|--------------|---------------------------------------------------------------------------------------------------------------------------------|
| Building:    | Main Building                                                                                                                   |
| Location:    | Laundry > Front Left                                                                                                            |
| Finding:     | Additional photos / Good condition                                                                                              |
| Information: | Additional photos are provided for your general reference. These areas are noted as in good condition at the time of inspection |







## Definitions to help you better understand this report

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



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

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

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

B: Number of stories

Low-risk - One storey

Medium-risk - Two stories in part

High-risk - Two stories

Very high-risk - More than two stories

C: Roof/Wall intersection design

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

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

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

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

D: Eaves width\*

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

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

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

Very high-risk - 0 - 100 mm at first floor, or 100 - 450 mm at second-floor level, or 450 - 600 mm at third-floor level<sup>^</sup>

E: Envelope complexity



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

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

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

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

#### F: Deck design

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

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

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

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

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

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

m (Abbreviation)

Metre

mm (Abbreviation)

Millimetre

uPVC (Abbreviation)

Unplasticized Polyvinyl Chloride

° (Abbreviation)

degrees

## Terms on which this report was prepared

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

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

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

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

## RELIANCE AND DISCLOSURE

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

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

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

## UNDETECTED DEFECT RISK RATING

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

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

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

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

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

### **IMPORTANT SAFETY INFORMATION:**

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

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

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

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

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

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

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

### **MOISTURE**

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

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

### **MAINTENANCE OF THE PROPERTY**

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



**NO CERTIFICATION**

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

**RECTIFICATION COSTS**

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