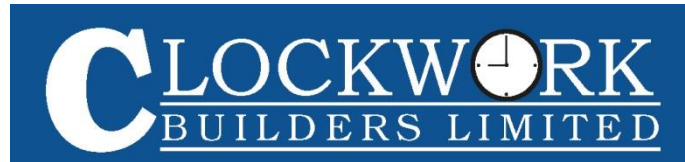


Dated: 10 April 2026



PROPERTY CHECK REPORT

**19 Blakehall Place
Christchurch**

PO Box 16263
Christchurch 8441
021 2648542

SECTION 1

Details:	Visual inspection only
Inspection Address:	19 Blakehall Place, Christchurch
Property Type:	Single storey House
Age of Property:	approx. 45 - 50 years
Inspection Dated:	09 April 2026
Inspected By:	Mark Hamlyn (Qualified and Licensed Builder No. 104034)

SECTION 2 - EXTERIOR

Cladding:

Timber framed structure with summerhill stone brick veneer cladding and vertical timber shiplap weatherboards on either end of the house on the gables above the summerhill stone brick veneer. The brickwork is in good order and any repointing or earthquake repairs have been done professionally, the timber shiplap weatherboards are in very good condition and have been recently repainted .

Windows:

Aluminium joinery is in good condition, double glazed and all in working order. The timber reveals on the windows are in good condition and have recently been sanded back and repainted.

Foundation, Piles and timber flooring:

Foundation appears in good order with no cracking or settlement evident. The piles all appear in good order and are tied to the bearers as per the building code. The floors were covered with carpet and vinyl flooring so a full visual inspection could not be undertaken, however there was no obvious signs that the floor had any issues and the levels on the floor were all within good acceptable tolerances.

Roof:

Galvanised corrugated iron roof over the house appears in good condition and showing signs of recently having been repainted. The roof over the garage has a different profile (asymmetrical trapezoidal colour steel roofing) – this is in good condition..
Spouting/guttering – these are all in good condition and in working order.

Plumbing and drainage:

They appear to be in good working order, however it can sometimes be prudent to have the drains inspected with a camera if the house has old earthenware pipes or is in an area that suffered badly in the Christchurch earthquakes.

Driveway and Patios:

Concrete – in fair used condition

Detached Garage:

Lightweight timber construction with coloursteel metal profile weatherboard cladding in fair condition for its age. The Tilt garage door is in good working condition. The concrete floor slab appears in good condition and has been coated in with a epoxy coating. The interior walls and ceiling of the garage have been lined and insulated in areas creating a good workspace. The garage has lighting and power points, these all appeared in good working order.

SECTION 3 - INTERIOR

Kitchen/Dining:

Vinyl plank flooring shows little sign of wear and tear and is in good order.

Stainless steel counter top appears to show signs of general day to day use however overall it is in fair/good condition.

Kitchen joinery in good working condition and hob appears to be in good working order.

Lighting – LED downlights and Pendant lights (not tested).

Dishwasher is working (not tested)

Range hood is in working order

Tiled splashback is in good clean condition with seals between the counter still intact.

Hot Water Cylinder:

New 321 litre mains pressure Exterior hot water cylinder with seismic restraints – Model Dux pro-flo, Manufactured 05/09/2024

Lounge & Dining

Carpet – in good used condition.

The room has benefitted from a recent repaint and walls, ceiling and trims look in good condition..

The room is heated using a wall mounted Daikin Heatpump

LED downlights untested

Heating:

ULEB log burner – compliant

Daikin Highwall heatpump.

Toilet:

Overall tidy and functional and the room is recently been repainted

No mechanical extraction visible but does have a window.

Hallway

Carpet – in good used condition

Walls and ceiling – in good freshly painted condition

Bedroom 1 - (1st on the left)

Carpet – in good condition

Walls – freshly painted, in good condition

Ceiling – in good freshly painted condition

Aluminium window in good working order

Cupboard doors in good order/ freshly painted

Access hatch in the cupboard to the crawl space under the floor.

Bedroom 2 – (2nd on the left):

Carpet in good condition.

Walls and ceiling – in good condition/freshly painted.
Double glazed Aluminium windows in good working order
Wall and ceiling lights in good working order

Bedroom 3 (end bedroom)

Carpet in good
Walls and ceiling – in good condition/freshly painted
double glazed aluminium windows in good working order
Lighting – In good working order

Bathroom:

Tiled flooring - good condition
New recently installed acrylic shower
New recently installed vanity suite
Mechanical extraction (not tested).
Bathroom recently refurbished, new paint and plaster.

SECTION 4 - CONCLUSION

Overall, the property is in good structural and aesthetic condition with very little sign of general wear a tear. The insulation in the ceiling would benefit from another layer of insulation as the existing insulation is showing signs of age which affects its effectiveness. The underfloor insulation is a polyester Batt and is in good order and there is a plastic damp proof membrane on the ground that reduces the moisture in the house which is good.

The whole property is in good condition and has been cared for by the current owner and has benefitted from double glazed aluminium windows, new bathroom and new painting and decorating as well as the installation of a new hot water cylinder and ULEB log burner

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Mark Hamlyn
Clockwork Builders Limited
Builder/Director

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3.2 the failure of any building or structure to meet or conform to the requirements of the New Zealand Building Code contained in the first schedule to the Building Regulations 1992 (or any amendment or substitution therefore) in relation to:

3.2.1. external water or moisture; or

3.2.2. either durability or protection from external water or moisture entering that building or structure, or the effects thereof; or

3.3 any failure to discover or identify any defect or damage or for the exaggeration or minimisation of any defect or damage of the type referred to above.

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