

Visual Non-Invasive Property Inspection

Property Details	The property is a two-storey, four-bedroom, five-bathroom dwelling comprising an open-plan kitchen, living and dining area, a separate formal dining room, a separate games room, a separate office, and a large sunroom. The dwelling is clad with horizontal timber weatherboards and has single-glazed timber-framed windows. The roofing is a combination of concrete roof tiles, corrugated Coloursteel roofing, and Decramastic roof tiles over the front entrance. The property is fully fenced and secure and includes a detached two-car garage clad in Coloursteel with a corrugated Coloursteel roof. A large covered timber deck
Inspection Date	31/07/2026

Weather Conditions 1 pm 14° fine

Inspector Phil Staunton

Client Julie Shepherd

Address 197 williams Street Kaiapoi

INSPECTION INSTRUCTIONS Visual Non-Invasive Pre-Purchase Property Inspection



Ratings

As New

Where the condition and function are “as new”.

Good

When the condition and functionality is good irrespective of its type and age, and often better than would be expected for the property in question given its type and age.

Generally Good

When the condition and functionality is good given what would be expected under normal use condition for a property of this type and age.

Average

When the condition and/or functionality is below what would normally be expected for an item, area or material of its type and age. It is still functional but showing obvious sign of wear and tear and possible damage that may require remediation in the near future.

Poor

The condition is well below the standard expected under normal use conditions for a property of this type and/or age. It may also be in a non-functioning condition. There is damage or excessive wear. Replacement or maintenance is strongly recommended.

PROPERTY DESIGNATION Please check the following for link information on the land classification for this property: <http://cera.govt.nz/myproperty/>

Terms and Conditions

Procheck Building Reports Christchurch (referred to as “we”, “our” and “us”). We are bound by the New Zealand Property Inspection Standards NZS 4306:2005 (the Standards). We will meet the minimum requirements set out in these standards and you as the client agree to be bound by these.

We are required to outline the following to you:

Definitions

1. **ACCESSORY UNITS** (as defined in the Unit Titles Act) includes an 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.
2. **ANCILLARY SPACES AND BUILDINGS** any area, usually with the specified purpose, which does not comprise part of the dwelling unit footprint.
3. **COMMON PROPERTY** An area that is owned collectively by all the unit owners and defined as such in the Unit Titles Act.
4. **INSPECTOR** A person, partnership or company qualified and experienced to undertake property inspections.
5. **MINOR FAULT OR DEFECT** A matter which, in the 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.
6. **MULTI-UNIT PROPERTY(IES)** Any property that accommodates more than one residential dwelling unit and where the owners have collective obligations.
7. **PROPERTY INSPECTION** A non-invasive visual inspection of a residential building carried out in accordance with 2.3 the standards.
8. **PROPERTY REPORT** The report referred to in section 3 of the standards
9. **REASONABLE ACCESS** Areas where it is safe, with unobstructed access is provided and the minimum clearances specified in table one (1) are available; or where these clearances are not available, areas within the inspector’s unobstructed line of sight.

Table One- Reasonable access

The following table outlines the dimensions of various components of the property that determine whether that component is able to be reasonably accessed by the inspector and therefore covered under the scope of our report.

Area	Access Manhole (mm)	Crawl Space (mm)	Height
Roof Space	450mm x 400mm	600mm x 600mm	Accessible from a 3.6m ladder*
Sub-Floor	500mm x 400mm	Vertical Clearance Timber floor: 400mm** Concrete floor: 500mm	
Roof Exterior			Accessible from a 3.6m ladder*
* Or such other means of access that meet OSH requirements. ** From underside of bearer.			

- 10. **SIGNIFICANT FAULT OR DEFECT** A matter which requires substantial repairs or urgent attention and rectification.
- 11. **SPECIAL PURPOSE** as defined in section 4 of the standards as being an inspection and/or assessment that falls within the area of the Inspectors expertise.
- 12. **SURVEY** A separate, detailed inspection and report that may require invasive and/or specialised testing equipment, and may require the special knowledge of a relevantly qualified expert.
- 13. **WEATHER TIGHTNESS RISK** this is defined in Appendix A of the Standards

Disclosure

Our non-invasive residential building inspection (“inspection”) and report (‘report’) will provide the following information in accordance with the Standards:

- 1. The scope of our inspection and report;
- 2. Any components with the property that are not covered by our report due to that area not being able to be accessed; and
- 3. These terms and conditions are to be read in conjunction with our terms of engagement.

Non-invasive residential building report prepared in relation to the standards

1. The inspection process will be performed directly in accordance with the Standards. You agree that you have also accepted to be bound by these Standards in relation to this report.
2. Copies of these Standards are available to you upon request from us for your inspection. Alternatively you may contact Standards New Zealand and purchase a copy of these Standards for your own record.
3. Our inspectors have the necessary trade experience and qualifications to carry out the inspection.
4. We certify that the inspection will be carried out in accordance with the Standards and the Inspector meets the competences as required by the Standards.

Scope of the non-invasive residential building inspection

1. In accordance with the Standards, the scope of the inspection is limited to a visual inspection of the components of a building only, in which the Inspector has reasonable access in accordance with table one of the definitions and being in their clear line of sight.
2. A non-intrusive moisture meter maybe used by our inspectors around accessible joinery or areas in the building identified to be risk areas. However as identified in our letter of engagement, this does not qualify as a weather tightness quality report on the property and you are strongly advised to obtain such a report from an independent suitably qualified professional.

Note:the moisture meter reading utensil is an aid only and their results are not conclusive. You accept that no liability will be incurred by us in relation to the moisture reading.

Methamphetamine inspection and reporting (if requested)

1. Results from a non-invasive swab testing will be determined on site the same day as test was taken. You accept that should the result return as a positive we hold the right to share the results with any stakeholder in the property without liability or recourse.
2. You agree and accept that we are not legally responsible for any loss or damage you might suffer related to your use of our services in which we have provided you access to, whether from errors or omissions in the services you receive or information or from any other use of the website. In short, your use of our services provided is at your own risk.
3. The Consumer Guarantees Act 1993 implies warranties, consumer guarantees or conditions imposed on us. In respect of any such implied warranties, consumer guarantees, conditions or terms imposed on us, our liability shall, where it is allowed,

be excluded or if not able to be excluded only to the minimum extent as required by that Act.

4. You authorise us to disclose all information in good faith where we are required to do so:
 1. by law or by any court;
 2. to enforce the terms of any of our customer agreements;
 3. to protect our rights, property or health and safety, and our customers or third parties; or
 4. to banks or financial institutions with the purpose of preventing fraud and as proof of any transaction.

Reasonable access to be provided for inspection/s

1. You undertake to provide us with reasonable access to your residential property inclusive of all Accessory Units, Ancillary Spaces and Buildings, Common Areas and or any other area required for entry by us in order to provide a comprehensive inspection.
2. If the property is legally owned by a third party we agree to make contact with that owner or their representative to organise access to the property to undertake our inspection. It is agreed that our access to the property is dependent on and subject to the approval of the legal owner. As per our letter of engagement, if access to the property is restricted we will notify you of this as soon as possible.
3. Sometimes there are occasions where access to various areas of the property is restricted or prevented by the legal owner, such as a locked floor space. If, when undertaking our inspection, there are areas of the property where access is restricted for these reasons we will notify you of this and record this in our report. Accordingly, the scope of our report will not include these areas where access has been prevented or restricted by the legal owner.
4. If, following the initial inspection, access to these restricted area(s) has been subsequently allowed by the legal owner we agree, if requested by you, to undertake a re-inspection of the property focusing on these areas. Each re-inspection will incur a re-inspection fee of \$120.00 plus GST.

Confidential report

1. You acknowledge and agree that the director(s) and employee(s) of Pro Check Building Reports shall not be held liable to you.
2. This is solely limited to the building report and excludes the methamphetamine testing.
3. The contents of our report are personal to you and may not be relied upon by any third party or other person/s.
4. You agree to maintain the confidentiality of the report and agree not to disclose any part of it to any other person.
5. You may distribute copies of the inspection report to the Vendor and the real estate agents directly involved in this transaction, but said persons are not specifically

intended beneficiaries of this Agreement or the report. We do not in any way intend to benefit the Vendor or the real estate agent/s directly or indirectly through our report.

6. You agree to indemnify, defend and hold us harmless from any third party claims arising out of any distribution and reliance of our report.

Limitations and conditions on the non-invasive residential building inspection report

1. The report is a reasonable attempt by us to identify any Significant Fault or Defect visible at the time of the inspection to provide you with an informed visual inspection

of areas in the building that are potential of risk. The report will also identify and note for your consideration any Minor Fault or Defect.

2. Significant Fault or Defect will be identified and addressed in the report. However we will only alert you to the area, a specialist will be required to conduct any further testing and/or remedial work. We are not liable for any invasive testing that occurs as a result of our identification of a Significant Fault or Defect.
3. Subject to any statutory provisions, if we become liable to you, for any reason, for any loss, damage, harm or injury in any way connected with the completion of the Inspection and/or report, our liability shall be limited to a sum not exceeding the cost of the Inspection and report.

Limitations and conditions on the non-invasive residential building inspection

1. The inspection and report are only intended to be used as a general guide to help you make your own evaluation of the premises. The inspection and report are to be conducted for the purpose of providing information. The report is not a reflection of the value of the premises, nor does it make any representation as to the advisability of purchase.
2. The report is only an expression of our opinion based upon the visual observation of the areas of the premises with Reasonable Access provided for the inspection.
3. The Inspection and report are not intended to be used as an exhaustive report. It is not to imply that every component was inspected, or that every possible defect of the premises was discovered.
4. We will not disassemble any equipment, nor will we be performing an intrusive or destructive inspection, inclusive of moving of furniture, appliances or stored items, or excavation.
5. Any and all components and conditions which by the nature of their location are concealed, deliberately hidden, camouflaged or difficult to inspect are excluded from the report.

6. Any suggestions or recommendations contained in the report are suggestion only and it shall be the responsibility of the person or persons carrying out the work to ensure the most appropriate remedy is carried out in conjunction with any further discoveries, warranty's or manufacturers recommendation and warranty's, and any necessary local authority consents obtained prior to proceeding with remedial work.
7. Inspections of any Electrical systems, water reticulation or plumbing, air conditioning system, dishwashers, stoves, hobs, heating systems, aerials, swimming pools or spas of the premises are outside of the scope of our inspection and report. Our Inspector/s will, however, conduct a brief inspection of the hot water system, the plumbing system, the electrical system.

Note: Our Inspector/s are not a qualified plumber/s, electrician/s or gas fitter/s.

8. Should a verbal report be conducted we are not liable to you or any third party present as the report provided will be based off a visual inspection of the areas where reasonable access is provided, at the time of the inspection.
9. Matters which are not within the scope of the Inspection outlined in the Standards include, but are not limited to:
 1. The existence of formaldehyde, lead paint, asbestos, toxic or flammable materials, pest infestation and other health or environmental hazards.
 2. The condition of playground equipment.
 3. The efficiency measurement of insulation or heating and cooling equipment.
 4. Any internal or underground drainage or plumbing.
 5. Any systems which are shut down or otherwise secured.
 6. Water wells (water quality and quantity).
 7. Zoning ordinances. viii) Cosmetics or building code conformity. ix) Intercoms, security systems, fire detection systems, heat sensors (any general comments about these systems and conditions are informational only and do not represent an inspection or form part of the report).
10. The Inspection and report should not be construed as a compliance inspection of any building, legal or territory authority standards, codes or regulations. The report is not intended to be a warranty or guarantee of the present or future weather tightness, adequacy or performance of the structure it's integrity, its systems, or their component parts. The report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general statements based on information about similar components and occasional variations are to be expected between such estimates and actual experience.
1. You accept that the Inspector will not detect some faults due to the following:
 1. The fault only occurs intermittently.

2. Part of the home has not been used for a while and the fault usually occurs after regular use (or detection of the fault would only occur after regular use).
3. The type of weather that would normally reveal the fault is not prevailing at, or around, the time of the inspection.
4. The fault has been deliberately concealed. v) Furnishings are obscuring the
 1. We have been given incorrect information by you, the vendor (if any), the real estate consultant, or any other person.
 2. The fault is/was not apparent on a visual inspection.

Disputes

1. Any dispute that arises as a result of the inspection or report provided is to be submitted to us in writing immediately.
2. You agree that upon raising a dispute of any form the contents of the report provided by us is not to be used to satisfy any terms of a sale and purchase agreement until the dispute has been resolved in all respects.
3. You agree that if, after raising a dispute, you chose to use the report to proceed with the transaction, that you acknowledge your dispute is null in void and that you waive any claim against us indefinitely in relation to this report.
4. In the event of a claim/dispute regarding damage to a home, you will allow us to investigate the claim prior to any repairs to the home be undertaken or completed. You agree that if you do not allow us to investigate the claims of damage before any repairs are carried out that you waive your rights to continue with and/or make any future claim against us.
5. In the event of any dispute, you agree not to disturb, repair, or attempt to repair anything that may constitute evidence relating to the dispute, except in the case of an emergency.

Terms of trade

1. In consideration for us providing you with the Inspection and report, you agree to the following:
 1. Payment is due upon completion of the report. Accounts which are not paid by the due date shall incur a late payment interest charge of 15% of the total amount owing for each calendar month in which the account is overdue, together with all debt collection costs.
 2. You will be responsible for any reasonable debt collection costs that we incur in recovering the outstanding amount.
 3. All work in progress will be billed monthly, with a final invoice issued on completion.
 4. If a quotation is given for the Inspection/report, any expenses incurred in addition to the quote, will be on the basis of cost to us, plus 15%. If, after a subsequent quotation/estimate, any additional work is found to be required

you will be contacted for your approval before any further work is completed.

2. We have no responsibility or liability for any cost, loss or damage arising from:
 1. Any errors or omissions from information, data or documents not prepared by us, our employees, or other persons under the direct control of us.
 2. Any act or omission, lack of performance, negligent or fraudulent act by you.
 3. Any act or omission, lack of performance, negligence or fraud by any consultant, contractor or supplier to you, or any of your employees or agents.
3. Where the content of any report is relied upon for industry research or evaluation purposes, such research or evaluation shall not include any data that may allow for the identification of any property or any personal information included in the report in any way.
4. You shall pay all costs and expenses (including legal costs on a solicitor/Client basis) resulting from any breach of these terms of trade by you or the enforcement by us of these terms of trade.
5. The parties agree that this document and all of its contents are governed by the legislation of New Zealand at all times.

Ownership of report

a) We reserve the right to provide this report to other parties at our discretion.

Cancellation Fee

a) If you cancel the inspection you agree, that in consideration for us arranging a time for the inspection to be conducted, that you will pay us a cancellation fee equal to the full cost of the inspection and report, provided however that if we have received forty eight hours' (two full working days) written notice of cancellation only an administration fee of \$50 will be payable and you will be refunded.

You will be contacted for your approval before any further work is completed

Liabilities

1. This report is based on a visual, non-invasive inspection of accessible areas at the time of the visit. While every effort is made to identify significant issues, some defects may not be visible or detectable under the conditions present. In the event that a material issue is later found that should reasonably have been identified, our liability is limited to the amount paid for the inspection. We are not responsible for any costs or losses beyond that amount.
2. We have no responsibility or liability for any cost, loss or damage arising from:
 1. Any errors or omissions from information, data or documents not prepared by us, our employees, or other persons under the direct control of us.
 2. Any act or omission, lack of performance, negligent or fraudulent act by you.
 3. Any act or omission, lack of performance, negligence or fraud by any consultant, contractor or supplier to you, or any of your employees or agents.
3. Where the content of any report is relied upon for industry research or evaluation purposes, such research or evaluation shall not include any data that may allow for the identification of any property, or any personal information included in the report in any way.
4. You shall pay all costs and expenses (including legal costs on a solicitor/Client basis) resulting from any breach of these terms of trade by you or the enforcement by us of these terms of trade.
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EQC scope or work:

If an EQC scope of works has been provided to the building inspector before or during the property inspection, it may be reviewed and commented on within the building report.

However, the inspection is a visual, non-invasive assessment conducted at the time of inspection.

The building inspector cannot determine the adequacy or completeness of any repairs performed under the EQC scope of works, nor can they identify repairs that are not visible during such an inspection.

The building inspector relies solely on the information provided by the client and assumes no responsibility for verifying that all EQC scope of works relevant to the property have been reviewed.

Any EQC scope of works not provided, not reviewed, or aspects that cannot be visually inspected are excluded from the report.

Clients are responsible for conducting their own due diligence regarding any such matters.

Moisture Readings

Moisture Meter – General MMD950

The General Tools MMD950 is a professional-grade moisture meter used to assess moisture levels in various building materials. It features both pin and pinless measurement modes, allowing for surface and subsurface readings up to 4 inches deep.

The device provides accurate digital readings and a visual LED bar graph for easy interpretation. A remote probe enables testing in hard-to-reach areas, and a built-in calibration checker ensures accuracy.

This tool is used to detect moisture in wood, drywall, and other materials, helping to identify potential water damage or dampness issues.



Low moisture reading,
green = Good



High moisture reading:
Red:
Damp = 20+
Wet = 50+

Exterior

Roof & Drainage

Priority	Low
Inspected	Yes
Comments	Roofing The dwelling has a combination of roofing materials comprising concrete roof tiles, corrugated Coloursteel roofing, and a small Decramastic tile roof above the front entrance. The upper-level concrete tile roof, as viewed from ground level, appeared to be in good condition with no significant defects observed. Two lower concrete tile roof sections were also inspected and appeared to be in good condition. Hip and ridge cappings were intact and securely fixed. The dwelling also incorporates two corrugated Coloursteel roof sections, both of which appeared to be in good condition with no visible defects. A small Decramastic tile roof above the front entrance was observed to be stable and in good condition. No visible issues were identified with the roofing system at the time of inspection. Flashings Apron flashings at roof-to-cladding junctions appeared correctly installed and were observed to be performing as intended at the time of inspection. Valley flashings were also in good condition with no visible issues noted. Gutters The Coloursteel guttering system appeared to be in good condition, securely fixed, and free from any significant visible defects at the time of inspection. Downpipes Downpipes appeared to be in good condition and were observed to discharge into the stormwater system as intended. Gully Traps Accessible gully traps appeared clear and were observed to be functioning as intended at the time of inspection. Risk: Low

Exterior

Roof & Drainage



Concrete tiles



Corrugated colour steel roofing



Apron flashing



Valley flashing



Corrugated colour steel roofing



Concrete tile



Colour steel gutter system



Hip cappings



Decramastic tiles



Decramastic tiles



Concrete tile top roof



Gully trap



All downpipes directed into stormwater as intended

Exterior

Cladding and Windows

Priority	Low
Inspected	Yes
Comments	Cladding The dwelling is clad with horizontal timber weatherboards. The exterior has been recently repainted, presenting in a clean and well-maintained condition. Given the age of the dwelling, some minor surface imperfections and age-related characteristics remain evident, which is typical for a home of this era and not considered unusual. At the time of inspection, the weatherboards appeared to be in generally good condition, with no significant defects observed. The recent paintwork provides good protection to the timber cladding. Continued routine inspection and maintenance, together with repainting as required over time, will help preserve the cladding in good condition. Windows The dwelling has timber single-glazed windows. The exterior timber joinery has also been recently painted and appeared clean, tidy, and well maintained at the time of inspection. No significant deterioration or visible soft rot was observed to the accessible exterior joinery. The exterior of the dwelling appeared to be adequately sealed, with no visible signs of moisture ingress through the cladding or window joinery at the time of inspection. Risk: Low

Exterior

Cladding and Windows



Exterior

Decks/Fences/Grounds

Priority	Low
Inspected	Yes
Comments	Fencing, Grounds & Driveways Fencing The property is fully fenced, with all fencing observed to be stable and in generally good condition at the time of inspection. The front entrance gate and side access gates were operating smoothly and functioning as intended. No significant defects were noted. Grounds & Pathways Concrete pathway areas around the dwelling were observed to be stable and in generally good condition. Minor age-related wear is consistent with the age of the property, with no significant cracking, settlement, or trip hazards noted at the time of inspection. Decking A large covered timber deck is located at the rear of the dwelling. The deck appeared to be in good, stable condition and has been well maintained. No significant defects or areas of concern were observed at the time of inspection. Risk: Low



Exterior

Decks/Fences/Grounds



Exterior

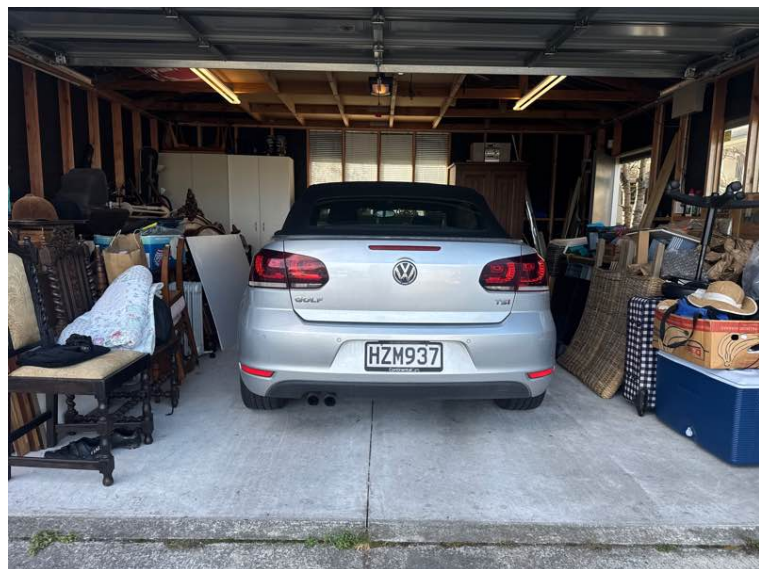
Garage

Priority	Low
Inspected	Yes
Comments	detached two-car garage is located on the property. The garage is clad with Coloursteel cladding and finished with a corrugated Coloursteel roof. Both the cladding and roofing appeared to be in good condition at the time of inspection, with no significant defects observed. The Coloursteel sectional garage door and automatic door opener operated smoothly during testing and were functioning as intended. Internally, the timber framing appeared clean and in good condition. The concrete slab floor appeared stable, with no visible significant cracking of concern. No visible water staining, moisture ingress, or water damage was observed within the garage at the time of inspection. Risk: Low



Exterior

Garage



Exterior

Foundation

Priority	Low
Inspected	Yes
Comments	Foundation & Floor Levels The dwelling is of an age where underfloor access is not available, which is typical for this style of construction. Floor level measurements were carried out using a DeWalt laser level. My findings identified a maximum variation of approximately 35 mm across the footprint of the dwelling, with no floor slopes exceeding 10 mm over 2 metres. These results are considered very good for a dwelling of this age and are within the MBIE guidance for Christchurch, which allows up to 50 mm variation across the footprint and no floor slopes exceeding 10 mm over 2 metres. The minor variations recorded are considered consistent with historical settlement that commonly occurs in older dwellings. Based on this visual, non-invasive inspection, no visible concerns were identified at time of inspection. Risk: Low



PRO CHECK
building reports
Christchurch

Exterior

Foundation



DeWalt laser level



Exterior

Sheds/Sleepout

Priority	Low
Inspected	NA
Comments	



Exterior

Sheds/Sleepout

Interior

Master Bedroom

Priority	Low
Inspected	Yes
Comments	The master bedroom bed 3 was observed to be in very good condition and presented clean, tidy, and well maintained at the time of inspection. Wall, ceiling, and floor surfaces were all in good condition, with no significant defects observed. Moisture testing to accessible exterior wall areas returned readings below 17 (green), indicating dry conditions. No visible water staining, moisture damage, or signs of water intrusion were observed. No significant issues were identified within the master bedroom at the time of inspection. Risk: Low

Interior

Master Bedroom



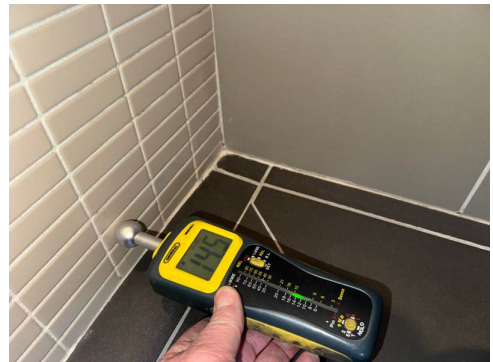
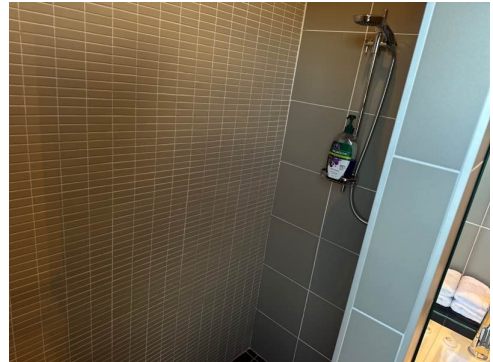
Interior

Ensuite

Priority	Low
Inspected	Yes
Comments	The master bedroom ensuite is finished with fully tiled walls and floors and comprises a tiled shower, vanity, and toilet. The ensuite was observed to be in very good condition and presented clean, tidy, and well maintained at the time of inspection. The vanity, toilet, shower, and tapware were all functioning as intended. Tiles, grout, and visible fixtures were in good condition, with no significant defects observed. No visible leaks were detected beneath the vanity. Moisture testing around the tiled shower and vanity returned readings below 17 (green), indicating dry conditions. No visible water staining, moisture damage, or signs of water intrusion were observed. No significant issues were identified within the ensuite at the time of inspection. Risk: Low

Interior

Ensuite



Interior

Bedrooms

Priority	Low
Inspected	Yes
Comments	Additional Bedrooms & Ensuites The three additional bedrooms were all observed to be in very good condition and presented clean, tidy, and well maintained at the time of inspection. Wall, ceiling, and floor surfaces were in good condition, with no significant defects observed. Each bedroom has its own ensuite. All ensuites are finished with fully tiled walls and floors and comprise a tiled shower, vanity, and toilet. The ensuites were observed to be in very good condition, with all fixtures, fittings, and tapware functioning as intended. No visible leaks were detected beneath the vanities. Moisture testing around the tiled showers and vanities returned readings below 17 (green), indicating dry conditions. No visible water staining, moisture damage, or signs of water intrusion were observed. No significant issues were identified within the additional bedrooms or their ensuites at the time of inspection. Risk: Low

Interior

Bedrooms



Bed 1



Bed 1



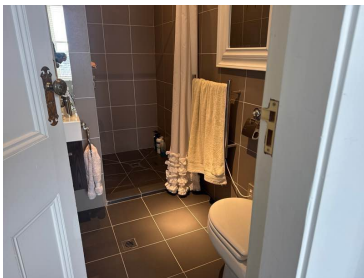
Bed 1



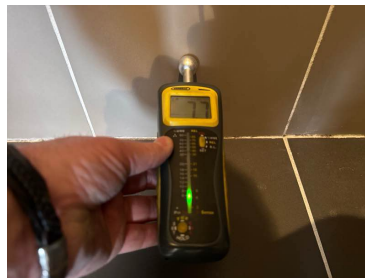
Bed 1 shower



Bed 2



Bed 2



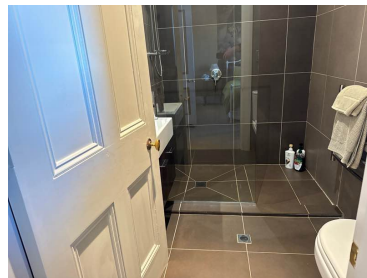
Bed 2 shower



Bed 4



Bed 4



Bed 4



Bed 4 shower

Interior

Master Bathroom

Priority	Low
Inspected	Yes
Comments	Main Bathroom (Downstairs) The main downstairs bathroom is presented in very good, clean, and well-maintained condition. It comprises a bath, toilet, and vanity, with tiled flooring and wallpaper walls and painted ceiling finishes, all of which were observed to be in very good condition. The bathroom features classic-style tapware and a classic vanity, both of which were functioning as intended at the time of inspection. No visible leaks were detected beneath the vanity. Moisture testing around the vanity returned readings below 17 (green), indicating dry conditions. No visible water staining, moisture damage, or signs of water intrusion were observed. No significant defects were identified within the bathroom at the time of inspection. Risk: Low

Interior

Master Bathroom



Interior

Toilets

Priority	NA
Inspected	Low
Comments	



Interior

Toilets

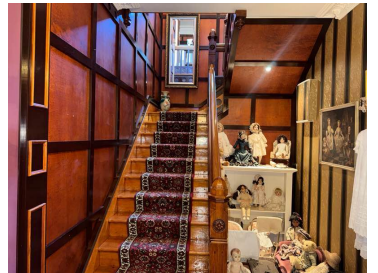
Interior

Interior Spaces

Priority	Low
Inspected	Yes
Comments	Hallways, Living Areas, Office & Games Room The interior living areas of the dwelling are presented in very good condition and have been well maintained. The home comprises an open-plan kitchen and living area, a separate formal dining room, a large hallway and stairwell, a spacious sunroom, an office, and an additional room currently used as a games room (pool/snooker room). All floor finishes, including varnished timber flooring, tiled areas, and carpeted surfaces, were observed to be in very good condition. Wall and ceiling linings also appeared clean, tidy, and well maintained throughout. The dwelling has been tastefully renovated over the years and presents in a clean, finished condition. Internal doors, accessible windows, and ranch sliders operated smoothly at the time of inspection, with no significant issues observed. The office and games room were both observed to be in very good condition, consistent with the remainder of the dwelling, with all surfaces clean, tidy, and well maintained. Moisture testing to accessible exterior wall areas returned readings below 17 (green), indicating dry conditions. No visible water staining, moisture damage, or signs of water intrusion were observed. No significant defects were identified within the living areas, hallway, stairwell, dining room, sunroom, office, or games room at the time of inspection. Risk: Low

Interior

Interior Spaces



Games room



Office



Office



Interior

Bathroom2

Priority	Low
Inspected	NA
Comments	



Interior

Bathroom2

Interior

Kitchen

Priority	Low
Inspected	Yes
Comments	The kitchen was observed to be in good condition and appeared clean, tidy, and well maintained at the time of inspection. Cabinetry, benchtops, sink, and visible fixtures were in good condition, with tapware operating as intended. No visible leaks were detected beneath the sink or within the accessible cabinetry during the inspection. Moisture testing returned readings below 17 (green), indicating dry conditions. No visible water staining, moisture damage, or signs of water intrusion were observed. Kitchen appliances were visually inspected only and were not functionally tested. Risk: Low

Interior

Kitchen



Interior

Laundry

Priority	Low
Inspected	Yes
Comments	A laundry space is provided within a dedicated cupboard, with provision for a washing machine. Waste pipe and plumbing connections were present and appeared to be functioning as intended at the time of inspection. The laundry area is finished with a tiled floor and appeared clean, tidy, and well maintained. All visible surfaces were in good condition, with no visible water damage, moisture issues, or defects observed. Risk: Lo



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Interior

Laundry



Interior

Insulation

Priority	Low
Inspected	Yes
Comments	Insulation and roof space: Pink Batts insulation was observed within the roof space and appeared to be in good condition, providing good coverage and sufficient thermal protection. Evidence of strengthening work to the roof framing was observed. It was also apparent that the concrete tile roof is not original and that the dwelling has been re-roofed at some stage in the past. The strengthening work appears consistent with the roof replacement and no concerns were identified in relation to these alterations at the time of inspection. Overall, the roof framing and roof space appeared to be in good condition. No visible water staining, moisture ingress, or other significant issues were observed during the inspection. Risk: Low

Interior

Insulation



Service

Electrical

Priority	Low
Inspected	Yes
Comments	The switchboard is not original, indicating that the electrical system has been updated since the dwelling was constructed. At the time of inspection, the switchboard appeared to be in good condition, with no visible defects observed. A visual inspection of accessible switches, power outlets, and light fittings identified no significant issues unless otherwise noted elsewhere in this report. A comprehensive electrical inspection is outside the scope of this visual building inspection. If complete assurance is required regarding the condition and performance of the electrical installation, assessment by a registered electrician is recommended. Risk: Low



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Service

Electrical



Service

Hot Water

Priority	Low
Inspected	Yes
Comments	A gas hot water system is installed with the Califont unit attached to the exterior of the house. The unit appeared stable and in generally good condition at the time of inspection, with no visible signs of deterioration, damage, or leaks observed. All adjoining pipework appeared secure and in good condition, with no visible signs of leakage at the time of inspection. This assessment is based on a visual inspection only. A more thorough inspection of the hot water system and associated plumbing is outside the scope of this inspection. A qualified plumber or registered gasfitter should carry out routine servicing and maintenance in accordance with the manufacturer's recommendations. Risk: Low

Service

Hot Water



General

Asbestos

Notes on Asbestos

Fibre cement cladding on exterior walls (sheet form or shingles) and soffits, also in some internal linings such as wash houses/laundry's and around old "chip heaters". Some plaster over laths, "lath & Plaster".

NA

Asbestos fibre cement roofing mainly corrugated or tiles, with small or large corrugations and some old gutters and DP's.

NA

Textured paint and patching compounds on walls and ceilings.

NA

Some Lino backing and some vinyl floor tiles and backing on sheet vinyl and adhesives.

NA

Textured ceiling coatings, stippled ceilings. Stippling: asbestos has been found to be present in some stippled ceilings applied up to the 1980's into the late 1990's and also in some of the stopping under the stippling.

NA

Chip coated sheet metal tiles have been found to have asbestos in the material used to adhere the chip to the metal on early roof tiles before the early 1980's such as "Decromastic" and early "Harvey" tiles.

NA

Vermiculite ceiling insulation may also contain asbestos and was also used in some old fire flues.

NA

Comments



Certificate of Inspection

Client Julie Shepherd

Site 197 Williams Street Kaiapoi

Inspector Phil Staunton

Company Pro Check Building Reports Christchurch Ltd

Qualifications



NEW ZEALAND PRACTISING LICENCE

Version: 14/07/2025

Name: Philip John Staunton
LBP Number: BP107881
Expiry: 30 Jun 2026



Licence Class: Carpentry Area of Practice Date Issued: 23 Jun 2011



Site	Yes
Subfloor	Yes
Roof space	Yes
Exterior	Yes
Roof exterior	Yes
Interior	Yes
Services	Yes
Accessory unit, ancillary space & buildings	Yes

Any limitations to the coverage of the inspection are detailed in the written report. I hereby certify that I have carried out the inspection of the property site at the above address taking into account aspects of NZS4306:2005 Residential Property Inspection – and I am competent to undertake this inspection.

Signature



Date/Time 31/07/2026

An inspection carried out with reference to aspects of NZS 4306:2005 is not a statement that the 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 NZS4306:2005 for full details. A signed copy of this certificate is held on file. Philp John Staunton Licensed and qualified builder LBP No:BP107881. Property Inspector Pro Check Building Reports Christchurch the building inspector has not reviewed a LIM report nor inspected the Council file in relation to the property and is unable to provide advice as to the content of any LIM report. The building inspector recommends that the client obtain independent legal advice in relation to all aspects of the LIM report. N.B. Please read this report in conjunction with Note / Disclaimer, the final page of this report.



Additional photos

Date and Time 31/07/2026

Summary

This inspection found the dwelling to be a well-maintained character home that has been extensively renovated and presents in very good overall condition. The timber weatherboard cladding has been recently repainted and is providing good protection, while the mix of concrete tile, corrugated Coloursteel, and Decramastic roofing appeared to be in good condition with no significant defects observed. The interior is finished to a high standard, with all living areas, bedrooms, ensuites, kitchen, laundry, and bathrooms presenting clean, tidy, and well maintained. Moisture testing throughout the accessible interior returned dry readings, with no evidence of active moisture ingress or water damage. The detached double garage, covered rear deck, fencing, and external grounds were also found to be in good condition. Floor level testing recorded a maximum variation of 35 mm across the dwelling, which is considered very good for a home of this age and is within MBIE guidance for Christchurch. Overall, the property presents as a solid, well-cared-for home requiring only routine ongoing maintenance.

Signature





Certificate of Inspection

Client Julie Shepherd

Site 197 Williams Street Kaiapoi

Inspector Phil Staunton

Company Pro Check Building Reports Christchurch Ltd

Version: 14/07/2025

Qualifications



NEW ZEALAND
PRACTISING LICENCE

Name: Philip John Staunton

LBP Number: BP107881

Expiry: 30 Jun 2026



Licence Class
Carpentry

Area of Practice

Date Issued
23 Jun 2011



Certificate of Insurance



23 February 2026

This certificate is confirmation that the following insurance contract is current and in force.

The Insured

Pro Check Building Reports Christchurch Limited

Policy Number	LLO-P0187772	Client Number	ODL-57432
Period of Insurance	20/12/2025 to 20/12/2026 at 4pm		
Insurer	The Holland Insurance Company Pty Ltd		

Professional Indemnity

Business Description	Pre-purchase property inspections and healthy home assessments
Limit of Indemnity	\$500,000 any one occurrence and \$1,000,000 in the aggregate
Excess	As Per Policy
Territory	New Zealand
Jurisdiction	New Zealand
Endorsements / Special Terms	As Per Policy

Subject otherwise to the terms and conditions of the policy.
This confirmation of cover should be read together with the policy schedule and policy document. All details shown above are as at the date issued.

Signed on behalf of Ando Insurance Group Limited

John Lyon
CEO, Ando Insurance Group Limited

This insurance is provided by the Hollard Insurance Company Pty Ltd. Administration of this insurance and claims handling services are managed by Ando Insurance Group Limited on behalf of The Hollard Insurance Company Pty Ltd. The Hollard Insurance Company Pty Ltd is a licensed insurer in New Zealand under section 19 of the Insurance (Prudential Supervision) Act 2010.

MASTER INSPECTOR REGISTRATIONS BOARD.
MASTER INSPECTOR ASSOCIATION OF NEW
ZEALAND™

PHILIP STAUNTON MI®
REG.2425010853CH

Member Inspector™ |
Pro Check Building Inspection Christchurch |
In Good Standing |
REG.2425010853CH

11th January 2024

Dear Philip Staunton MI® Reg.2425010853CH

This registration certificate confirms your admittance to the Master Inspector Association of New Zealand as a Member Inspector™

Sincerely,

Master Inspector Registrations Board.
Master Inspector Association of New Zealand™

MIANZ.ORG.NZ
Master Inspector Association of New Zealand™
Head Office 203 Ravensbourne Road
Dunedin NZ 9022
home@mianz.org.nz
www.mianz.org.nz



Terms and Conditions apply including remaining in good standing within the inspection industry. Informing MIANZ.org.nz of unresolved complaints, payment of dues and providing a link to MIANZ.org.nz on your website.

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