



RESIDENTIAL PROPERTY INSPECTION



The site was visited to undertake a pre-listing inspection for the purposes of apprising the owner of the present condition of the property. This report is offered as guidance only to any potential purchaser(s) and purchasers are encouraged to obtain independent advice on the property.

Customer Name:	Chris James
Inspection Address:	47A Queen Street, Rangiora
Inspection Date:	Wednesday 29 July 2026
Weather Conditions:	Fine
Inspector Name:	Sam Thomson
Company Contact Phone:	021 460 422
Registration:	LBP No BP130476
Version Control	Version 1

BuildQual NZ Ltd

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MISSION STATEMENT

To provide an outstanding customer-focused service in a professional manner.

ABOUT THIS REPORT

This inspection is a point in time one which has been conducted by a Licensed Building Practitioner who has significant achievement and experience in the residential building industry. The report is an **exception-based report** primarily focusing on and commenting on issues that are present. While the inspector may comment from time-to-time about elements of the property where no issues exist, mainly the report highlights any defects found during the inspection.

The report closely follows the requirements of NZS 4306:2005 (the New Zealand Standard for property inspections) and complies with that standard.

NZS4306:2005 states that ... “A property inspection should not be seen as an all-encompassing report dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of inspection. Whether or not a defect should be regarded as significant depends to a large extent upon the age and the type of building being inspected.”

Where an issue is highlighted, it remains the client’s responsibility as to what further action is taken, whether any is recommended or not. Consider visiting the address again with the report and satisfying your own mind about any issues.

DETAILS OF BUILDING

The property at 47A Queen Street, Rangiora is a three-bedroom, two-storey dwelling constructed with Hebel and plaster cladding, resting on a concrete slab foundation, with a pressed steel decramastic tile roof. The interior walls are plasterboard over timber frames. The floors are concrete with carpet and tiles in the wet areas and the kitchen. There is a double garage internal access garage.

The property was built 2013 and all fittings appear to be in good condition.

Building Use:	Residential
Technical Category (CERA):	N/A – Rural and Unmapped
Estimated Ground Profile:	Flat
Number of Storeys:	Two
Foundation Construction:	Concrete slab
External Wall Construction:	Hebel and plaster
Internal Wall Construction:	Plasterboard
Roof:	Decramastic tile
Floor Type:	Concrete
Year Built:	2012

INSPECTION SUMMARY

There was no evidence of significant structural damage to the building noted during our visual, non-invasive inspection.

I attended the property and inspected inside, outside and around the section, making notes and taking photographs as I went. I noted any defects, and these are summarised below

The defects noted are:

THE SITE

- Cracking to paths - typical of concrete in Canterbury

ROOF

- Minor mould/lichen build-up to tiles

INTERIOR

- Some cosmetic imperfections noted generally throughout interior
- Buzzing noise from front doorbell
- Shower door in upstairs bathroom doesn't shut. Discolouration to the silicone in the shower

GARAGE

- There is a crack across the garage ceiling.

FLOOR LEVELS

A full floor-level survey was not conducted at the address; however, an assessment was made using a laser level device within the confines of working around furniture and fixtures. Refer to the floor section under the Interior heading in the body of the report.

MOISTURE TESTS

Interior moisture levels were tested using a CEM® moisture tester. This is a non-invasive capacitive tester that injects an electric field into the wall and measures the moisture levels through that. It is an indicative test which directs more intensive testing should elevated or wet readings be returned. The only certain way to determine a moisture problem is through intensive inspection.

The reading scale is an exponential one from one to 200; with readings less than 50 considered dry, readings between 51 and 80 considered elevated and readings over 80 considered wet

A total of 11 locations were chosen to take moisture readings.

The readings are typically taken about 50mm from the floor – the assumption being that if the wall is damp the moisture will be near the bottom of the wall. Readings were also taken in the bottom of the shower or bath, vanity units, laundry tub cabinet, kitchen under sink and adjacent the toilet.

The moisture readings were between 13.4 and 29.8 – these are in the dry range.

OTHER

There was No evidence of land damage, liquefaction or lateral spreading noted during the inspection.

Overall, from the visual non-invasive inspection, the property appears to be in good condition with some defects observed, as outlined above.

LAND AND ZONING

The property is zoned N/A – Rural and Unmapped, under the former Canterbury Earthquake Regional Authority guidelines.



47A Queen Street, Rangiora





Property Information

PROPERTY DETAILS
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LAND ZONING
4

Category: N/A - Rural & Unmapped
1

Properties in **rural areas** or beyond the extent of land damage mapping, and properties in parts of the Port Hills and Banks Peninsula have not been given a Technical Category.

Normal consenting procedures will apply in these areas.

In 2019 Christchurch City Council completed a liquefaction hazard study , encompassing the Christchurch urban area, which uses the extensive information about ground conditions gathered since the 2010/11 Canterbury earthquakes and follows the most recent national liquefaction guidance. This includes an updated liquefaction vulnerability map, and an online tool which helps to visualise an area's vulnerability to liquefaction under different conditions. For details visit the [CCC liquefaction information website](#).

The above zoning information is correct to the best of our knowledge at the time of publishing.

District Plan
1

Clean Air Zone
1

CWMS
1



**PROPERTY ASSESSMENT FORM****THE SITE**

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Retaining Walls	N/A	-
Stairs	N/A	-
Steps, Handrails, Paths, Driveway	Minor	Cracking noted in concrete paths.
Swimming Pool/Tennis Court	N/A	-
Fencing		1.8m high timber paling fences and plastered walls, good condition.
Ground Movement/cracking	Minor	Cracking to paths
Surface water control		No defects noted

EXTERIOR

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Balconies, Verandas, or patios etc.		No defects noted
External stairs/steps		No defects noted
Framing (verticality, defects)		No defects noted
Wall Cladding		No defects noted
External Doors & Windows		No defects noted
Chimney	N/A	-

SUBFLOOR SPACE

This section is largely not applicable due to the concrete slab foundation.

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Location of Access Point (if applicable)	N/A	-
Accessibility – Minimum 500x400mm	N/A	-
Foundation Type & Condition		Concrete slab
Foundation Walls		No defects noted
Ground Space Condition	N/A	-
Ground Vapour Barrier	N/A	-
Drainage – drains, haunching etc	N/A	-
Ventilation Adequacy	N/A	-
Pile Type, Instability & Condition	N/A	-
Pile to Bearer Connections	N/A	-
Obvious Structural Alteration		No
Ground Clearance of Timber Framing Minimum 450mm	N/A	-
Floor Type		Concrete
Timber Framing & Bracing	N/A	-
Insulation Type, Approximate Thickness, Coverage & Condition	N/A	-
Plumbing – materials, leakage, supports	N/A	-
Electrical – wiring & supports	N/A	-
Insect or Pest Infestation	N/A	-
Rotting Timbers	N/A	-
Debris	N/A	-



ROOF

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Roof System		Decramastic tile
Roof condition	Minor	Good condition overall, minor mould/lichen build-up to tiles. The second-storey roof was not closely inspected due to the height off the ground, access & H&S requirements.
Gutters/Spouting/downpipes		No defects noted. Gutter guard fitted.
Eaves/Fascia/Soffits		No defects noted

ROOF SPACE

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Accessibility – location and size of manhole. Minimum 450x440mm with crawl space of 600x600mm		Access in garage and upstairs toilet Meets the minimum allowance
Roof Cladding – from the inside		No defects noted
Thermal Insulation		No defects noted. Pink Batts. No insulation over the garage as is typical of areas over uninhabited spaces.
Sarking	N/A	-
Party Walls & Fireproofing	N/A	-
Roof Underlay & Support (mesh/wire)		No defects noted
Roof Frame Construction & Connections		No defects noted
Ceiling Construction		No defects noted
Obvious structural alteration		No.
Insect or Pest infestation		No.
Roofing timbers		No defects noted
Discharges into roof space (Vents/fans)		No
Plumbing – materials, leakage, supports		No defects noted
Electrical – wiring type & supports.		No defects noted
Tile Fixings		No defects noted



INTERIOR

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Ceilings – condition, defects.		No defects noted
Walls – condition, defects.	Minor	Some cosmetic imperfections noted generally throughout interior.
Timber Floors	N/A	-
Concrete Floors		Measurements were taken with a laser level device across the floor plan measured across the greatest available distance, and the variation was minimal. The MBIE Guidelines for the level variations of the floor plan have set the limit at 50mm.
Carpets, floor coverings		No defects noted
Internal Doors & Frames, Skirtings		No defects noted.
Electrical – operation of switches etc.	Minor	Buzzing noise from front doorbell.

Kitchen

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
○ Floor – sealed around perimeter		No defects noted
○ Bench Top		No defects noted
○ Cabinetry		No defects noted
○ Sink/taps		No defects noted
○ Tiles		No defects noted
○ Air extraction system		No defects noted

Bathroom, WC, Ensuite -

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
○ Floor - sealed		No defects noted
○ Cistern, Pan (Bidet if Applicable)		No defects noted
○ Tiles (sealed and condition)		No defects noted
○ Bath (sealed and condition, pressure)		No defects noted



○ Shower	Minor	Shower door in upstairs bathroom doesn't shut. Discolouration to the silicone in the shower
○ Vanities/washbasin		No defects noted
○ Ventilation		No defects noted
○ Special Features (if applicable)	N/A	-

Laundry

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
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○ Location		Off kitchen.
○ Floor (sealed & condition)		No defects noted
○ Tubs/cabinet		No defects noted
○ Tiles (sealed and condition)		No defects noted
○ Ventilation		No defects noted

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
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Storage		No defects noted
Inside of Windows- Single or double glazed		All double glazed.
Electrical Connections		No defects noted
Interior Stairs		No defects noted
Garage – opener, doors.	Minor	There is a crack across the garage ceiling
Other	N/A	-

SERVICES

These items are technical in nature and commented on only, following a visual inspection.

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Fire Warning/Control System (Not just smoke detectors)	N/A	-
Heating System (specify type)		Wall heaters. Heat pump – as per the Appliances Section below.
Ventilation System (HRV/DVS)		No.
Central Vacuum System (if applicable - untested)		No.
Security System		No.
Electrical – Meter Board/Switch Board		No defects noted
Gas Services (Wall straps, vents blocked)		No defects noted
Water Services (incl. pressure)		No defects noted
Hot Water (incl. pressure) ○ Date on cylinder ○ Seismic straps		No defects noted. 2012, 250L, with seismic straps. There was a new element in HWC in June 2026.
Wastewater/Sewerage		No defects noted
Grey Water Recycling (if applicable)	N/A	-
Rainwater Collection System (if applicable)	N/A	-
Solar Panels		No
Aerials or antennae		Yes
Shading Systems (if applicable)		No
Telecommunications (phone/internet lines – number and location. Untested)		No
Lifts		No

APPLIANCES

Appliances are commented upon only and no warranty as to fitness for purpose is offered or implied

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Stove		No defects noted
Oven		No defects noted
In-sink waste disposal	N/A	-
Exhaust fan(s)		No defects noted
Dishwasher		No defects noted
Heat Pump		No defects noted
Bathroom Heater		No defects noted
Heated towel rails		No defects noted
Night-Store Heater – not specifically tested	N/A	-
Fridge if being left	N/A	-
Smoke detector(s) – ○ Max 3m to bedroom ○ One on each storey ○ Do they work?		No defects noted

OTHER MATTERS

Any other issue that has not already been described in the report.

None

NATURAL HAZARDS

None

THE INSPECTOR SUGGESTS THE FOLLOWING

OTHER ADDITIONAL ☐

None

SOLID FUEL BURNER

– from <https://solidburner.ecan.govt.nz/Public>

None

SUPPORTING PHOTOS



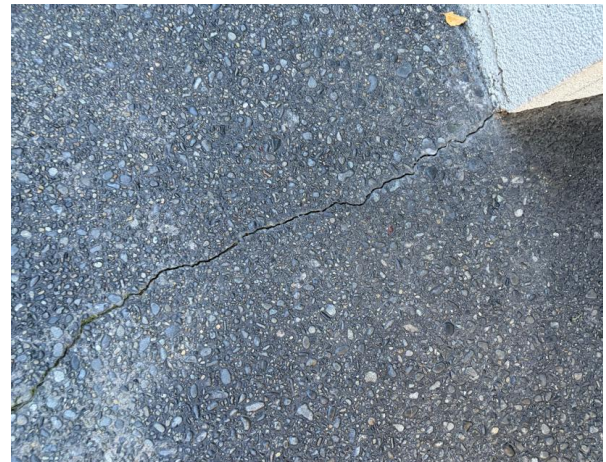
Driveway



Fences



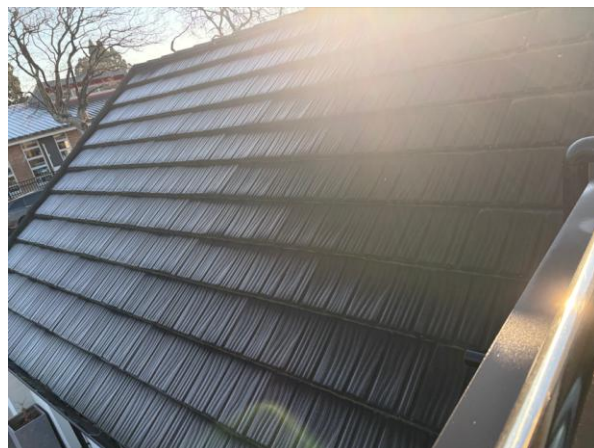
Cracking to paths



Cracking to paths



Cladding and windows – general view



Roof – general view



Roof space - insulation



Walls and ceilings – general view



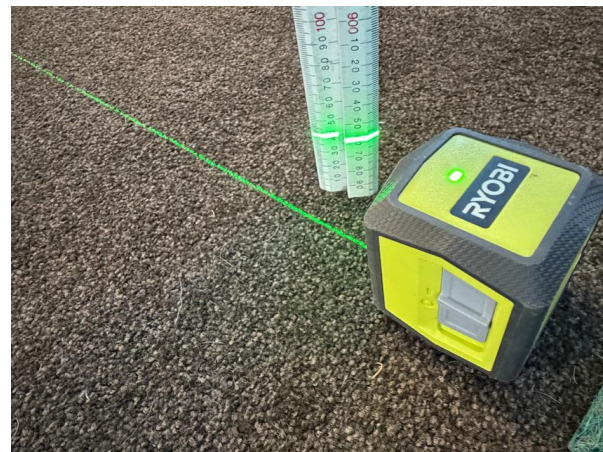
Shower door doesn't easily shut



HWC



Moisture readings – dry range



Laser floor level assessment.

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Client: Chris James

Site Address: 47A Queen Street, Rangiora

Inspector – Sam Thomson

Company – BuildQual NZ (2016) Limited

Qualifications: Licensed Building Practitioner and qualified builder

Date of inspection: Wednesday 29 July 2026

The following areas of the property have been inspected:

	Yes	No
(a) Site	☒	☐
(b) Subfloor	☐	☒
(c) Exterior	☒	☐
(d) Roof exterior	☒	☐
(e) Roof space	☒	☐
(f) Interior	☒	☐
(g) Services	☒	☐
(h) Accessory unit, ancillary space and buildings	☐	☒

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

Certification:

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

Signature *Sam Thomson*

Date: 29 July 2026

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



LIMITATIONS

limited to a visual inspection only and is to give you a better understanding of the buildings condition as observed at the time of inspection. There are, therefore, a few limitations to the inspection, which you need to be aware of. These include the following:

- a) The report is of a visual only, non-invasive inspection of the areas of the building which were readily visible at the point in time of the inspection. The inspection does not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation, or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil.) Any appliances are commented on only and no warranty as to fitness for purpose is offered or implied. BuildQual has no mandate to move, cause any damage to or change anything in the property.
- b) The inspection does not draw conclusions about the weather tightness of the building. It does, however, assess internal moisture readings directed by the inspector's expertise using a state-of-the-art tester, from which a recommendation may be made for further investigation. The testing is indicative only and makes no representation about the structure meeting the requirements of the building code as it relates to leaks, water penetration, weatherproofing, moisture or any effective water exit or control systems; this extends to any resultant mould, fungi, mildew, rot, decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure. Invasive investigation is usually the only way to conclusively determine such issues.
- c) As the purpose of the inspection is to assess the general condition of the building based on the limited visual inspection described in (a), the report may not identify all past, present or future defects. Descriptions in the report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in the report as having been inspected was excluded from the scope of the inspection. The report will not back-date today's code requirements onto works undertaken at an unknown time prior.
- d) Without limiting the general nature of that statement, we mean that the report does not extend to areas behind walls, below the ground, behind other fixtures or obstructions such as signage, cladding, under floor coverings or in areas which pose health or safety hazards or which are too small and difficult to reach. Also excluded are areas, which would require specialised equipment to reach e.g. cranes or cherry pickers. BuildQual inspects houses as they are presented, and if subfloor or roof access spaces don't exist or are obstructed, the report will reflect that. Returning to complete that part of an inspection will incur a fee.
- e) The assessment does not extend to any facilities servicing the premises such as electrical systems, plumbing, ventilation plant, lifts or other mechanical systems.
- f) Although property inspections can provide independent advice, they do not cover everything. For example, the inspector normally would not check the adequacy of the following: footings; concealed damp-proof membranes; concealed drainage; swimming pools, saunas and associated equipment; the operation of fireplaces and chimneys; intercom systems; floor coverings; appliances including but not limited to dishwashers, waste disposal units, ovens, ducted vacuum systems; Structural stability (other than pipe instability); hazards; and hot water cylinders. Whether or not services have been used for some time before an inspection being carried out may affect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily that the enclosure will not leak. **This is reproduced from NZS 4306:2005.**
- g) The report closely follows the requirements of NZS 4306:2005 (the New Zealand Standard for property inspections) and as such complies with that standard. There are minimum requirements for access to confined spaces in NZS 4306:2005, however, if in the inspector's view a space is too confined or the atmosphere inside that space is not safe, and it presents a risk to their safety under the Health & Safety at Work Act 2015, the inspector's safety is considered foremost. Similarly, if in the inspector's view an element of the property presents an unacceptable risk to inspect (height, proximity to safe ground, animal hazards etc.), the report will reflect that this element has not been inspected and the reason why.
- h) While EQC documentation may be checked against a property during an inspection, the general nature, the volume of that documentation and the elapsed time since the Canterbury Earthquakes makes it difficult to say with any certainty that damage listed is the same as evident during the inspection; similarly, it is difficult to ascribe some damage to an earthquake with any certainty.
- i) Damage and defects identified in the report may alter upon further work being carried out either to the building or any adjacent buildings, which may also be undergoing remedial or demolition work. Subsequent land movement or earthquakes may also alter the building.
- j) The report is not a substitute for any structural engineering or geotechnical assessment report which you are strongly recommended to obtain and therefore the report is not to be relied upon as a statement that the building is fit for use either in part or in whole.
- k) The persons carrying out the inspection to compile the report are limited by this agreement and cannot be expected to find or discover all defects in the building and you accept that we did not build or perform work on the building and are not responsible for or liable for anything other than the completion of the report and our opinion on the aspects reviewed.
- l) Any third-party report or externally sourced information annexed to this report is the responsibility of that third party and is attached for information only and we make no warranty regarding the same nor accept any responsibility for incorrect information contained therein.
- m) While we will use best endeavours to use all reasonable care and skill in carrying out the assessment consistent with that applied by reputable consultants practising in the property assessment field at this time, we provide no warranty (expressed or implied) as to the information presented in this report, except and only to the extent that the laws of New Zealand impose a warranty or guarantee such as under the Consumer Guarantees Act 1993.

OTHER SERVICES WE OFFER



Floor Level Survey

While an assessment is usually made using a laser level device during our inspections, we can further survey the floor levels of the building using a Zip level Pro device for greater detail. The results are then plotted on a floor plan, which is detailed within the report along with supporting information that demystifies the requirements – the MBIE guidelines.



Meth Testing

BuildQual NZ Ltd can arrange a contractor to do Meth Testing. Testing is conducted at various points of the house with results available two days later allowing for lab analysis. More in-depth testing can be done after a positive indication which will detail the levels of contamination to help inform your next steps.



New Build Pre-Handover Inspections

BuildQual NZ Ltd will inspect your newly built house and prepare a report before the pre-handover meeting with your builder, allowing you to ensure that the standard of work you expected is evident and to confidently request any defects be remedied before you move in.



Damage Assessment

BuildQual NZ Ltd conducts damage assessments on houses where repairs have not yet been completed and on houses where the repairs have been completed but a determination of the standard of work is required. We compare the works against the scopes of works and collect the producer statements to provide a level of comfort around the condition of the property.



BuildQual can arrange tradesmen – if required

BuildQual can arrange or recommend tradesmen plumbers, electricians, roof repairers and heat pump maintenance for your consideration when required. Tried and trusted otherwise we wouldn't recommend them. Let us help take the stress away from finding a tradesman.

The contents and design of this report are retained as Copyright, with rights belonging to BuildQual NZ (2016) Limited. This report must not be reproduced or passed on to a third party without the express permission of BuildQual NZ (2016) Limited. Obvious exceptions to that rule are, the real estate agent(s) acting for the client, the client's lawyer, accountant, mortgage broker, bank, an insurance company or another professional working towards the sale or purchase of the property that is the subject of the report.

For clarity, only the client and professionals working with the client to either buy or sell the subject property at 47A Queen Street, Rangiora may have access to the report.

If the report is on-sold to a purchaser, they need to be aware that the consumer protections do not pass with that transaction. In accordance with the Contract and Commercial Law Act 2017; the purchaser was not a party to the contract which initiated the inspection, was not intended to be a party, and cannot join that contract retrospectively.