



15 Jun 2026 12:59

PRE-SALE BUILDING INSPECTION REPORT

for: Hamish Nimmo C/ Estate of L.Tod

PROPERTY ADDRESS

15 Pratt Street
Waikouaiti, Otago
9510 New Zealand

Inspected by: Nathan Farrell | Inspection Date: 15 Jun 2026 | Ph: 027 4556106

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At CheckHome Building Inspections, we understand that buying or selling a home is one of the biggest decisions most people will make. Our role is simple, to provide clear, honest advice so you can move forward with confidence.

CheckHome was founded by qualified builders who saw the need for higher standards in the inspection industry. We focus on doing the job properly, with inspections carried out by professionals who understand how homes are built, how they perform over time, and where issues commonly arise.

Today, CheckHome operates as a nationwide network of independently owned and operated businesses. Each inspection is completed by a local business owner who understands the property types, environmental conditions, and building practices specific to your area.

While locally run, every CheckHome inspector works within the same established systems, reporting framework, and quality standards, ensuring consistency and professionalism across New Zealand.

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Inspecting throughout New Zealand

Contents

03	Summary of Inspection	04	Inspector	05	Glossary
06	Description of Building	07	General	08	Areas Inspected
09	Interior of Building	10	Exterior of Building	11	Roof Exterior
12	Roof Space	13	Sub Floor Space	14	Moisture
15	Electrical	16	Plumbing	17	The Site
18	Recommendations for Further Inspections	19	Terms and Conditions	20	Certificate of Inspection
21	Appendix				

03 Summary of Inspection

Results of Building Inspection - Summary

The purpose of the inspection is to identify the major defects and safety hazards associated with the property at the time of the inspection.

The overall condition of this building has been compared to similar constructed buildings of approximately the same age where those buildings have had a maintenance program implemented to ensure that the building members are still fit for purpose.

The incidence of Safety Hazards in this Residential Building as compared with similar Buildings is considered:

Typical

The incidence of Action Required Items in this Residential Building as compared with similar Buildings is considered:

High

The incidence of Minor Maintenance in this Residential Building as compared with similar Buildings is considered:

Typical

The overall condition of this residential Dwelling in the context of its age, type and general expectations of similar properties is:

Below Average - The Building and its parts show some significant defects and/or poor non-tradesman like workmanship and/or long-term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Overall Condition Comments:

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The property is a single-storey residential dwelling estimated to be 65 years old. The exterior is constructed with brick veneer cladding, a mixture of single and double-glazed aluminium joinery, and a hand-pitched timber roof frame clad with metal corrugated sheet roofing. The dwelling is supported by a concrete ring foundation with both concrete and timber piles. The interior layout comprises an open entry hallway connecting to a combined living, dining, and kitchen space, with two bedrooms, a bathroom, and a laundry room featuring external access located at the southern end of the structure.

The overall condition of this dwelling is considered below average when compared to buildings of similar age and construction type, showing significant defects and areas requiring major repairs. The property is situated in a High Wind Zone and a Zone C Medium Risk wind-driven salt exposure zone. These environmental risk factors necessitate a meticulous and ongoing maintenance program to protect the building envelope from accelerated weathering and moisture ingress. The main issues found on site relate to significant cracking in the brick cladding and foundation walls, varying floor levels, unsealed exterior penetrations, deteriorating roof flashings and active leaks, active plumbing leaks, structurally compromised subfloor bearers, and the presence of borer.

The matters that we recommend require priority attention are further summarised below.

- **Roof** - The metal sheet roofing exhibits popped nail fixings, surface rust, degrading roofing paper, and poorly flashed pipe penetrations. Active leaks and moisture staining was sighted to the underside of the eave linings. A licensed roofer should be engaged to assess and determine the best repair or replacement solution.

- **Cladding** - A large number of cracks were sighted in the brick cladding, indicating movement. Unsealed cladding penetrations and gaps at the window-to-cladding junctions were also detected, potentially allowing water ingress into the wall cavity. A licensed engineer and a licensed builder should be engaged to assess and determine the best repair solution.

- **Subfloor** - Variances in floor levels falling outside MBIE guidelines were detected, along with leaning piles and missing pile connectors. Subfloor bearers are poorly secured with modifications present. A licensed foundation specialist, a licensed structural engineer, and a licensed builder should be engaged to assess and determine the best repair solution.

- **Plumbing** - Grey Dux Qest plumbing pipe was sighted, and the shower waste pipe is actively leaking into the subfloor. A leak was also detected at the bathroom basin waste. A licensed plumber should be engaged to assess and determine the best repair or replacement solution.

- **Interior linings** - Excessive plaster cracks and patches were sighted in the plasterboard wall and ceiling linings, commonly due to movement and settlement over time. A licensed engineer and a licensed plasterer should be engaged to assess and determine the best repair solution.

- **Electrical** - Older fuses are present in the switchboard, and the overhead cable connection to the dwelling is attached to a deteriorating timber fascia. A licensed electrician should be engaged to assess and determine the best repair solution.

- **Borer** - Borer holes were sighted on some of the timbers in the property; this is common in a property of this age but should be checked. I recommend treatment by a specialist to prevent further deterioration; the in-wall condition of the framing is unknown as this can't be physically seen. A specialist requires further investigation.

- **Moisture** - Elevated moisture was detected in the dwelling areas located below. Further investigation and invasive testing must take place. The in-wall framing condition is unknown until this happens.

Maintenance is essential for all houses. I recommend washing down the house and clearing gutters and drains regularly. It is also essential to keep enough paint on exterior cladding, as paint acts as a protective coating. It is crucial to always ensure your house is weathertight and sealed.

I recommend having a lawyer read over the lim report and check if there are outstanding consents or any information you may need to be aware of about this property. Ask for all manuals and warranties for recent work that has taken place.

Notes & Recommendations

- The chattels, power points, and exterior sensor lights were not tested during this inspection. It is recommended that these be checked during the final inspection before settlement.
- Given the age of the house, it is unknown if products contain asbestos or lead without having lab testing. Assessing a building for the presence of asbestos requires a specialised invasive inspection.
- The electrical power points & switches were not tested.
- The tanking/waterproofing membrane systems were not visible at the time of inspection. We recommend that a specialist be engaged to assess these areas, as they are known risk areas.
- It is unknown if wall insulation is in place as this cannot be visually seen. Thermal imaging could determine this.
- Testing fireplaces or heating is outside the scope of the inspection. We recommend that a specialist perform testing prior to use.
- This inspection was limited to the property's main dwelling and immediate grounds.
- Testing sewer, septic, or water supply systems was outside the scope of this inspection.

Please Note:

This is a general appraisal only and cannot be relied on its own - read the report in its entirety.

This report is for the use of Hamish Nimmo C/ Estate of L.Tod and cannot be used be against CheckHome in anyway. This is the opinion of the building inspector on the day of the inspection

This Summary is supplied to allow a quick and superficial overview of the inspection results. This Summary is NOT the Report and cannot be relied upon on its own. This Summary must be read in conjunction with the full report and not in isolation from the report. If there should happen to be any discrepancy between anything in this Report and anything in this summary, the information in the report shall override that in this summary.

04 Inspector



Inspected By:

Nathan Farrell

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www.checkhome.co.nz

Qualifications:

Trade-qualified builder

05 Glossary

For a list of common building terms and elements, visit

- <https://www.buildingguide.co.nz/glossary-of-building-terms/>
- <https://www.building.govt.nz/building-officials/bca-accreditation/terms-and-abbreviations>

They may be helpful, but they are not required on every report.

06 Description of Building

Type of Building:

Residential

Style of Building:

House

Number of Stories:

Single storey

Age of Building:

50-75 years old

Roof Covering:

Metal corrugated sheet roofing

Roof Frame:

Timber hand pitched

External Walls:

Brick

Floor Construction:

Timber on timber framed

Foundation:

Concrete ring foundation, concrete piles & timber piles

Building Frontage Faces:

North

Building Furnished:

Yes

Occupied By:

Vacant

07 General

Weather Conditions at the time of the inspection:

Overcast & recent rain

Recent weather conditions:

Overcast & recent rain

Date and time of inspection:

15 Jun 2026 1:00 PM

Wind Zone:

High wind zone (BRANZ Maps)

Wind Driven Salt Exposure Zone:

Zone C - Medium risk (BRANZ Maps)

Onsite attendees:

Vendor Representative

Have there been any disclosures from the homeowner, agent or representative about this property?

Yes - The vendor disclosed: - The vendor disclosed the cracking and movement to the brick cladding and foundation.

Inspection Requested:

Pre-Sale Building

Terms & Conditions Accepted:

Yes

08 Areas Inspected

The Actual Areas Inspected Were:



9 Interior of Building

Access Limitations

| Furniture, storage & closed wardrobes/cupboards restricted the full view of the interior walls and floors in areas.

Overview

The dwelling interior comprises an open entry hallway connecting to a combined living, dining, and kitchen space. Two bedrooms, a bathroom, and a laundry room with external access are located at the southern end of the structure.



#1



#2



#3



#4



#5



#6



#7



#8



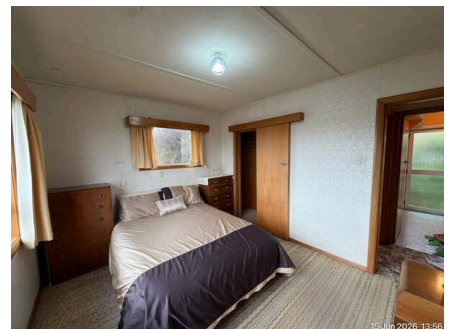
#9



#10



#11



#12



#13



#14



#15

Ceilings/Ceiling linings

Softboard ceiling linings, Timber hardboard ceiling linings

Ceiling Lining Details:

- Cracks and patches were sighted in the ceiling linings, this is commonly due to movement and settlement over time, some paint blemishes and staining were sighted also. Engage a plasterer and painter to improve these areas if desired.

Rating:

Minor Maintenance



#16: Patching in the living room.



#17: Paint deterioration and staining to the bathroom ceiling.

Walls/Wall linings

Plasterboard wall linings with wallpaper finish, Hardboard wall linings

Wall Details:

- Excessive Plaster cracks were sighted in the plasterboard wall linings. This is commonly due to movement and settlement over time and requires assessment by an engineer; some paint blemishes were also sighted. Engage a licensed builder, plasterer, and painter to improve these areas, if desired, after the structural repairs have been completed.

Rating:

- Peeling and lifting of the wallpaper was sighted; this could be glued in place if desired.
Further investigation



#18: Cracking visible in multiple locations.



#19: Cracking visible in multiple locations.



#20: Lifting wallpaper.



#21: Wallpaper missing.



#22: Multiple cracks.



#23: Cracking to the bathroom linings.

Floor Construction

The flooring was constructed with timber flooring. Refer to photographs and details below.

Floor levels:

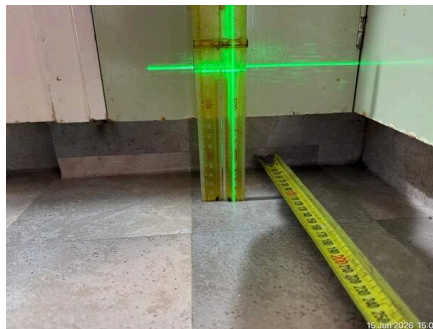
- Variances in floor levels were detected in areas of the dwelling. The floor levels were spot-checked with a Dewalt laser line level, and variance in floor level was detected, indicating the building has settled/moved at some stage. The levels fall outside MBIE slope guidelines of 1:50, a detailed floor level assessment is recommended, and further investigation is required by a foundation specialist or structural engineer to verify the overall condition and any remedial work that may be required in future.

Rating:

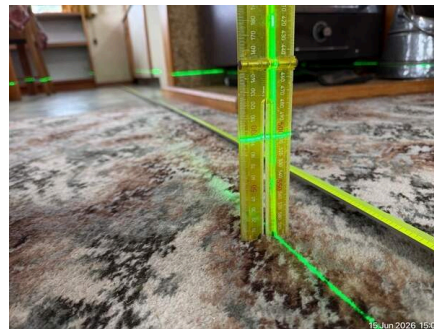
Action Required



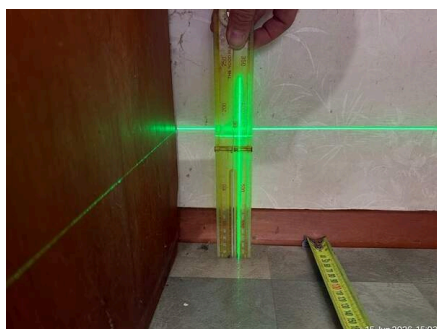
#24: Datum 95mm at 4m



#25: 130mm over 4m difference of 35mm



#26: 95mm datum



#27: 166mm over 4m difference of 71mm

Floors/Floor coverings

Carpet floor coverings, Vinyl floor coverings

Tile/Vinyl Details:

- Due to the age of the dwelling, the backing of the vinyl used for the floor coverings could contain asbestos, this is unknown without lab testing. CheckHome recommends not disturbing the floor coverings and testing prior to any remedial works taking place.

Windows; Metal framed

Aluminium joinery units. They were operating as expected for their age and style.

Window Details :	- Paint/stain deterioration was detected on the window sills, whilst the timbers appeared solid painting/staining of the sills is recommended to ensure the timbers are sealed.
Rating:	Minor Maintenance



#28: Moisture staining.

Windows & doors joinery; Glazing type

A mixture of double-glazed and single-glazed units were in place.

Doors/Frames

The majority of accessible doors operated as expected for their age and style. Refer to the photographs and details below.

Door Details:	- Several doors would not close shut correctly as the door handle tongue was misaligned with the striker plate due to settlement, adjustment of the striker plate by a builder would remedy this. - The sliding door rollers are difficult to operate. Engage an aluminium joiner to replace the rollers.
Details:	
Rating:	Minor Maintenance



#29: Rollers require maintenance.



#30: Bedroom door striker not engaging.

Kitchen; Bench-top

Laminate bench-top, Stainless Steel bench-top

Benchtop Details:

- The bench-top junction was not sealed, the installation of sealant would help protect the bench-top and cabinetry below from moisture.

Rating:

Minor Maintenance



#31



#32: Wear to the benchtop.



#33: Gaps at the benchtop junction.

Kitchen; Cabinetry

The cabinetry operating as expected for its age.



#34



#35

Kitchen; Ventilation

The kitchen had no range hood/extractor fan.

Although not a requirement for an existing owner-occupied dwelling, the installation of a sufficient extractor fan or range hood would help reduce moisture in the kitchen.

Rating:

Observation



#36: No range hood.

Kitchen; Sinks/taps

The water supply was operating correctly with no leaks detected.



#38



#39

Kitchen; Floor coverings

Vinyl floor coverings



#40

Bathrooms/WC; Cisterns/pans/bidets

The toilet was operating correctly. Movement was detected to the pan at the floor junction. Securing the pan to the floor will help prevent further movement or potential leaks. A licensed plumber is required to repair.

Rating:

Minor Maintenance



#43

Bathrooms/WC; Taps

The vanity taps were operating correctly. A leak was detected to the waste pipe below the sink. Engage a licensed plumber for repairs.

Details :

- A leak was detected to the waste pipe below the vanity. Engage a licensed plumber for repairs.

Rating:

Action Required



#46



#47: Leaking waste.

Bathrooms/WC; Floor coverings

Vinyl floor coverings

Flooring Covering Details: - Due to the age of the dwelling, the vinyl or the backing of the vinyl used for the floor coverings could contain asbestos, this is unknown without lab testing. CheckHome recommends keeping the product sealed and not disturbing, we recommend testing prior to any remedial works taking place.



#48

Bathrooms/WC; Bath

Bath. Refer to photographs and details below.

Details:	- The bath to wall junction is not sealed, the installation of a sealant would help reduce potential moisture damage to the wall linings around the bath and the flooring below the bath.
Rating:	Action Required



#49



#50: Gaps to the bath trim junction.

Bathrooms/WC; Shower

The shower unit was showing signs of deterioration. Refer to photographs and details below.

Shower Details:	- Moisture staining is evident at the shower door junction. The shower door is deteriorating, difficult to operate, and requires replacement. Additionally, the shower waste is leaking into the subfloor. Engage a registered plumber and a shower installer to assess the fixtures and perform the necessary repairs or replacements.
Details :	- Because the property has been vacant for an extended period, current moisture readings do not indicate active leaks. Monitor these areas for elevated moisture levels once normal occupancy and water usage resume.
Rating:	Action Required



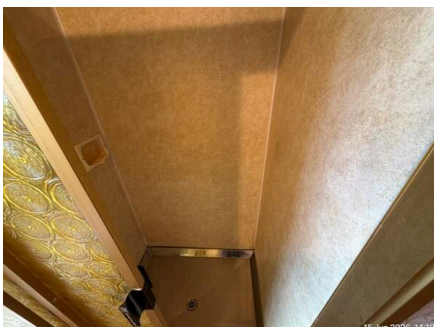
#52: Shower doors are broken.



#53: Moisture damage.



#54



#55

Bathrooms/WC; Vanity/basin

Bathroom vanity/basin. Refer to photographs and details below.

Details:

- Moisture damage and swelling are evident on the vanity unit. The silicone sealant at the vanity-to-wall junction exhibits deterioration and mould growth. Scrape out the degraded silicone and apply new sealant to prevent further moisture ingress and subsequent deterioration of the cabinetry and adjacent wall linings.

Rating:

- A leak was detected to the waste pipe below the basin. Engage a licensed plumber for repairs.
Action Required



#56



#57: Moisture damage from the waste leak.



#58: Mouldy deterioration to the sealant.

Bathrooms/WC; Ventilation

The bathrooms have no extractor fans in place.

Although not a requirement for an existing owner-occupied dwelling, the installation of sufficient extractor fans would help reduce moisture in the bathrooms.

Rating:

Observation

Laundry; Taps

The water supply was operating correctly, with no visible leaks detected.

Details:

- The right-hand laundry tap is inoperable. Engage a licensed plumber to assess and repair the fixture.



#60: Unable to turn on the RH tap.

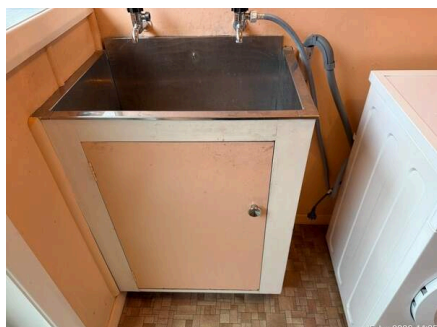


#61

Laundry; Tub/cabinet

Laundry tub/cabinet. Refer to photographs and details below.

Details: - The tub is not sealed at the wall junction, the installation of sealant would help prevent the potential deterioration of the cabinetry and wall lining behind.
Rating: Minor Maintenance



#62



#63: Tub is not sealed to the wall.

Laundry; Floor coverings

Vinyl floor coverings

Flooring Covering Details: - Due to the age of the dwelling, the vinyl or the backing of the vinyl used for the floor coverings could contain asbestos, this is unknown without lab testing. CheckHome recommends keeping the product sealed and not disturbing, we recommend testing prior to any remedial works taking place.



#64



#65: Tear to the flooring.

Laundry; Ventilation

No mechanical ventilation was in place. Although not a requirement, installing a sufficient extractor fan/dryer vent would help reduce moisture in the laundry.

Rating: Observation

All rooms; General

A fireplace was in place. I recommend that a fire tech inspect it to ensure it is working correctly and safe to use.

Rating:

Further investigation



#66



#67

10 Exterior of Building

Access Limitations

The lower cladding was accessible, although height-restricted access to the (location) upper cladding and windows; therefore, this area was not inspected. Safe access would be required to assess this area.

Overview

The dwelling exterior is clad in brick. Aluminium joinery is installed throughout the structure, with timber facing boards located above the windows.



#68



#69



#70



#71



#72



#73



#74



#75

Walls/Wall cladding; Brick

Brick veneer cladding system. Refer to photographs and details below.

Cladding Information:

- The brick walls are constructed with a cavity between the brick and timber framing, this is a common construction method for the age of the dwelling.

Brick Details :

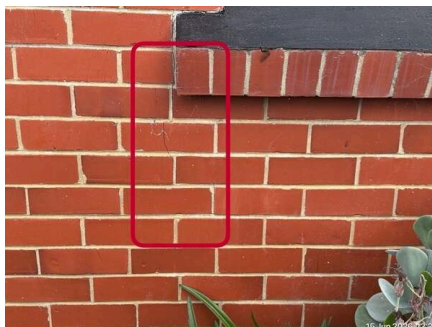
- A large number of cracks were sighted in the brick cladding. This is a sign of movement and could lead to further cracking. An engineer is required to assess and determine the cause and the best repair solution.

Rating:

Action Required



#76: Cracking to the northern face.



#77: Crack north face.



#78: Cracking western face.



#79: Cracking and newer bricks in place indicating previous repairs.



#80: Extensive movement visible to the western face.



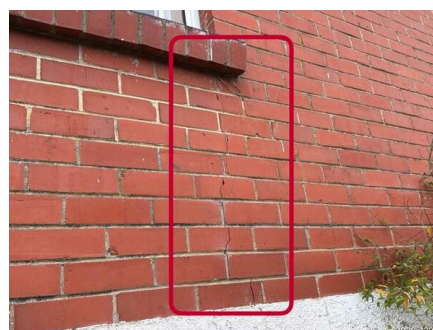
#81: Vertical movement to the brickwork visible at the SW corner.



#82: Extensive crack to the south face.



#83: Cracking and lateral movement visible to the SE corner.



#84: Cracking to the eastern face.



#85: Brick repairs visible to the eastern face.



#86: Repairs visible eastern face.

Walls/Wall cladding

Cladding details. Refer to photographs and details below.

Cladding Details:

- Moss and lichen growth, alongside paint deterioration, are present around the exterior base of the basement. Engage a trade-qualified painter to prepare and repaint the affected surfaces.

Rating:

Minor Maintenance



#87: Moss and lichen growth to the foundation paint in various locations around the dwelling.



#88: General paint deterioration.

Wall/Cladding; Flashings/Penetrations

Unsealed cladding penetrations were detected. Refer to photographs and details below.

Cladding Penetration Details:

- An unsealed cladding penetration was detected. This is a higher-risk design feature that could potentially cause water ingress into the wall cavity. The penetration requires sealing or having a flange around the perimeter to ensure it is watertight. A licensed builder should be engaged to complete the work.

Rating:

Action Required



#89: Unsealed penetration.

Doors & Windows

Aluminium door & window joinery. Refer to photographs and details below.

Aluminium Joinery Details:

- Shrunken glazing rubbers were detected in some units, replacement of the glazing rubbers would be recommended to help improve the weather-tightness of the units.
 - Gaps were visible around the aluminium windows when closed, this is commonly due to the friction stays loosening, replacement of the stays is recommended in areas to enable the windows to pull up tight when closed.
- An aluminium joiner can complete this.
- Gaps were sighted at the window to cladding junctions, as photographed below. This could be allowing water ingress to the wall cavity. Upgrades to the junction are required to help prevent this. A licensed builder is required to assess and determine the best repair solution.
- Rating: Action Required



#90: Shrunken glazing rubbers.



#91: Loose rubbers



#92: Gaps around the closed sash



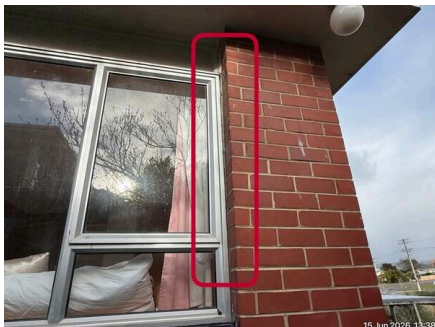
#93: Gaps in the sealant around the windows.



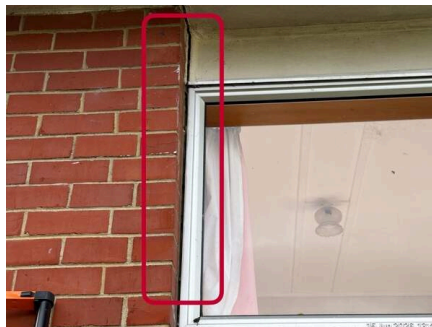
#94: Gaps around the sashes.



#95: Gaps at the joinery to cladding junction.



#96: Gaps at the cladding junction.



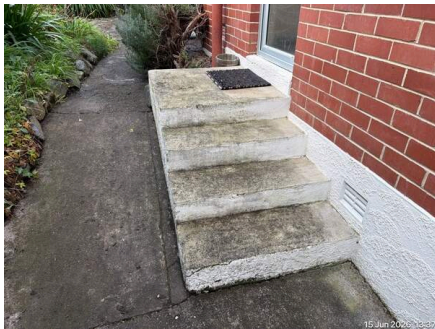
#97: Large gap beside the south-facing window due to movement.



#98: Gaps to the sill south face.

Stairs

The stairs and handrails were well-formed and were operating as expected.



#99

Weathertightness Risk Assessment:

The areas located below are high-risk areas and have the potential for future water-tightness issues. These areas should be regularly assessed and maintained regularly by professional trades.

Risk factors:

- High wind zone (BRANZ Maps)
- Vertical/horizontal joins
- Cladding-to-cladding junctions
- Un-flashed pipe penetrations
- Un-flashed metre box
- No sill flashings to windows/doors
- Window/door to cladding junctions
- Window/door set back into cladding

11 Roof Exterior

Access Limitations

No limitations

Overview

Roof Overview Photos



#100



#101



#102



#103



#104



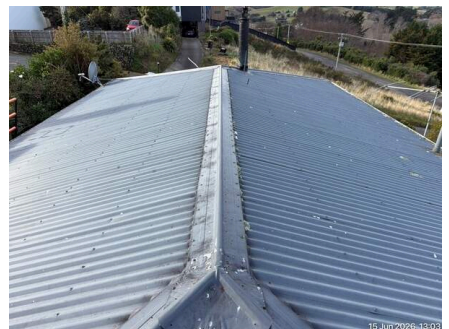
#105



#106



#107



#108

Roof Sheeting & Flashings; Metal

Metal sheet roofing and flashings. Refer to photographs and details below.

Roof Information:

- The sheet roofing and flashings are lightweight profile steel.

Sheet & Flashing Details:

- Surface rust deterioration was detected to locations of the roof; further corrosion could lead to holes. Rust treatment repairs and re-coating would help reduce the corrosion. A licensed roofer is required to assess and determine the best repair solution.
- Moss & lichen build-up were detected on the roofing, when left untreated they can cause deterioration to the roofing product by holding moisture; treatment is recommended to help reduce this.
- The roofing and flashing colour coating have started to delaminate. No corrosion was sighted, although recoating may be beneficial. A licensed roofer is required to assess and determine if remedial work is recommended.
- The bottom of the roofing paper was degraded. This can potentially lead to water tracking up the roof sheeting and entering the eave lining. To help prevent this, repairs to the roofing paper or the installation of a flashing detail are recommended. This is an easy task for a roofer to complete.

Roof Fixing Details:

- Popped nail fixings were sighted; this can be common with properties of this age, although it can potentially lead to water ingress around the penetration. Replacement of the popped roofing nails with sufficient roofing screws is required now; this would help prevent potential moisture ingress and roof uplift. A licensed roofer could complete this and should determine if the replacement of the remainder of the roofing nails would be a beneficial upgrade.

Rating:

Action Required



#109: Popped fixings.



#110: Popped fixings.



#111: Coating delamination due to moss and lichen.



#112: Unsealed fixing penetrations in various locations.



#113: Sheet edge lifting visible.



#114: Older hip cap with multiple old penetration holes visible.



#115: Corrosion present.



#116: Moss and lichen.



#117: Extensive sheet edge deterioration.



#118: Multiple unsealed penetration holes.

Roof Penetrations

Roof penetrations. Refer to photographs and details below.

- Pipe penetration details:**
- Older-style roof penetration flashings were in place. These are getting of age and replacement needs to take place in the near future.
 - The roof penetration located below is larger than 85mm. It is recommended that any penetration through a roof larger than 85mm is flashed to the top of the ridge or hip in accordance with E2/AS1 External Moisture of the building code. A licensed plumber or licensed roofer should be engaged to assess and determine if upgrades should take place.
 - The pipe penetration located below has no flashing detail in place. While this was sealed at the roof junction this is a risk area that could break down which could cause water ingress in the roof cavity. A licensed roofer is required to assess and determine the best repair solution.
 - A disconnected roof penetration was in place. Although it appears sealed, it relies on sealant for water tightness, which should only be used as a short-term solution. Removal of the penetration and repairs to the sheeting are a more long-term solution.

Rating:

Action Required



#119: Older penetration flashing showing signs of deterioration. And gaps around the pipe junction.



#120: Older flashing with corrosion and gaps present.



#121: Older flue penetration flashing with gaps visible and flashing corrosion visible.



#122: Poorly sealed penetration.



#123: Corrosion and gaps at the flashing junction.

Gutters & downpipes

PVC guttering. Refer to photographs and details below.

Guttering Details:

- The guttering located below is holding water as the gutter is falling away from the downpipe. This could cause the guttering to overflow under rain. Re-pitching the guttering to ensure it is pitched towards the downpipes would help prevent this. A licensed roofer/plumber should assess and complete.
- Vegetation build-up was sighted in some guttering. This could cause the guttering to block and potentially overflow under rain. The gutters should be clear to ensure water can flow to the downpipe and drain. An exterior cleaning specialist could complete this.

Down pipe Details:

- The downpipe has detached from the gutter. Engage a licensed plumber to reinstate the connection.

Rating:

Action Required



#124: South facing gutter is holding water.



#125: West facing gutter is holding water.



#126: Detached downpipe.

Fascias/Barges/Eaves

Timber fascia/barge boards, Fibre cement eave linings

Fascias/Barges/Eaves Information:

Fascias/Barges/Eaves Details:

- Due to the age of the dwelling the fibre cement sheeting used for the eave linings could contain asbestos, this is unknown without lab testing. CheckHome recommends keeping the product painted and sealed, we recommend testing prior to any remedial works taking place.
 - Moisture staining was sighted to the underside of the eave linings. This can be a sign of moisture. A licensed roofer is required to investigate and determine if repairs/upgrades are required.
 - Deterioration to the paint coating was sighted in localised areas; improvement of the paint coating would help protect and seal the boards/linings. A trade-qualified painter should be engaged to complete.
 - Borer holes are present in the timber fascia at multiple locations around the dwelling exterior. Engage a pest control specialist to assess and apply the appropriate treatment.
- Action Required

Rating:



#127: Borer holes in the Fascia.



#128: Moisture staining and sagging visible to the eave linings.



#129: Borer holes in the Fascia.



#130: Borer and paint deterioration.



#131: Mould staining.

Weathertightness Risk Assessment:

The areas located below are high-risk areas and have the potential for future water-tightness issues. These areas should be regularly assessed and maintained regularly by professional trades.

Risk factors:

High wind zone (BRANZ Maps)
Roof penetrations

12 Roof Space

Access Limitations

Ducting was in place throughout the roof space, this restricted access and visibility to areas of the roof space. Insulation was covering the ceiling linings; also, there was insufficient clearance to access the corners of the roof space; therefore, these areas were not inspected.

Overview

Roof Space Overview Photos



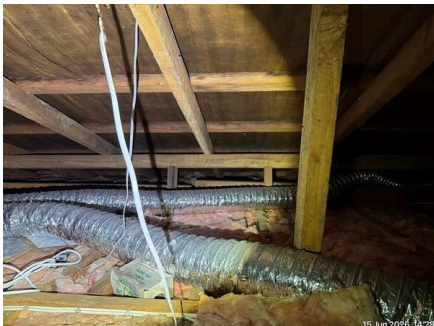
#132



#133



#134



#135



#136



#137

Roof; Water staining/Daylight

Moisture staining was evident to the roof framing. As detailed in the roofing section of the report, external roof work will need to take place to prevent water ingress and deterioration of the timber framing. Refer to the roofing section for further details.

Moisture Staining:

- Moisture staining was evident to the roof framing. As detailed in the roofing section of the report, external roof work will need to take place to prevent water ingress and deterioration of the timber framing. Refer to the roofing section for further details.

Rating:

Action Required



#138: Moisture staining to the framing visible.



#139: Moisture staining to the framing visible.



#140: Moisture staining to the framing visible.



#141: Moisture staining to the framing visible.

Roof framing

Timber hand-pitched roof framing. The framing appeared to be operating as expected.



#142



#143



#144

Roofing paper

Roofing paper was in place. Refer to photographs and details below.

Roofing paper is installed to provide backup waterproofing for the roof cladding in case of leakage.

Details: - Tears and holes were sighted in the roofing paper, repairs to the roofing paper can take place from inside the roof cavity to ensure it would perform if required.
Rating: Minor Maintenance



#145



#146: Sagging paper and gaps visible.



#147: Sagging paper and gaps visible.

Insulation

The visible sections of the roof space were insulated. Some observations are photographed and detailed below.

Ceiling insulation provides a thermal barrier to help prevent the transfer of heat energy coming in and out of the home. Insulation will not only improve the comfort of the home but also save on heating and cooling energy bills.

Insulation Details: - The insulation in place has dropped, this can be common with older insulation, upgrades to the insulation would improve the thermal barrier to prevent the transfer of heat energy coming in and out of the home.
Insulation Type: Fibreglass wool
Rating : Minor Maintenance



#148



#149



#150

General

- Pest droppings were sighted throughout the roof space. Pest can eat through wiring and ducting. Engage a pest control specialist for treatment.

Rating:

Further investigation



#151



#152

13 Sub Floor Space

Access Limitations

No limitations

Overview

Subfloor Overview Photos



#153



#154



#155



#156



#157



#158

Perimeter ring foundation and internal piles. Refer to photographs and details below.

- Foundation Information:** - CheckHome recommends further investigation takes place by a licensed piling contractor or specialist, it is also recommended that the lim report and council records are checked to determine if any past re-piling work has been recorded.
- Ring Foundation Details:** - As detailed in the interior section variances in floor levels were detected, it is recommended the piles/foundations are assessed by a specialist to determine if upgrades or strengthening work is required
- As this is not a structural survey and the majority of the foundation wall is larger than 1.5 meters and outside the scope of the inspection, advice relating to the foundations should come from an engineer or other specialist.
- Pile Foundation Details:** - Some of the piles sighted are leaning slightly, advice from a specialist piling company should be sought to determine if any remedial works are required.
- Foundation Connection Details:** - Pile/foundation connectors were in place to the majority of the pile foundations although some were missing, pile connectors anchor the pile to timber subfloor framing to help prevent potential movement which is particularly important during earthquakes. A licensed builder or piling specialist should be engaged to assess and determine if the installation of new pile connectors is recommended.
- Rating:** Action Required



#159: Leaning piles visible.



#160: Settlement noted to the northern and eastern sections of the foundation



#161: Leaning piles visible.



#162: Leaning piles visible.



#163: Settlement noted to the northern and eastern sections of the foundation.



#164: Settlement noted to the northern and eastern sections of the foundation.

Timber floor; Bearers/Joists

Bearers/Joists. Refer to photographs and details below.

Bearers/Joist Details:

- Modifications were sighted to the subfloor framing. Bearers are poorly secured, resulting in structurally compromised areas. No timber connections other than standard nails are present. Engage a trade-qualified builder to install appropriate structural fixings, such as joist hangers, to prevent potential movement and ensure adequate structural stability.

Rating:

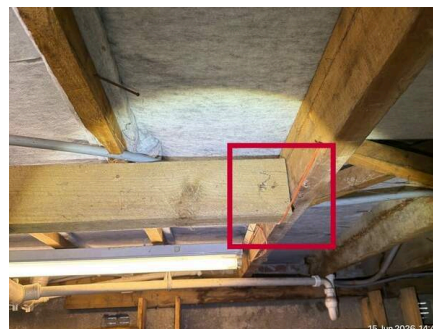
Action Required



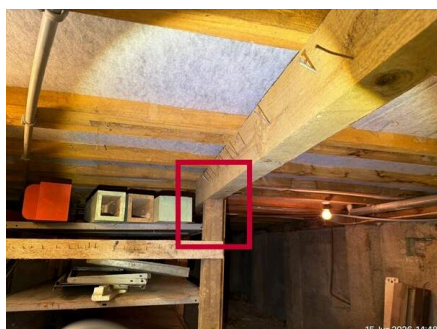
#167: Modifications and poorly supported bearers.



#168: Modifications and poorly supported bearers.



#169: Modifications and poorly supported bearers.



#170: Modifications and poorly supported bearers.



#171: Modifications and poorly supported bearers.

Timber floor; Flooring

The flooring was unable to be inspected as insulation is in place.

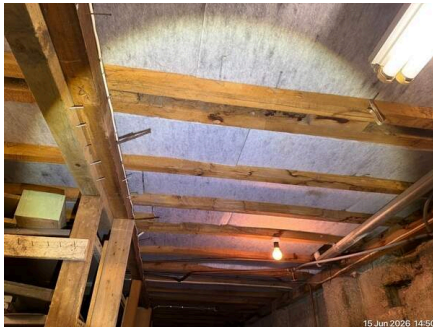


#172

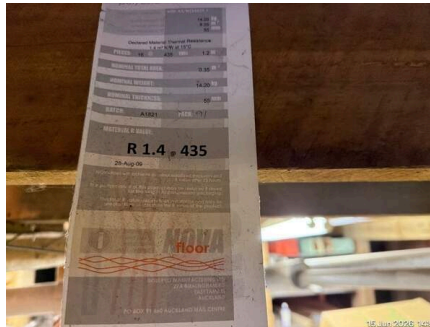
Timber floor; Underfloor insulation

The visible sections of the subfloor were insulated.

Underfloor insulation provides a thermal barrier to help prevent the transfer of heat energy coming in and out of the home. Insulation will not only improve the comfort of the home but also save on heating and cooling energy bills.



#174



#175



#176

Subfloor; Ventilation/Dampness

The ventilation appeared adequate, and the subfloor was free of any extensive dampness.

14 Moisture

This was a non invasive moisture test to random areas of possible concern (like around the windows and doors on the exterior walls and wet areas; or areas with pipe work running through them). Accessible areas have been checked on the interior to check for moisture within the wall cavity. The moisture measurement is up to approximately 40mm deep. Levels will vary from house to house and any elevated reading will be recorded and further investigation will be required. The conditions and treatment type of internal framing is not known. An invasive instrument will never be used to prevent damage.

Recommendations: To keep readings down, keep exterior watertight and weather tight, ensure there is a sufficient amount of paint on the building, ensure the flashings meet the building code NZS 3604, and the roof is water tight.

Access Limitations

Furniture and storage restricted full access of the interior in some areas

Non-Invasive Moisture Reading Locations

The property was vacant during the inspection, resulting in a lack of recent water usage. Moisture readings obtained in wet areas and adjacent to plumbing fixtures may not accurately reflect conditions present under normal occupancy. Building materials surrounding plumbing connections and waterproofing systems may have dried out prior to the assessment, potentially concealing active leaks. Monitor all wet areas for elevated moisture levels and active leaks once the dwelling returns to regular use.

Rating: Observation

Moisture Instrument Used

Gann BL Compact B2

The Gann BL Compact B2 is a multi material non invasive moisture meter which uses the dielectric constant measuring /high-frequency principle that measures capacitance. This has a scale of 0 – 199 & detects up to 40mm deep. In general any reading above 60 generally indicates there could be moisture entering the building envelope



#177



#178



#179

Moisture System

A moisture system was in place. Please note: moisture systems will never be tested.



#180

15 Electrical

Please note that our inspectors are not qualified electricians. Due to the nature of construction, many electrical systems may be concealed within the building envelope. The inspection report is limited to observable areas only. Functionality testing and assessment of defects or concerns related to appliances, such as alarms, smoke alarms, heating, ovens, hobs, waste disposals, and range hoods, are not included in the scope of the inspection.

Lights

The accessible lights were tested and were in working order.

Electrical Cable Type

TPS wiring & Two/single core wiring/no earth was sighted

(TPS wiring is currently compliant. Two/single-core wiring/no earth; This version of TPS wiring is no longer used.)
As this is not an electrical inspection, for further information regarding the electrical cable type & condition, a licensed electrician is required to assess.

Wiring Details: - Further Investigation is recommended by a licensed electrician.
Rating : Further Investigation



#181



#182

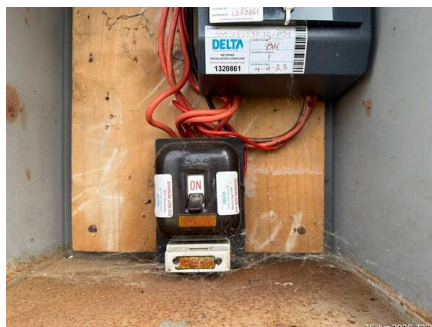
Meter Board

Smart meter

Meter Location: Front of house
Earth Stake Location: Not located - It is recommended that the location of the earth stake be disclosed by the vendor, or a licensed electrician be engaged to determine the location.



#183



#184

Fuse Switchboard

Older fuses were sighted to the fuse switchboard. Refer to photographs and details below.

Fuse Switchboard Details: - A licensed electrician is required to inspect the fuse board to determine what fuses are in use and if upgrades are recommended.

Fuse board location: Inside the house

Rating: Further Investigation

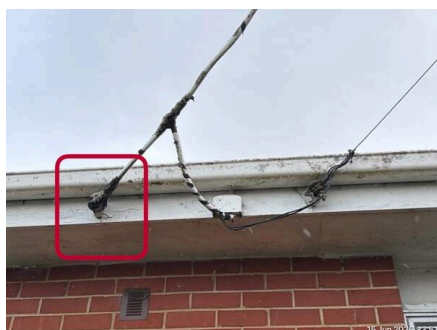


#185

Overhead Cables

The overhead cable connection to the dwelling, the timber facia has excessive borer holes and deterioration visible. If further movement occurs, strengthening or replacement may be required.

Rating: Further investigation



#186: Structural integrity concerns due to borer and timber/ paint deterioration.



#187

Smoke Alarms

There was an adequate number and type of smoke alarms.

Please note: Smoke alarms will never be tested, I always recommend installing new batteries and testing every 6 months.

Type: Battery Smoke Alarms



#188

16 Plumbing

This section addresses both the water supply and wastewater drainage. Please note that our inspectors are not qualified plumbers, drainlayers or gas fitters. Due to the nature of construction, many plumbing, drainage and gas systems may be concealed within the building envelope. The inspection report is limited to observable areas only at the time of inspection. (Note: For all underground pipe work, we recommend a CCTV inspection to determine the condition; The condition is unknown until this occurs.)

Hot Water System

Electric cylinder - Low Pressure System

Hot water cylinders generally have a lifespan of around 10 - 15 yrs depending on water quality and servicing intervals, servicing is recommended every 3 - 5 yrs. Servicing should include checking the tank and fittings for leaks, checking the electrical components, replacing critical valves and most importantly checking and replacing the sacrificial anode.

Age: Unable to sight
Rating: Further investigation



#189



#190



#191

Plumbing Pipe Type

Copper pipe, Grey polybutylene pipe, Grey dux qest pipe

Plumbing Pipe Details: - Grey Dux Qest pipe was sighted, I recommend further investigation takes place by a licensed plumber to determine if this piping has the same problems as the black Dux Qest, we recommend further investigation and if required replacement by a trade qualified plumber.
Rating: Further Investigation



#198



#199



#200

Plumbing Details

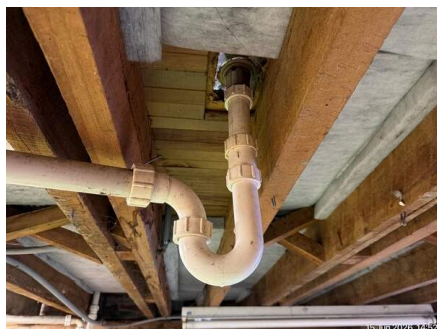
Plumbing Details. Refer to photographs and details below.

Details:

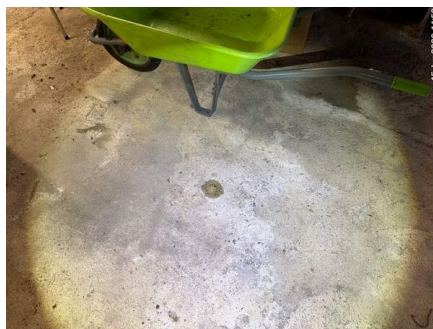
- The shower waste is leaking in the subfloor, engage a licensed plumber to assess and repair.

Rating:

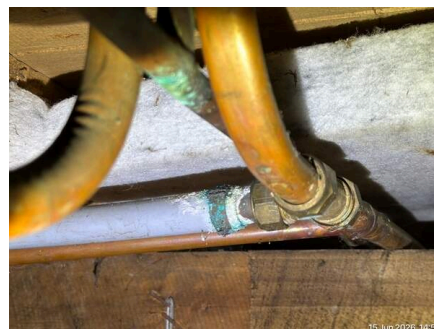
Action Required



#201: Shower waste leak.



#202: Shower waste leak.



#203: Corrosion visible to the pipe connection in the subfloor under the HWC.

Foul Water (Sewer & Waste)

PVC, Earthenware drains (older style)

Older-style earthenware drains are easily blocked or compromised by tree roots and ground settlement.

Explanation:

The vermin cap is missing from the plumbing terminal vent on the roof. This exposes the drainage system to potential blockages caused by debris, birds, or rodents entering the pipe. Engage a licensed plumber to supply and install a compatible vermin cap to protect the system.



#204: No vermin cap to the vent.



#205: PVC and earthenware.

Downpipes/Stormwater

The visible down pipes appeared to be connected to the stormwater system.

Details:

- The downpipe joint is unglued and loose. Engage a licensed plumber to secure the connection with the appropriate adhesive and install downpipe clips to secure the pipe to the dwelling exterior.

Rating:

Minor Maintenance



#206: Downpipe connection.



#207: Loose downpipe join.

Position of Water Toby

Front of property



#208

Water Pressure

- The water pressure was tested and appeared sufficient for the current system in place.

17 The Site

Access Limitations

| Vegetation restricted access and views of some walls, gates and fencing.

Overview

Site Overview Photos



#209



#210



#211



#212



#213



#214



#215



#216



#217



#218



#219



#220



#221

Out Buildings

Outbuilding. Refer to photographs and details below.

Out Building Information: - Corrosion is evident on the glasshouse steel framing. Treat the rust and repaint the affected surfaces to mitigate further deterioration. Alternatively, engage a suitably qualified contractor to replace the compromised steel framing.

Out Building Details: - Tears and gaps were sighted to the roofing paper, water staining was also evident to the timber framing. This is common for this style of garage, replacing the roofing nails with modern screws and ensure the gutters are kept clean and clear are recommended.

Rating: Minor Maintenance



#224



#225: Corrosion to the frame.



#226: Sagging visible to the frame.



#227



#228: Debris needs to be cleaned from the flashing junctions.



#229: Tears and sagging roofing paper.

Retaining Walls; Concrete/Masonry

The concrete/masonry retaining walls appeared stable and operating as expected for their age and construction type.



#230



#231

Paths and Driveways

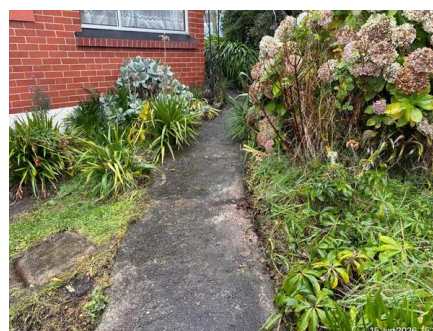
The pathways and driveways appeared well-formed, free from any obvious signs of excessive subsidence and safe to walk upon.



#232



#233



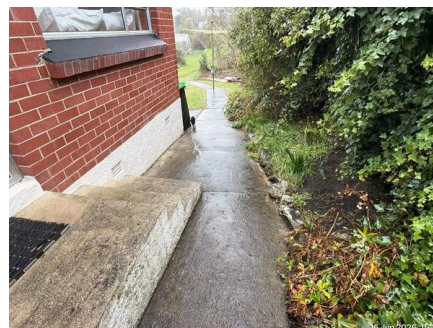
#234



#235



#236



#237

Steps

The steps appeared well-formed and safe to walk upon.



#238

Fencing

Mixture of fencing construction. Refer to photographs and details below.

Fencing Details:

- Movement was detected to the fencing. A builder should be engaged to assess and repair it to help prevent further movement.

Rating:

Action Required



#239: Front masonry fence is on a lean.



#240: Front masonry fence is on a lean.



#241: Front masonry fence is on a lean.

Surface Water

Surface water. Refer to photographs and details below.

Surface Water Information:

- Due to the contour of the land, surface water will naturally run towards and/or under the dwelling. I recommend this area be monitored. During wet periods, if water buildup occurs on the property. Surface water upgrades would help reduce this.

Rating:

Observation



#242



#243

General

Possible asbestos debris

- Fragments of fibre-cement sheeting are present in the carport area and may contain asbestos. Remove and dispose of this material in accordance with WorkSafe New Zealand guidelines.

Rating:

Safety Hazard



#244: Potential asbestos.



#245: Potential asbestos.

19 Recommendations for Further Inspections

Recommendations for Further Inspections:

- CheckHome recommends the council records & the lim report are both checked by a property lawyer before purchase
- An engineer should be engaged to inspect and advise on the entire building structural integrity located in the report
- A licensed builder should be engaged to inspect and advise on the subfloor framing and timber decay and cracking to the interior linings located in the report
- A licensed plumber should be engaged to inspect and advise on the dux plumbing and active leaks located in the report
- A licensed roofer should be engaged to inspect and advise on the roof fixings and penetrations located in the report
- A licensed electrician should be engaged to inspect and advise on the wiring types and switchboard located in the report
- A floor levelling specialist should be engaged to inspect and advise on the variance in the floor levels located in the report
- Yearly maintenance reports are recommended

20 Terms & Conditions

CheckHome building inspection terms and conditions

1. These terms and Conditions govern the property inspection services that CheckHome will provide to you. You must confirm in writing that you accept the terms and conditions before CheckHome Will provide the property inspection services.
2. The Terms and conditions cover:
 - the scope of CheckHome's inspection;
 - limitations on the resulting inspection report; and
 - CheckHome's terms of trade.

Applicable standard

3. This is a non-invasive inspection. We believe our report encompasses NZS 4306:2005 Residential Property Inspection. A copy of this standard is available at our office for inspection, or you may obtain a copy from Standards New Zealand.

Intellectual property

4. The inspection report is the intellectual property of, and upon creation the copyright vests in, CheckHome.

Inspection report personal to you

5. The inspection report will be prepared exclusively for you. You agree that the inspection report is personal to you and shall not be assigned or disclosed or distributed (other than disclosed or distributed to professional advisors) without the written permission of the CheckHome.
6. CheckHome accepts no liability to any person other than you. Any third party relying on the contents of the inspection report does so at their own risk and CheckHome disclaims any liability for any loss (direct or consequential), cost or damage resulting.

Limitation of liability

7. To the extent permitted by legislation, if CheckHome becomes 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 the resulting report, its liability shall be limited to a sum not exceeding five times the fee paid, or payable, to CheckHome.
8. CheckHome will not be liable to you for any consequential loss of whatever nature suffered by you or any other person injured, and you agree to indemnify CheckHome in respect of any claims concerning any such loss.

Payment

9. You are responsible for paying CheckHome's fee. An invoice is sent with the inspection report. Total payment is required within 7 days of receipt of the invoice. An additional service charge of \$100 will be added to any debt collection fees.
10. You must pay CheckHome default interest compounding monthly on all monies due but unpaid, for the period from the expiry of the time provided for payment until actual payment. The right to default interest is additional to any other remedy that CheckHome may be entitled to. The rate of default interest is 7% per month.
11. CheckHome is entitled to recover from you, on an indemnity basis, all costs and expenses, including legal costs on a solicitor/client basis, incurred in connection with the recovery of any amount due and payable by you to CheckHome.

Cancellation Fee

12. A cancellation fee may be charged by CheckHome if an inspection is cancelled within 24 hours of the time arranged. The amount of the cancellation fee is recorded on CheckHome's website on the Pricing page:

<http://checkhome.co.nz>

Site Re-check Fee

13. Your engagement of CheckHome allows for one site visit per inspection. If, for any reason, you request an additional site visit, it will incur a site re-check fee. The amount of the site re-check fee is recorded on CheckHome's website on the

Consumer Guarantees Act

14. Nothing in these terms and conditions limits your rights under the Consumer Guarantees Act 1993.

Scope of the inspection - visual inspection only

15. The scope of CheckHome's inspection is limited to a visual inspection of the components of the building that the inspector has reasonable access to and that are in the inspector's clear line of sight.
16. The inspection will not include:
 - examination of any areas or components which are concealed or closed behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which require the moving of anything which impedes access or limits visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil);
 - intrusive or destructive inspection of any part of the building or any building component, disassembly of equipment, or the removal or testing of electrical or other building components or materials.

Multi-unit property

17. In a multi-unit property, the inspection and resulting report will only cover the condition of the interior and accessible parts of the immediate exterior of the unit and any related accessory units.

Reasonable access to be provided

18. You agree to ensure that reasonable access can be gained to the property, including but not limited to the roof cavity and foundation spaces and any such spaces if they exist are cleared for an inspection to be carried out.
19. 'Reasonable access' means access that is safe, unobstructed and which has a minimum clearance of 600mm for a roof cavity and 500mm for a floor cavity.
20. For safety reasons, access to the exterior of any roof surface for inspection purposes will only occur if:
 - the Weather is fine;
 - the Roof is dry;
 - the roof slope does not exceed 35°; and
 - the roof height does not exceed 2m.
21. Any area of the property that cannot be reasonably accessed will not be inspected and will be excluded from any inspection report. The report will state the areas that could not be inspected.

Scope of the inspection report

22. The inspection report should be seen as a reasonable attempt to identify any significant fault or defect visible at the time of the inspection, rather than an all encompassing report dealing with the building from every aspect. The reporting of any significant fault or defect is on an exceptional basis, rather than reporting on items, which are in an acceptable condition for their age.
23. We define significant fault or defect as 'a matter that requires substantial repairs or urgent attention and rectification'.
24. We will address the significant fault and/or defect in the summary section of the inspection report as maintenance or remedial work.

Limitations of the inspection report

25. The inspection report is intended only as a general guide to help you make your own evaluation of the overall condition of the building and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase.
26. The inspection report expresses the opinions of the inspector, based on his or her visual examination of the conditions that existed at the time of the inspection only.
27. The inspection and resulting report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered.
28. All building components and conditions which, by the nature of their location are concealed, deliberately hidden, camouflaged or difficult to inspect are excluded from the report.
29. Any suggestions or recommendations contained in the inspection report are suggestions only and it is the responsibility of the person or persons carrying out any design or building work to ensure that the most appropriate remedy is carried out in conjunction with any further discoveries, warranties or manufacturer's recommendation and warranties, and any

necessary local authority concerns conveyed prior to proceeding with remedial work.

30. Inspection of the systems at the building are outside the scope of our inspection report. The inspector will, however, conduct a cursory check of the hot water system, the plumbing system, and the electrical system. You should note this will only be the opinion of the inspector, who is not a qualified plumber, electrician or gas fitter.
31. The inspection and resulting report should not be construed as a compliance inspection of any building, legal or territorial authority standards, codes or regulations. The inspection report is not intended to be a warranty or guarantee of the present or future weather tightness, adequacy or performance of the structure, its systems, or their component parts. The inspection report does not constitute any express or implied warranty of merchantability, fitness for use or habitation, or building code compliance and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or extended 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.
32. You accept that the inspector will not detect some faults because:
 - The fault only occurs intermittently.
 - Part of the building 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).
 - The type of weather that would normally reveal the fault is not prevailing at, or around, the time of the inspection.
 - The fault has been deliberately concealed.
 - Furnishings are obscuring the fault.
 - We have been given incorrect information by you, the vendor, the real estate consultant, or any other person.
 - The fault is/was not apparent on a visual inspection.

Disputes

33. Should any dispute arise as a result of the inspection or resulting report, it must be submitted to CheckHome in writing immediately.
34. You agree that upon raising a dispute, the contents of the inspection report may not be used to satisfy any terms of a sale and purchase agreement until the disagreement/dispute has been resolved.
35. You agree that if, after raising a dispute, you used the inspection or resulting report to make an unconditional offer or confirm the sale and purchase agreement, that you waive all of your rights to continue with the dispute, and/or raise any future dispute or claim about the inspection or resulting report with CheckHome.
36. In the event of a claim/dispute regarding damage to a building, you will allow CheckHome to investigate the claim prior to any repairs to the building being undertaken or completed. You agree that if you do not allow CheckHome to investigate the claims of damage before any repairs are carried out, that you waive your rights to continue with and/or make any claims against CheckHome.
37. In the event of any dispute, you agree not to disturb, alter, repair, or attempt to repair anything that may constitute evidence relating to the dispute without first providing CheckHome with a reasonable opportunity to reinspect the building, except in the case of an emergency. You agree that if you do not provide CheckHome with a reasonable opportunity to reinspect the building before anything that may constitute evidence relating to the dispute is disturbed, altered, or repaired, that you waive your rights to continue with and/or make any claims against CheckHome.



CERTIFICATE OF INSPECTION

Encompassing nzs 4306:2005

Client:

Site Address: 15 Pratt Street Waikouaiti

Inspector: Nathan Farrell

Company: CheckHome Otago

Qualifications: Trade-qualified builder

Report Type: Pre-Sale Building Inspection Report

Date of Inspection: 15 Jun 2026

Areas Inspected: Interior of Building, Exterior of Building, Roof Exterior, Roof Space, Sub Floor Space, The Site

Certification

I hereby certify that I have carried out the inspection of the property at the above address encompassing the only recognised standard in New Zealand, NZS 4306 2005 Residential Property Inspection and I am competent to undertake this inspection and comprise a certified report on this asset.

An inspection carried out encompassing NZS 4306 2005 is not a statement that a property complies with the requirement of any regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property inspection. Refer to NZS 4306 2005 for further detail.

Signature

On behalf of CheckHome Otago

15 Jun 2026

22 Appendix

Appendix - Definitions

High: The frequency and/or magnitude of defects are beyond the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Typical: The frequency and/or magnitude of defects are consistent with the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Low: The frequency and/or magnitude of defects are lower than the inspector's expectations when compared to similar buildings of approximately the same age that have been reasonably well maintained.

Above Average: The overall condition is above that consistent with dwellings of approximately the same age and construction. Most items and areas are well maintained and show a reasonable standard of workmanship when compared with buildings of similar age and construction.

Average: The overall condition is consistent with dwellings of approximately the same age and construction. There will be areas or items requiring some repair or maintenance.

Below Average: The Building and its parts show some significant defects and/or poor non-tradesman like workmanship and/or long term neglect and/or defects requiring major repairs or reconstruction of major building elements.

Safety Hazard: Is a Defect requiring building works to avoid unsafe conditions.

Action Required: Is a Defect requiring building works to avoid unsafe conditions, loss of function or further worsening of the defective item.

Minor Maintenance: Any Defect other than what is described as a major defect.

Further Investigation: Is an issue considered important to bring to your attention, which may or may not be a Safety Hazard, Action Required item or a Minor Maintenance item.

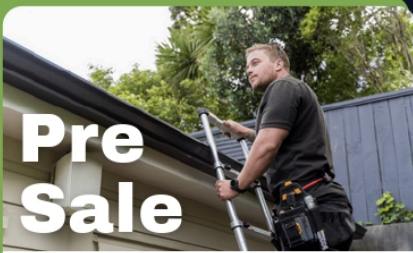
Accessible area: is any area of the property and structures allowing the inspector safe and reasonable access within the scope of the inspection.

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