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## Visual Non-Invasive Property Inspection

### Property Details

The property is a split-level home consisting of five different levels. The house contains four bedrooms, two bathrooms, and open-plan kitchen, living, and dining areas. There is also a detached sleepout and a two-car garage with internal access. The lower level of the home is constructed from concrete block walls with a plaster finish, while the upper levels are clad with polystyrene direct-fix cladding finished with plaster. Windows are aluminium single glazed, and the roof is corrugated Coloursteel roofing. The property features multiple timber decking areas. exterior

### Inspection Date

21/05/2026

Weather Conditions 1:30 pm 18° overcast

### Inspector

Phil Staunton

### Client

Steve Walker

### Address

2 Chrystalwood Lane, Governors Bay

### 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.
5. The parties agree that this document and all of its contents are governed by the legislation of New Zealand at all times.

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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

##### Corrugated Coloursteel Roofing

The corrugated Coloursteel roof consists of three separate roof levels. The roofing was visually inspected and is generally in good condition for its age. The roof cladding appeared intact with no significant defects or areas of concern observed at the time of inspection. Some age-related fading and loss of surface colour coating is evident in areas, which is typical over time and should be monitored, with repainting likely required in the future for ongoing protection and longevity.

##### Flashings & Penetrations

Chimney penetration flashing, hip flashings, and ridge flashings and apron flashings at roof to cladding junctions were visually inspected and appeared secure and functioning as intended.

##### Guttering & Downpipes

The Coloursteel guttering system and downpipes appeared in generally good condition. Downpipes are directed into the stormwater system as intended. Gully traps were observed clear and appeared to be functioning properly.

Risk: Low

##### Solutions:

- Monitor roof coating deterioration over time.
- Consider repainting roof surfaces in the future to maintain protection and longevity.

**Exterior**

**Roof & Drainage**



**Corrugated colour steel roofing**



**Ridge and hip flashings**



**Chimney penetration flashing**



**Barge flashings**



**Apron flashing**



**Colour steel gutter system**



**All downpipes directed into stormwater as intended**



**Gully trap**

## Exterior

### Cladding and Windows

Priority Low

Inspected Yes

#### Comments

##### Concrete Block & Plaster Cladding

The lower level is constructed from concrete block walls finished with a Rockcote plaster system. Upper-level areas appear to consist of polystyrene cladding with a direct-fix Rockcote plaster finish. The exterior cladding was visually inspected and appeared in generally good condition for its age. No significant cracking, visible deterioration, or obvious signs of moisture ingress risk were observed at the time of inspection. The exterior appears to have been maintained well, with replastering reportedly completed approximately 10 years ago.

##### Windows & Joinery

The aluminium single-glazed windows were visually inspected and appeared in generally good condition. Window joinery appeared secure, with silicon sealing around window perimeters appearing intact and adequately maintained at the time of inspection.

Risk: Low

##### Solutions:

- Maintain paint coatings and silicon seals to help reduce future moisture ingress risk.

## Exterior

### Cladding and Windows



## Exterior

### Decks/Fences/Grounds

Priority Low

Inspected Yes

#### Comments

##### Timber Decking & Walkways

Timber decking areas, timber walkways, and exterior steps around the property were visually inspected and generally appear stable and functioning as intended. Most areas showed no significant defects at the time of inspection.

The elevated deck platform at the upper area of the property showed noticeable spring and sagging movement under foot. This appears to be due to excessive joist span and insufficient support beneath the structure. Additional piles and bearer support through the centre section are recommended to improve stability and reduce movement. The deck currently does not have a safety handrail installed, creating a significant fall hazard. Access onto the deck is also inadequate, with proper steps required for safe access.

The glass balustrade surrounding the upper deck appears unstable in areas and is leaning outward excessively. Further investigation and strengthening are recommended to ensure the balustrade is safe and adequately secured.

##### Retaining Walls

Retaining walls around the property generally appear stable and performing as intended. One retaining wall near the front door and side access deck area shows a noticeable lean and should be monitored over time for further movement or deterioration.

Risk: High

##### Solutions:

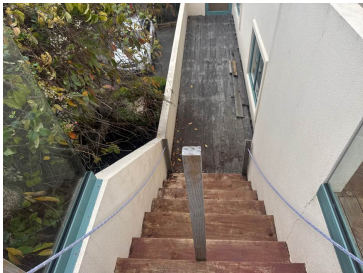
- Install additional piles and bearer support beneath upper deck platform.
- Install compliant safety handrails around elevated deck area.
- Install safe compliant steps for deck access.
- Investigate and strengthen unstable glass balustrade system.
- Monitor leaning retaining wall for further movement or deterioration.



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## Exterior

### Decks/Fences/Grounds



Glass Bella strain leaning out



Retaining wall leaning out



This platform needs a handrail, straightening underneath, steps

## Exterior

### Garage

Priority Low

Inspected Yes

#### Comments

The detached two-car garage is fitted with two single Coloursteel sectional garage doors. Both doors were tested and operated smoothly at the time of inspection.

The garage interior was heavily cluttered with stored items, limiting full visibility of wall and floor surfaces. Areas that were accessible and visible appeared to be in generally good condition. No significant signs of current water intrusion, active leaking, or dampness were observed at the time of inspection.

It should be noted that the concrete block retaining-style walls along the rear of the garage are positioned substantially below exterior ground level. Although no current moisture issues were visible, these areas may be more susceptible to moisture ingress over time and should be monitored accordingly.

Risk: Low to Moderate

#### Solutions:

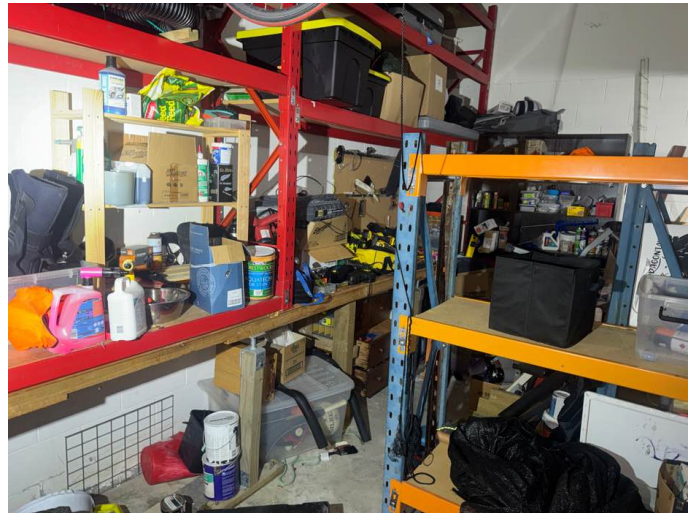
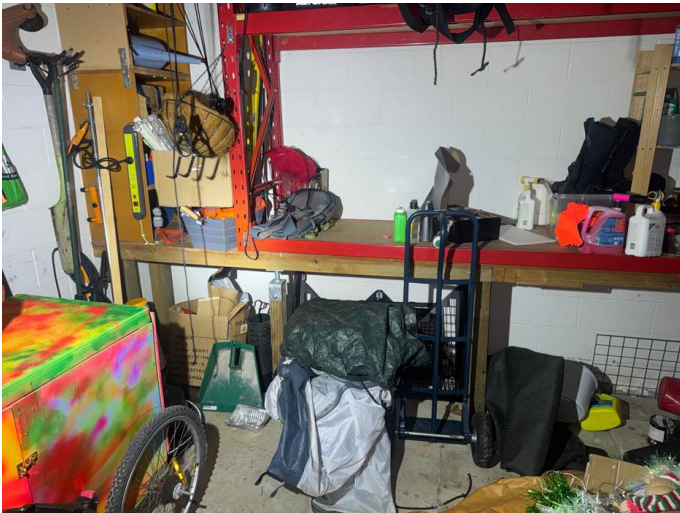
- Monitor lower rear garage walls for signs of future moisture ingress or dampness.
- Maintain exterior drainage and surrounding ground levels where possible.



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## Exterior

### Garage



## Exterior

### Foundation

Priority Low

Inspected Yes

#### Comments

##### Foundations & Floor Levels

The house is supported by timber piles with concrete block ring foundation walls extending from ground level to the first floor level areas. Accessible subfloor areas were visually inspected, with timber piles and timber floor structure appearing in generally stable condition at the time of inspection. No significant deterioration was observed to accessible timber components. The concrete block foundation walls appeared visually stable, with no significant cracking or visible movement noted during inspection.

Floor levels were checked using a DeWalt laser level across the four split-level floor areas of the home. The bunk room concrete floor level was found to be within 5mm. The master bedroom level was within 15 mm. The additional bedroom and bathroom level was within 15 mm. The kitchen, dining, and living level was within 20 mm.

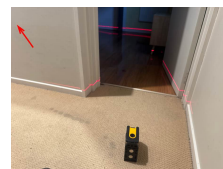
All floor levels comply with MBIE floor level guidelines for Christchurch, which allow up to 50 mm variation and no slopes exceeding 10 mm over 2 m. No slopes exceeding 2 mm over 2 m were recorded during testing.

Risk: Low

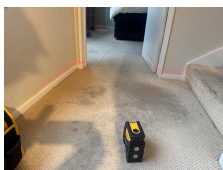
Solutions:

## Exterior

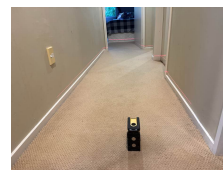
### Foundation



Bunk room within 5 mm



Master bedroom level within 15 mm



Additional bedrooms and bathroom level within 15 mm



Kitchen dining living room floor level within 20 mm

## Exterior

### Sheds/Sleepout

Priority Low

Inspected Yes

#### Comments

The detached sleepout is clad with cedar weatherboards and fitted with Coloursteel tray roofing. The exterior cladding and roofing appeared in generally good condition at the time of inspection, with no significant deterioration observed.

The single-glazed aluminium ranch slider entry door and small aluminium window were visually inspected and appeared to be operating as intended. Interior areas of the sleepout appear tidy, well maintained, and in generally good condition. Power was operational at the time of inspection. Floors felt stable under foot during the inspection, with no obvious movement noted internally.

No sufficient access was available to inspect the foundation or subfloor structure beneath the sleepout at the time of inspection, therefore the condition of supporting components could not be confirmed.

Risk: Low



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## Exterior

### Sheds/Sleepout



## Interior

### Master Bedroom

Priority Medium

Inspected Yes

#### Comments

The master bedroom is in generally fair to good condition for its age; however, the carpet is heavily worn and replacement is recommended due to staining, carpet moth damage, and general deterioration throughout the room.

Elevated moisture readings were detected around the front window frame, particularly to the lower sill areas and corners, along with elevated moisture readings to the sill and skirting areas beside the aluminium exterior door leading onto the deck. These areas require further investigation to determine the source of moisture ingress and assess whether remedial repairs are necessary. Refer to photos.

The entrance door has a damaged hole present requiring repair or replacement. Sliding wardrobe doors were tested and appeared to be functioning as intended at the time of inspection.

Moisture testing was carried out to relevant risk areas, with elevated readings detected as noted above.

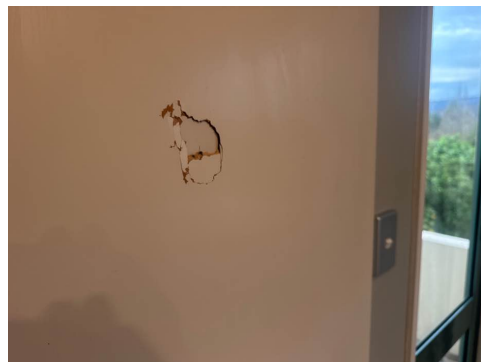
Risk: Moderate

#### Solutions:

- Investigate elevated moisture readings around front window and exterior door areas.
- Repair any identified moisture ingress defects and reseal as required.
- Replace damaged and heavily worn carpet.
- Repair or replace damaged entrance door surface.

## Interior

### Master Bedroom



## Interior

### Ensuite

Priority Medium

Inspected Yes

#### Comments

The ensuite is in generally good condition for its age. The bathroom consists of tiled flooring, half-height tiled walls, and full-height tiled shower linings. The shower, shower screens, vanity, and associated fixtures appeared in generally good condition at the time of inspection. No leaks were observed beneath the vanity sink during the inspection.

Very high moisture readings were detected to the lower wall tile areas on both sides of the toilet. The source of moisture could not be confirmed during this visual inspection and further investigation is recommended to determine whether leakage or concealed moisture ingress is present. Refer to photos.

A visible crack is present on the wall area above the door frame. Repair is recommended to prevent further deterioration. Refer to photo.

Moisture testing was carried out to relevant bathroom risk areas, with elevated readings detected as noted above.

Risk: Moderate

#### Solutions:

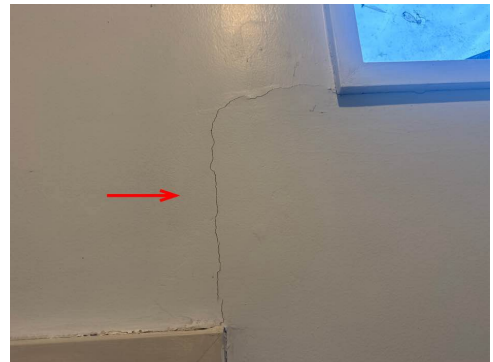
- Investigate high moisture readings around toilet wall areas.
- Carry out repairs to any leaking plumbing, failed waterproofing, or moisture ingress issues identified.
- Repair cracking above door frame area.

## Interior

### Ensuite



Very high moisture content in these areas



## Interior

### Bedrooms

Priority Medium

Inspected Yes

#### Comments

The additional three bedrooms are in generally fair to good condition for their age. Carpet throughout these rooms is heavily worn and replacement is recommended due to age, staining, and general deterioration. General cosmetic maintenance and repair to wall and ceiling surfaces is also recommended in various areas.

Elevated moisture readings were detected within the bunk room and also within the upper-level purple bedroom. The exact source of moisture could not be confirmed during this visual inspection and further investigation is recommended to determine whether moisture ingress or leaking is occurring. Refer to photos.

Windows and doors throughout the bedrooms were generally operating as intended at the time of inspection.

Moisture testing was carried out to relevant risk areas, with elevated readings detected as noted above.

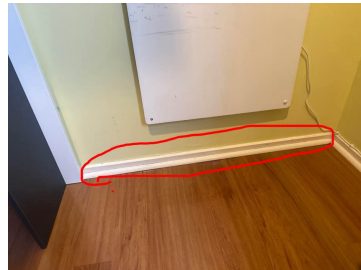
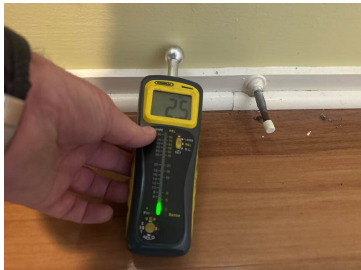
Risk: Moderate

#### Solutions:

- Investigate elevated moisture readings in bunk room and upper-level purple bedroom.
- Repair any identified moisture ingress or leaking issues.
- Replace heavily worn carpet throughout bedrooms.
- Carry out general cosmetic wall and ceiling repairs and repainting as required.

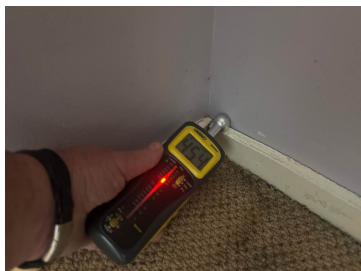
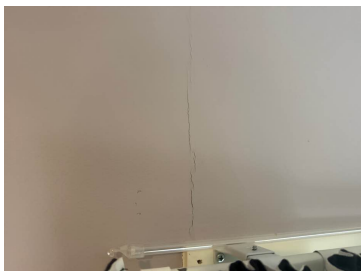
## Interior

### Bedrooms



Very high moisture reading  
in this area bunk room

Switch needs replacing



High moisture in this area  
purple bedroom



## Interior

### Master Bathroom

Priority Low

Inspected Yes

#### Comments

The main bathroom is generally in good condition for its age. The bathroom consists of tiled flooring, half-height tiled walls, full-height tiled shower walls, and tiled shower flooring. Painted wall and ceiling surfaces appeared generally tidy at the time of inspection. The vanity, toilet, tapware, and plumbing fixtures appeared in generally good condition, with no leaks observed beneath the vanity during inspection.

Elevated to very high moisture readings were detected around the lower shower wall tiles, particularly on the right-hand side adjoining the hallway cupboard wall. Inside the hallway cupboard, significant visible water damage is present to carpet and skirting areas; however, only low elevated moisture readings were recorded from the cupboard side at the time of inspection. Further investigation is required to determine the extent and source of moisture ingress. Refer photos.

Very high moisture readings were also detected to tiled wall areas above the shower along the exterior wall.

Moisture testing was carried out to relevant bathroom risk areas, with elevated readings detected as noted above.

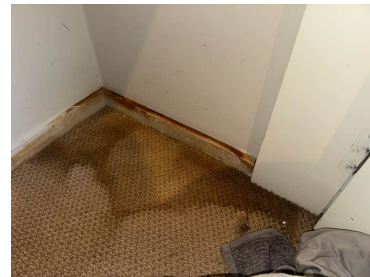
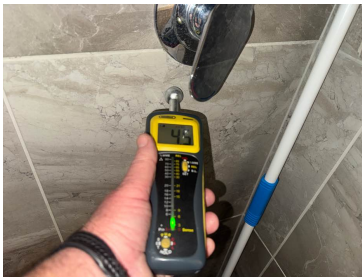
Risk: High

#### Solutions:

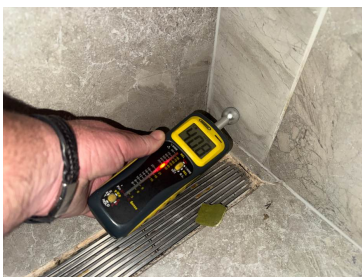
- Investigate moisture ingress around shower wall and adjoining hallway cupboard areas.
- Repair any leaking plumbing, failed waterproofing, or exterior moisture ingress defects identified.
- Repair damaged carpet, skirting, and wall materials within hallway cupboard.
- Reseal and repair shower and tiled wall areas as required following investigation.

## Interior

### Master Bathroom



Significant water damage backing onto the shower



This is opposite the significant water damage in the cupboard



Hi moisture detected in these areas

## Interior

### Toilets

Priority	NA
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Inspected	Low
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Comments	
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## Interior

### Toilets

## Interior

### Interior Spaces

Priority Medium

Inspected Yes

Comments Stairwell, Hallways, Dining & Living Areas

The stairwell from the lower to upper level was visually inspected and appeared stable at the time of inspection. Handrails were secure, and wall and ceiling surfaces throughout the stairwell areas were generally in good condition. No elevated moisture readings were detected around stairwell window areas.

Hallway areas leading to the bedrooms are generally in fair to good condition, with only minor cosmetic wear and marking noted to wall and ceiling surfaces. Carpet throughout these areas is heavily worn and replacement is recommended.

The upper-level dining area is generally in good condition, with no elevated moisture readings detected around surrounding walls or windows. A damaged section of torn wall surface paper and cracking is present above the opening through to the living room and requires cosmetic repair.

The living room is also generally in good condition. Cracking is present above the exterior door beside the fireplace. Elevated moisture readings were detected to the left-hand lower corner of the rear window area, requiring further investigation. Doors and windows throughout these areas were tested and appeared to be operating as intended.

Moisture testing was carried out to relevant risk areas, with elevated readings detected as noted above.

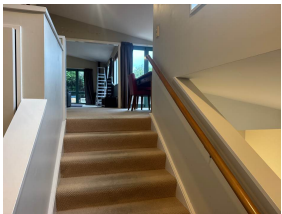
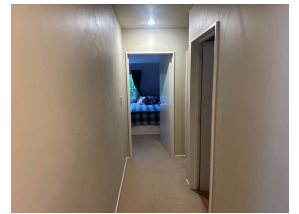
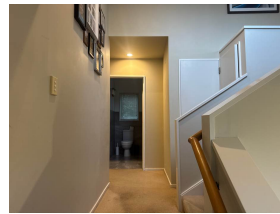
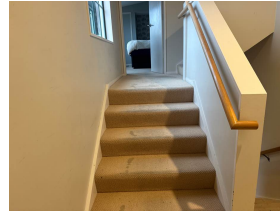
Risk: Moderate

Solutions:

- Investigate elevated moisture readings around living room rear window area.
- Repair cracking above living room exterior door.
- Repair damaged wall surface paper and cracking above dining room opening.
- Replace worn carpet throughout stairwell, hallway, dining, and living areas.
- Carry out general cosmetic wall and ceiling maintenance as required.

## Interior

### Interior Spaces



Crack above doors opening to deck end of house



Elevated moisture readings in this corner





## Interior

### Bathroom2

Priority      Low

Inspected      NA

Comments



## Interior

### Bathroom2

## Interior

### Kitchen

Priority Low

Inspected Yes

#### Comments

The kitchen is in generally good condition for its age. Cabinetry, benchtops, sink, tapware, and plumbing fixtures appeared serviceable and functioning as intended at the time of inspection. No leaks were observed beneath the sink area during the visual inspection.

Wall and ceiling surfaces appeared generally tidy, with no significant defects noted within the kitchen area. Moisture testing was carried out to relevant accessible risk areas, with no elevated moisture readings detected at the time of inspection.

Kitchen appliances are present (visual inspection only).

Risk: Low

## Interior

### Kitchen



## Interior

### Laundry

Priority Low

Inspected Yes

#### Comments

The laundry is serviceable and generally functional; however, the tiled surfaces show significant deterioration to mortar joints and grout lines in areas. Maintenance and regrouting are recommended to help prevent future moisture penetration and further deterioration.

The laundry tub shows significant surface wear and deterioration consistent with age and use; however, it remains functional at the time of inspection. No leaks were observed beneath the tub during the visual inspection.

The rear exterior door was tested and appeared to be opening and closing adequately at the time of inspection. Moisture testing was carried out to relevant accessible risk areas, with no elevated moisture readings detected.

Risk: Low to Moderate

#### Solutions:

- Repair and regrout deteriorated tile mortar joints.
- Consider replacement or resurfacing of deteriorated laundry tub over time.

## Interior

### Laundry



## Interior

### Insulation

Priority Low

Inspected Yes

#### Comments

##### Underfloor Insulation

Foil insulation was observed installed beneath the timber floor structure, stapled to the underside of the floor joists. This older style of insulation provides limited thermal performance compared to modern insulation systems. Although still present, improved thermal efficiency would be achieved by installing modern insulation blanket or batt systems beneath the floor structure.

##### Ceiling Insulation

No accessible ceiling space is present due to the design of the home, with ceiling linings following the roof pitch. As a result, ceiling insulation could not be visually confirmed during the inspection.

Risk: Low

##### Solutions:

- Consider upgrading underfloor insulation to modern insulation batt systems for improved thermal performance and energy efficiency.



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## Interior

### Insulation



## Service

### Electrical

Priority Low

Inspected Yes

#### Comments

The switchboard was visually inspected and appears in generally good condition at the time of inspection. Visible switches, power sockets, and light fittings throughout the house generally appeared sound and functioning as intended.

A small number of switches and power points were noted to be slightly loose and may require minor repair or tightening by a qualified electrician.

This assessment is based on a visual inspection only, and no internal wiring was accessed. A qualified electrician should carry out a more thorough electrical inspection of the property.

Risk: Low

#### Solutions:

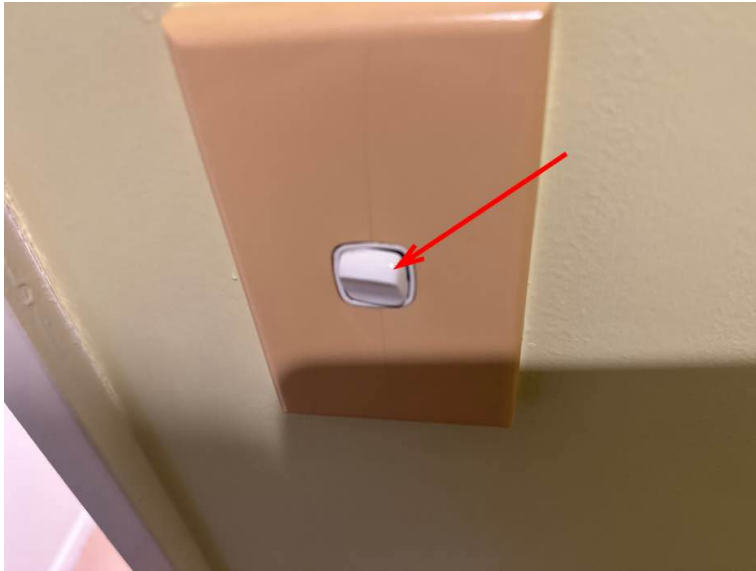
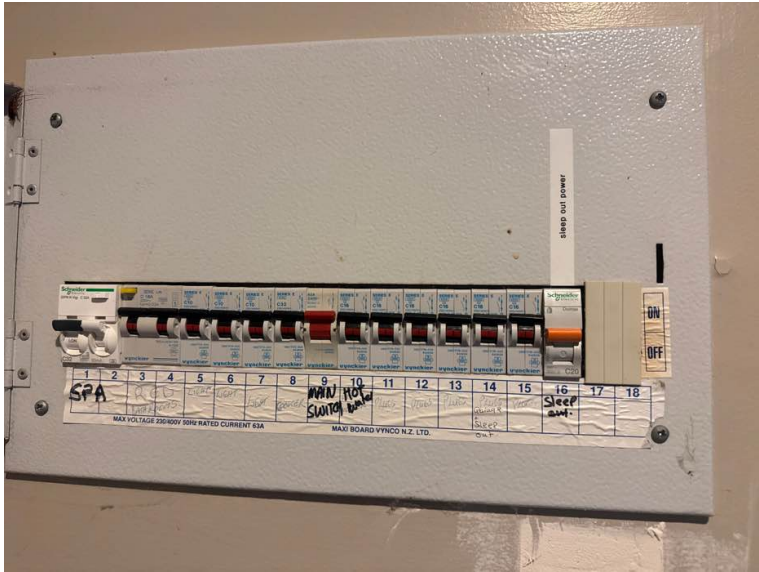
- Repair or secure loose switches



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## Service

## Electrical



## Service

### Hot Water

Priority Low

Inspected Yes

**Comments** The hot water cylinder was visually inspected and appears in generally good condition at the time of inspection. The cylinder and associated visible pipework appeared secure, with no significant deterioration or leakage observed during the inspection.

This assessment is based on a visual inspection only. A qualified plumber should carry out a more thorough inspection of the hot water cylinder and plumbing systems throughout the house.

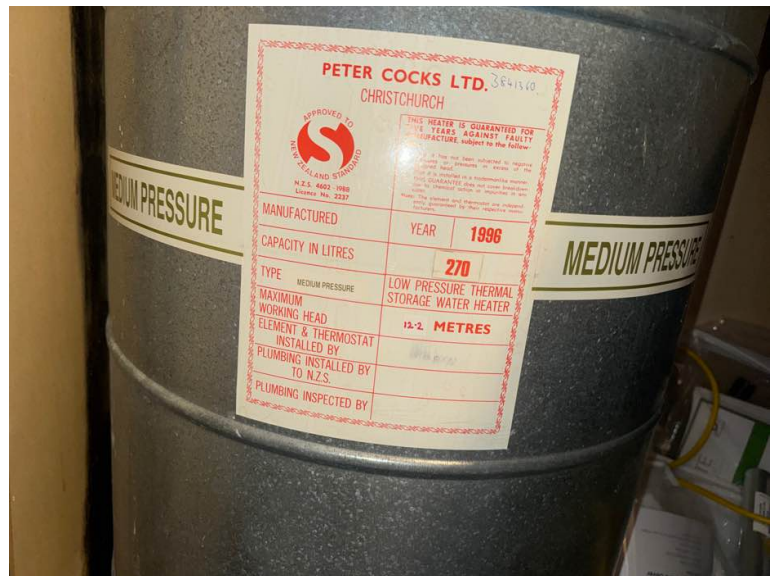
Risk: Low



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## 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            Steve Walker

Site                2 Chrystalwood Lane, Governors Bay

Inspector        Phil Staunton

Company         Pro Check Building Reports Christchurch Ltd

### Qualifications

Version: 14/07/2025



**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
----------------------------	------------------	----------------------------



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 21/05/2026

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.



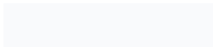
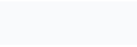
## **Additional photos**



**PRO CHECK**  
building reports  
Christchurch

Date and Time 21/05/2026

Summary



Signature



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Christchurch

## Certificate of Inspection

Client Steve Walker

Site 2 Chrystalwood Lane, Governors Bay

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

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

## Professional Indemnity

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

A handwritten signature in black ink, appearing to be "John Lyon", written over a faint circular stamp.

**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**

**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**

11<sup>th</sup> 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™



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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