

31a Peraki Street , Kaiapoi

Property defects

Hi Bron,

This document reflects any known defects to the best of my knowledge as at 2026-05-26. Any questions, please ask. If I think of or find anything else, I will send them through.

Electrical Wiring

In January I got an estimate, to have this work completed, below is a snip of this estimate.

Anton Stechman
31A Peraki Street
Kaiapoi
Kaiapoi 7630

Estimate Price (excl. GST)

\$11,249.36

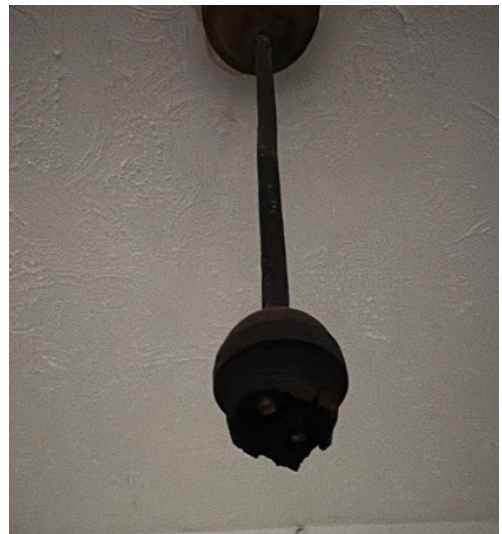
Estimate Price (incl. GST)

\$12,936.76

Attention: Anton Stechman

RE: Estimate for house rewire and switchboard replacement including inspection costs. Estimated to complete in 3 stages. Replacement of power points, light switches and batten holder light fittings. No allowances for mains replacement..

31A Peraki Street, Kaiapoi, Kaiapoi 7630



Faulty Heat pump

The current unit powers on but only blows cold air. With ceiling and underfloor insulation, it hasn't been an issue for me.

Worn Carpets

Being an old house, the carpets are quite worn, especially in the hallway and living rooms. I had plans to remove and varnish the hardwood floor underneath for these areas, but never got around to it.

Main bedroom

In the main bedroom, there is a burn mark in the wall from the wall light. This was present when I purchased the property, previous owners stated they had left the light on and had it pressed against the wall (no idea why!), could use a coat of plaster and paint.



Rear sliding door

The locking mechanism for the rear sliding door is broken, I tried to replace it, however I could not find a matching brand/style. I have a deadbolt to go on that door but it has not been fitted, happy to leave for the purchaser to have fitted.



Previous water ingress

Two separate incidents that I know of, one shortly after I purchased the property (kitchen) and one earlier this year in a rain storm (bedroom - wardrobe). Both cases appeared to be loose roof tiles, after refixing in place there hasn't been any of note since. The first instance took me a while to find the source, hence the staining etc. I had planned to replace the ceiling gip in the kitchen, but this was waiting for the electrical work which I was saving up for. The bedroom instance, I got onto straight away. I put a hole in the ceiling when it was leaking so I could direct the water into a bucket and prevent it from spreading until the rain stopped so I could find and fix the source of the leak, the hole is still present, I have a half sheet of gip that can be left for repairing.

Kitchen ceiling



Bedroom (wardrobe)

