READ THIS FIRST - NEXT STEPS – ABOUT THIS REPORT

This report has been prepared after an inspection of your house to assist in preparation for its sale.

Phase one & the **most important thing** is that we apprise you of the true condition of your house. The report is for your information - not your real estate agent, **at this stage.**

The defects found will be the same as those found if a purchaser gets an inspection done which may put them off the purchase – especially during the ten-day due diligence period after you have a contract signed. It's better you know early so you aren't blind-sided. Remember when you sign the Sale & Purchase agreement you state that there are no elements of the house that are non-compliant. To get this wrong could cost you $$$.

Don't take the items identified as personal criticism, it is just the likely things a purchaser will come at you with when they do their own due diligence.

Ring to discuss this before you give this report to your agent.

Phase two - the report enables you to decide which, if any, of the defects you want to repair … and which defects you decide you are going to leave.

From here … if another Property Inspection company does an inspection of your house for a purchaser and they find the defects you have decided to leave un-repaired; your position is … "We know about this and have taken it into consideration when we set our price expectations."

Remember - this report provides is an opportunity for you to prepare your house so that it is in the best possible condition for sale.

Phase three - once you have repaired any defects, please provide us with an email, or contractor's invoices for the repaired elements. Once we are satisfied that the defects have been repaired to the required standard this report will be updated. Use the Inspection Summary on page three and highlight the items repaired.

The report can then be given to your real estate agent, safe in the knowledge that it represents your property in the best light possible.

So, to summarise, these are the next steps:

1. Read and digest the contents of this DRAFT report
2. Decide which defects you are going to repair – I can assist with the names of some contractors if you need them
3. Have the selected repairs done
4. Send me an email listing the repaired elements – copy the Inspection Summary and highlight the items repaired.
5. We will re-issue the report as Version 1 – **this page will be removed from the report.**
6. Provide the report to your real estate agent to assist with the successful marketing of your property
7. Provide feedback, please.

RESIDENTIAL PROPERTY INSPECTION



DRAFT

The site was visited to undertake a pre-listing inspection for the purposes of apprising the present owner of the condition of the property and to allow them to decide which, if any, repairs they might make. This is the draft report to allow time for those defects to be repaired before the report is issued for marketing purposes. It will be re-issued as Version 1 at that time.

Customer Name:	Kate McHardy
Inspection Address:	172 Halswell Junction Road, Christchurch
Inspection Date:	3rd September 2026
Weather Conditions:	Fine
Inspector Name:	Kelvin Johnston
Company Contact Phone:	021 460 422
Registration:	LBP No BP126214
Version Control	DRAFT

MISSION STATEMENT

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

ABOUT THIS REPORT

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

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

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

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

DETAILS OF BUILDING

The property at 172 Halswell Junction Road, Christchurch is a three-bedroom, single-storey dwelling constructed of brick resting on a concrete ring foundation, with a concrete tile roof. The interior walls are plasterboard over timber frames. The floors are timber with carpet, ceramic tiles, cork tiles, vinyl in the wet areas and the kitchen. The property has a street frontage on address. There is a a double stand-alone garage.

The property was built 1972 and all fittings appear to be in good condition.

Building Use:	Residential
Technical Category (CERA):	Technical Category 3 (TC3)
Estimated Ground Profile:	Flat
Number of Storeys:	Single
Foundation Construction:	Concrete ring
External Wall Construction:	Brick
Internal Wall Construction:	Plasterboard
Roof:	Concrete tiles
Floor Type:	Timber
Year Built:	1972

INSPECTION SUMMARY

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

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

The defects noted are:

THE SITE

- There are several areas of uneven paved ground on the driveway and paths
- The decorative concrete blocks adjacent to the gate midway down the driveway are unstable
- The timber fences are in worn condition

EXTERIOR

- The timber deck outside the main entrance is in worn condition, with some deterioration noted at the board ends. The decking boards have been laid with the groove facing up, decking boards on a level surface should be laid with the smooth side facing up
- The paint is peeling off the cladding on the gable end on the east side of the dwelling. There is a broken piece of cladding adjacent to the bay window on the east side of the dwelling
- The timber shingles above the bay window at the front of the dwelling are in poor condition, repairs or replacement required
- The rubber glazing seals on the kitchen window have shrunk

SUBFLOOR SPACE

- Dux Qest Water pipes noted in the subfloor space. Dux Qest has a reputation for failing unexpectedly and insurance companies need to know of its existence at the property
- There are water stains on the framing below the shower

ROOF

- There are a few small cracks in the mortar bedding of the hip and ridge tiles
- The gutters need clearing of debris
- Paint maintenance required on the timber fascia boards
- The pergola over the driveway has been connected to the facia board, the fascia is not a structural timber suitable for supporting rafters

ROOF SPACE

- Some daylight penetrates the roof space at the tile junctions – as is typical
- There is evidence of rodent activity in the roof space

INTERIOR

- Only minor imperfections noted to the ceilings
- The interior walls are in worn condition some maintenance required. In the WC there are black spots on the wall, **elevated moisture readings** taken here, and on the majority of the wall on the right-hand side and back wall of the WC
- The floor coverings are in worn condition

- The sliding door into the wardrobe and the bedroom at the end of the hallway is jammed in the open position
- **Elevated moisture readings** on the skirting boards on the exterior walls of the bedroom at the end of the hallway. **Elevated moisture readings** on the skirting board in the northern corner of the main bedroom
- The kitchen and bathroom floors are not fully sealed around the floor-to-skirting/cabinet junction. A bead of silicone prevents spilt water or floor washing from damaging the cabinets or the base of the walls. While it may be unfair to retrospectively apply a current code condition to an older house, it may be worth considering this to prevent damage.
- The bottom edge of the bench top is swollen, and the kitchen cabinetry is in worn condition
- The seal on the bottom of the shower door is damaged. The bathroom sink is slow to drain
- **Elevated moisture readings** on the floor where the washing machine sits
- **Wet moisture ratings** on the skirting board in the back of the laundry cabinet
- **Elevated moisture readings** at the base of the sliding door leading off the main bedroom. **Wet moisture readings** on the sill of the bay window in the living room

GARAGE

- The garage floor levels varied by approximately 70 millimetres. There is a crack in the garage floor which continues into the driveway
- The roof underlay is in poor condition it has deteriorated significantly at the ridge. There is water staining, discolouration on the roof purlin closest to the ridge
- Dents noted in the garage cladding. The gutters/downpipe are not connected to a stormwater system
- The outside edge of the garage foundation is in rough condition

SERVICES

- The gas bottle for the gas hob is stored in a cupboard below the hob; gas bottles should not be stored or used inside – see below
- The HWC does not have seismic straps
- Yes, There are timber pergolas, supporting vines, The pergolas are in worn condition.

APPLIANCES

- The gas bottle serving the hub is in the kitchen cabinet, gas bottles should be on the exterior of the building.

FLOOR LEVELS

A full floor-level survey was not conducted at the address; however, an assessment was made using a laser level device within the confines of working around furniture and fixtures. Refer to the floor section under the Interior heading in the body of the report. floor levels varied by approximately 25 millimetres

MOISTURE TESTS

Interior moisture levels were tested using a Trotec® T660 moisture tester. This is a non-invasive capacitive tester that injects an electric field into the wall and measures the moisture levels through that. It is an indicative test which directs more intensive testing should elevated or wet readings be

returned. The only certain way to determine a moisture problem is through intensive inspection.

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

A total of **40** locations were chosen to take moisture readings.

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

The moisture readings were between **22.8** and **140.1** – these are in the **dry through to wet ranges.**

The locations of the elevated and wet moisture test readings are itemised in the Inspection Summary above. Further investigation is required to determine the cause of these moisture test readings and any remedies.

It should be noted that the property is presently unoccupied, and the moisture readings may vary once it is inhabited, and the wet areas are in daily use.

OTHER

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

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

ASBESTOS

Some fibre cement board may contain asbestos. This property has this element (in the soffit linings, the gable ends and the sewer pipe) and is of an age where this may be possible.

Undisturbed these elements are considered safe.

For the benefit of anyone who would likely work on the property - before any work is conducted on them (lifting, scraping, sawing, drilling, sanding, or anything that would disturb the surface) we highly recommend that they be tested for asbestos.

LPG BOTTLE

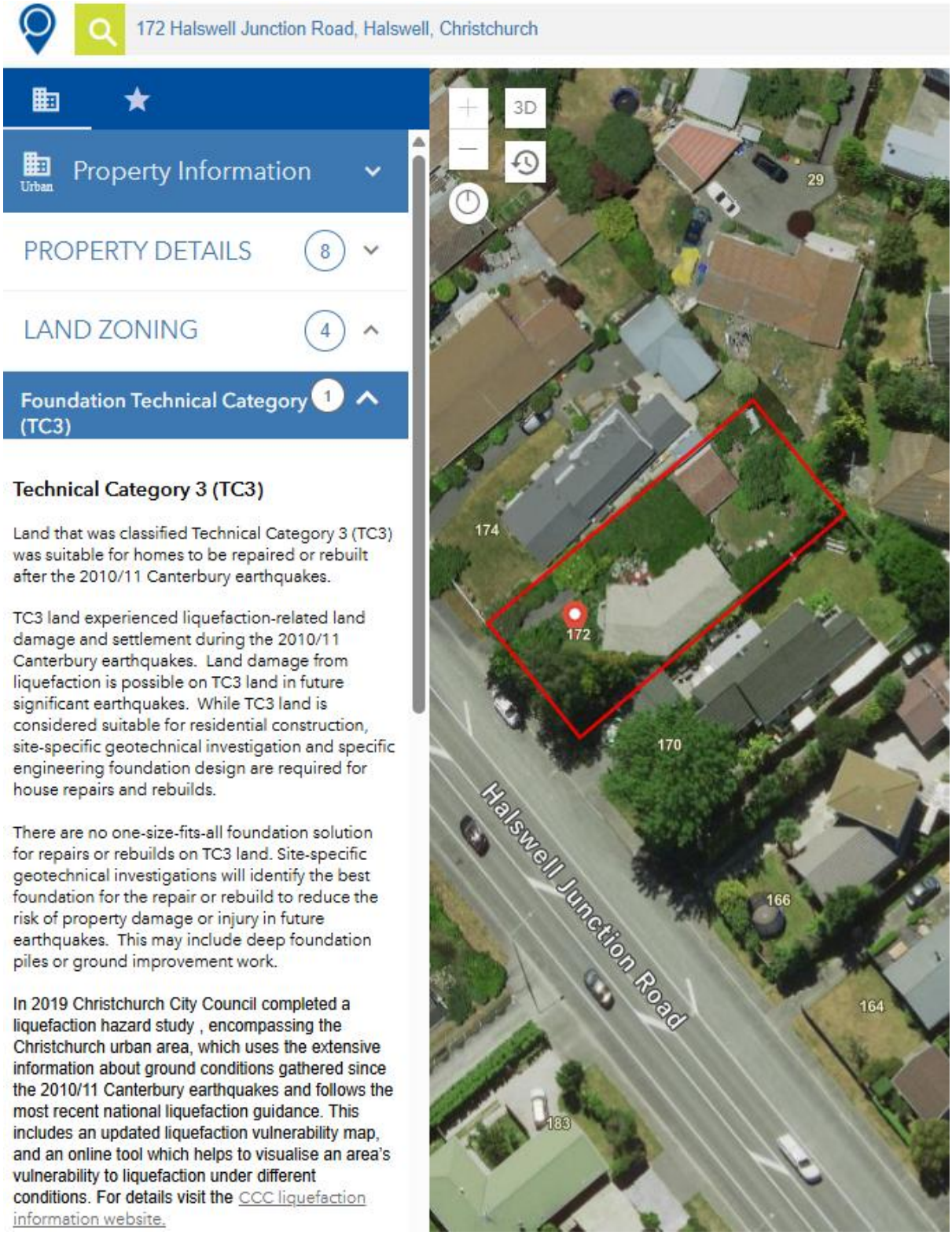
There is a 9kg LPG bottle situated in the kitchen cupboard, adjacent the stove. Enclosed LPG bottle housings must have high and low ventilation openings of at least 200cm2. LPG being heavier than air will drain from the housing through the lower ventilation opening to outside and safely disperse.

LPG bottles CANNOT be stored under your kitchen sink without ventilation and keeping clearances in mind. Alternatively, LPG bottles can be relocated to the outside to comply with the standard.

While it might be considered unfair to back-date today's requirements on an installation that may have complied when originally installed; in the event of an incident an insurance company may view this differently.

LAND AND ZONING

The property is zoned Technical Category 3 (TC3), under the former Canterbury Earthquake Regional Authority guidelines.



PROPERTY ASSESSMENT FORM

THE SITE

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Retaining Walls	N/A	-
Stairs	N/A	-
Steps, Handrails, Paths, Driveway	Minor	There are several areas of uneven paved ground on the driveway and paths
Fencing	Minor	The decorative concrete blocks adjacent to the gate midway down the driveway are unstable. The timber fences - vary in height from approx. 1m - 1.8m are worn
Ground Movement/cracking		No defects noted
Surface water control		No defects noted

EXTERIOR

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Balconies, Verandas, or patios etc.	Minor	The timber deck outside the main entrance is in worn condition, with some deterioration noted at the board ends. The decking boards have been laid with the groove facing up, decking boards on a level surface should be laid with the smooth side facing up. The pergolas are in worn condition
External stairs/steps	N/A	-
Framing (verticality, defects)		No defects noted
Wall Cladding	Minor	The paint is peeling off the cladding on the gable end on the east side of the dwelling. There is a broken piece of cladding adjacent to the bay window on the east side of the dwelling
External Doors & Windows	Minor	The timber shingles above the bay window at the front of the dwelling are in poor condition, repairs or replacement required. The rubber glazing seals on the kitchen window have shrunk
Chimney	N/A	-

SUBFLOOR SPACE

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Location of Access Point (if applicable)		Bedroom wardrobe
Accessibility – Minimum 500x400mm		About the minimum
Foundation Type & Condition		Concrete perimeter
Foundation Walls		No defects noted
Ground Space Condition		No defects noted
Ground Vapour Barrier	N/A	There is no ground vapour barrier
Drainage – drains, haunching etc		No defects noted
Ventilation Adequacy		No defects noted
Pile Type, Instability & Condition		Concrete piles
Pile to Bearer Connections		No defects noted
Obvious Structural Alteration		No
Ground Clearance of Timber Framing Minimum 450mm		About the minimum
Floor Type		Timber
Timber Framing & Bracing		No defects noted
Insulation Type, Approximate Thickness, Coverage & Condition		Polyester approximately 80 millimetres thick
Plumbing – materials, leakage, supports	Moderate	Dux Qest Water pipes noted in the subfloor space. There are water stains on the framing below the shower
Electrical – wiring & supports		No defects noted
Insect or Pest Infestation		No
Rotting Timbers		No defects noted
Debris		No defects noted

ROOF

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Roof System		Concrete roof tiles
Roof condition	Minor	There are a few small cracks in the mortar bedding of the hip and ridge tiles
Gutters/Spouting/downpipes	Minor	The gutters need clearing
Eaves/Fascia/Soffits	Minor	Paint maintenance required on the timber fascia boards. The pergola over the driveway has been connected to the facia board, the fascia is not a structural timber suitable for supporting rafters

ROOF SPACE

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Accessibility – location and size of manhole. Minimum 450x440mm with crawl space of 600x600mm		Laundry Meets the minimum allowance
Roof Cladding – from the inside	Minor	Some daylight penetrates the roof space at the tile junctions
Thermal Insulation		Blanket type insulation, polyester, approximately 140 millimetres thick, good coverage
Sarking	N/A	-
Party Walls & Fireproofing	N/A	-
Roof Underlay & Support (mesh/wire)	N/A	-
Roof Frame Construction & Connections		No defects noted
Ceiling Construction		No defects noted
Obvious structural alteration		No
Insect or Pest infestation	Minor	Yes, there is evidence of rodent activity
Roofing timbers		No defects noted
Discharges into roof space (Vents/fans)		No
Plumbing – materials, leakage, supports		No defects noted
Electrical – wiring type & supports.		No defects noted
Tile Fixings		No defects noted

INTERIOR

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Ceilings – condition, defects.	Minor	Only minor imperfections noted
Walls – condition, defects.	Moderate	In worn condition some maintenance required. In the WC there are black spots on the wall, elevated moisture readings taken here, and on the majority of the wall on the right-hand side and back wall of the WC
Timber Floors		No defects noted
Concrete Floors	N/A	-
Carpets, floor coverings	Minor	In worn condition
Internal Doors & Frames, Skirtings	Moderate	The sliding door into the wardrobe and the bedroom at the end of the hallway is jammed in the open position. Elevated moisture readings taken on the skirting boards on the exterior walls of the bedroom at the end of the hallway. Elevated moisture readings taken on the skirting board in the northern corner of the main bedroom
Electrical – operation of switches etc.		No defects noted

Kitchen

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
○ Floor – sealed around perimeter	Minor	The kitchen floor is not fully sealed around the floor-to-skirting/cabinet junction. A bead of silicone prevents spilt water or floor washing from damaging the cabinets or the base of the walls.
○ Bench Top	Minor	The bottom edge of the bench top is swollen
○ Cabinetry	Minor	In worn condition
○ Sink/taps		No defects noted
○ Tiles		No defects noted
○ Air extraction system		There is a through the wall fan, no rangehood

Bathroom, WC, Ensuite -		
ITEM ASSESSED	**DEFECT**	**COMMENTS/NOTES**
○ Floor - sealed	Minor	The bathroom floor is not fully sealed around the floor-to-skirting/cabinet junction.
○ Cistern, Pan (Bidet if Applicable)		No defects noted
○ Tiles (sealed and condition)		No defects noted
○ Bath (sealed and condition, pressure)		There is no bath
○ Shower	Minor	Low shower pressure, the seal on the bottom of the shower door is damaged
○ Vanities/washbasin	Minor	The bathroom sink is slow to drain
○ Ventilation		No defects noted
○ Special Features (if applicable)	N/A	-

Laundry		
ITEM ASSESSED	**DEFECT**	**COMMENTS/NOTES**
○ Location		Next to the kitchen
○ Floor (sealed & condition)	Moderate	Elevated moisture readings taken on the floor where the washing machine sits
○ Tubs/cabinet	Moderate	Wet moisture ratings taken on the skirting board in the back of the laundry cabinet
○ Tiles (sealed and condition)	N/A	-
○ Ventilation	N/A	-

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Storage	N/A	-
Inside of Windows- Single or double glazed	Moderate	Single and double glazing noted. Elevated moisture readings taken at the base of the sliding door leading off The main bedroom. Wet moisture readings taken on the sill of the bay window in the living room
Electrical Connections		No defects noted
Interior Stairs	N/A	-
Garage – opener, doors.	Minor	There is no electric opener. The garage floor levels varied by approximately 70 millimetres. There is a crack in the garage floor which continues into the driveway The roof underlay is in poor condition it has deteriorated significantly at the ridge. There is water staining, discolouration on the roof purlin closest to the ridge. Dents noted in the garage cladding. The gutters/downpipe are not connected to a stormwater system. The outside edge of the garage foundation is in rough condition
Other	N/A	-

SERVICES

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

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Fire Warning/Control System (Not just smoke detectors)		No
Heating System (specify type)		Heat pump – as per the Appliances Section below. And night store heaters
Ventilation System (HRV/DVS)		Yes
Central Vacuum System (if applicable - untested)		No
Security System		No
Electrical – Meter Board/Switch Board		No defects noted
Gas Services (Wall straps, vents blocked)	Moderate	The gas bottle for the gas hob is stored in a cupboard below the hob; gas bottles should not be stored or used inside.
Water Services (incl. pressure)		No defects noted
Hot Water (incl. pressure) ○ Date on cylinder ○ Seismic straps	Minor	Low pressure, 1973, does not have seismic straps
Wastewater/Sewerage		No defects noted
Grey Water Recycling (if applicable)		No
Rainwater Collection System (if applicable)		No
Solar Panels		No
Aerials or antennae		Yes
Shading Systems (if applicable)		Yes – pergolas with vines on
Telecommunications (phone/internet lines – number and location. Untested)		Yes, internet
Lifts		No

APPLIANCES

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

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Stove		No defects noted
Oven		No defects noted
In-sink waste disposal		No
Exhaust fan(s)		No defects noted
Dishwasher	N/A	-
Heat Pump		No defects noted
Bathroom Heater		The bathroom heater is a Serene S2077, which is not one of the recalled models
Heated towel rails		Not turned on
Night-Store Heater – not specifically tested		Yes, not turned on
Fridge if being left	N/A	-
Smoke detector(s) – ○ Max 3m to bedroom ○ One on each storey ○ Do they work?		No defects noted

OTHER MATTERS

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

None

NATURAL HAZARDS

None

THE INSPECTOR SUGGESTS THE FOLLOWING

OTHER ADDITIONAL …… ✔

Further investigation should be undertaken to determine the cause of the elevated and wet moisture readings and any remedies.

SOLID FUEL BURNER

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

None

SUPPORTING PHOTOS



Driveway



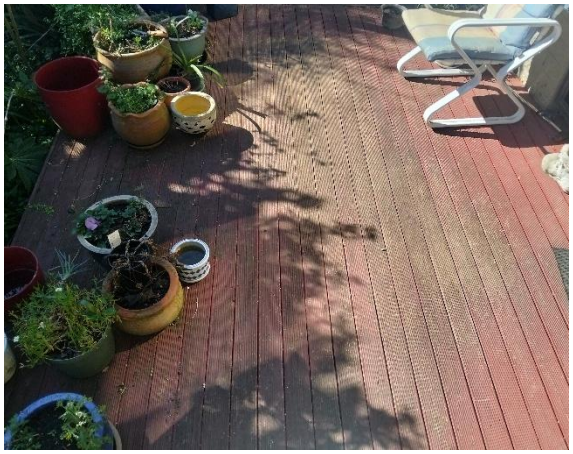
Fences - worn

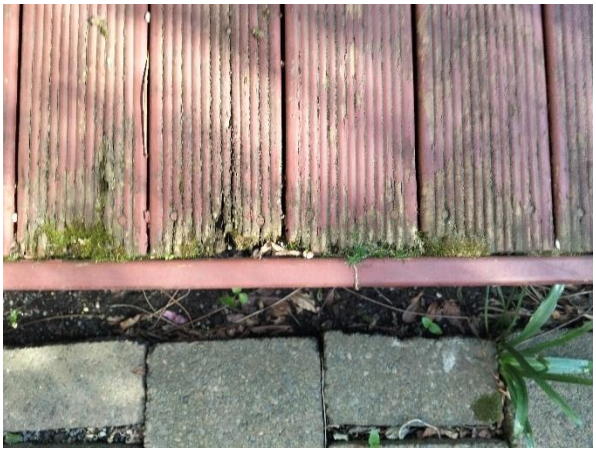


Wall unstable



Uneven pavers





Deck worn





Cladding and windows – general view





Gable worn

Gable and shakes worn





Shrunken window seals





Subfloor – Dux Qest pipes



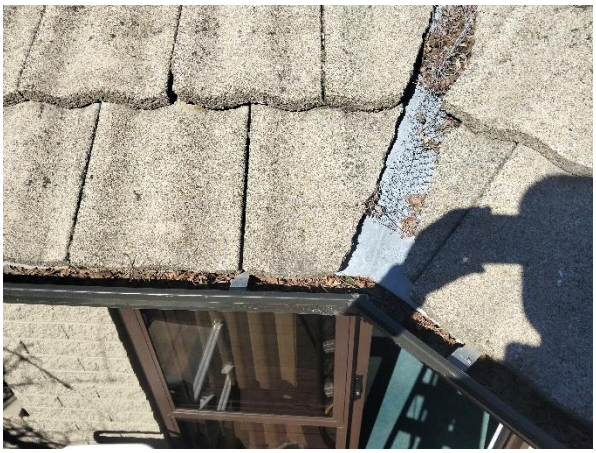
Roof – general view



Debris in the valleys



Minor cracking to mortar



Debris in spouting and valleys



Debris in spouting



Pergola attached to the fascia





Roof space – insulation. Some vermin waste.





Walls and ceilings – general view



Elevated moisture readings



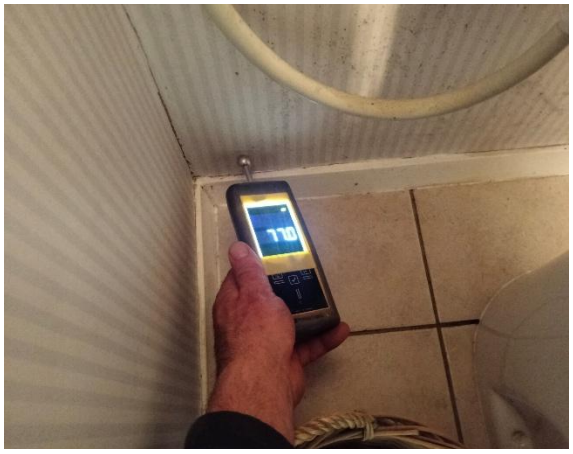
Elevated moisture readings



Elevated moisture readings



Wet moisture readings



Elevated moisture readings



Elevated moisture readings



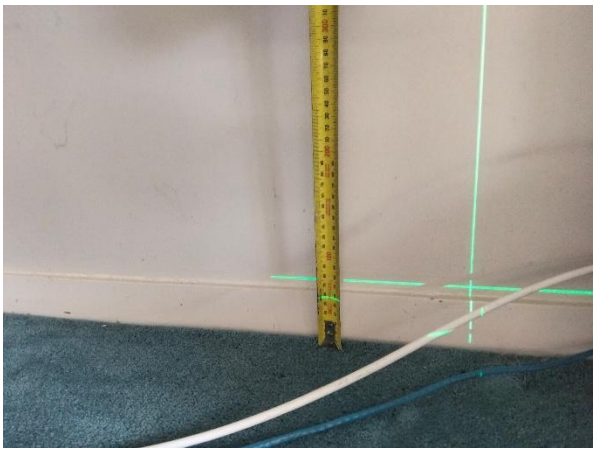
Elevated moisture readings and mould



Wet moisture readings



LPG bottle



Laser floor level assessment

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Client: Kate McHardy

Site Address: 172 Halswell Junction Road, Christchurch

Inspector – Kelvin Johnston

Company – BuildQual NZ (2016) Limited

Qualifications: Licensed Building Practitioner and qualified builder

Date of inspection: 3rd September 2026

The following areas of the property have been inspected:

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

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

Certification:

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

Signature Kelvin Johnston **Date: 3rd September 2026**

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

LIMITATIONS

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

a) The report is of a visual only, non-invasive inspection of the areas of the building which were readily visible at the point in time of the inspection. The inspection does not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation, or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil.) Any appliances are commented on only and no warranty as to fitness for purpose is offered or implied. BuildQual has no mandate to move, cause any damage to or change anything in the property.

b) The inspection does not draw conclusions about the weather tightness of the building. It does, however, assess internal moisture readings directed by the inspector's expertise using a state-of-the-art tester, from which a recommendation may be made for further investigation. The testing is indicative only and makes no representation about the structure meeting the requirements of the building code as it relates to leaks, water penetration, weatherproofing, moisture or any effective water exit or control systems; this extends to any resultant mould, fungi, mildew, rot, decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure. Invasive investigation is usually the only way to conclusively determine such issues.

c) As the purpose of the inspection is to assess the general condition of the building based on the limited visual inspection described in (a), the report may not identify all past, present or future defects. Descriptions in the report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in the report as having been inspected was excluded from the scope of the inspection. The report will not back-date today's code requirements onto works undertaken at an unknown time prior.

d) Without limiting the general nature of that statement, we mean that the report does not extend to areas behind walls, below the ground, behind other fixtures or obstructions such as signage, cladding, under floor coverings or in areas which pose health or safety hazards or which are too small and difficult to reach. Also excluded are areas, which would require specialised equipment to reach e.g. cranes or cherry pickers. BuildQual inspects houses as they are presented, and if subfloor or roof access spaces don't exist or are obstructed, the report will reflect that. Returning to complete that part of an inspection will incur a fee.

e) The assessment does not extend to any facilities servicing the premises such as electrical systems, plumbing, ventilation plant, lifts or other mechanical systems.

f) Although property inspections can provide independent advice, they do not cover everything. For example, the inspector normally would not check the adequacy of the following: footings; concealed damp-proof membranes; concealed drainage; swimming pools, saunas and associated equipment; the operation of fireplaces and chimneys; intercom systems; floor coverings; appliances including but not limited to dishwashers, waste disposal units, ovens, ducted vacuum systems; Structural stability (other than pipe instability); hazards; and hot water cylinders. Whether or not services have been used for some time before an inspection being carried out may affect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily that the enclosure will not leak. **This is reproduced from NZS 4306:2005**.

g) The report closely follows the requirements of NZS 4306:2005 (the New Zealand Standard for property inspections) and as such complies with that standard. There are minimum requirements for access to confined spaces in NZS 4306:2005, however, if in the inspector's view a space is too confined or the atmosphere inside that space is not safe, and it presents a risk to their safety under the Health & Safety at Work Act 2015, the inspector's safety is considered foremost. Similarly, if in the inspector's view an element of the property presents an unacceptable risk to inspect (height, proximity to safe ground, animal hazards etc.), the report will reflect that this element has not been inspected and the reason why.

h) While EQC documentation may be checked against a property during an inspection, the general nature, the volume of that documentation and the elapsed time since the Canterbury Earthquakes makes it difficult to say with any certainty that damage listed is the same as evident during the inspection; similarly, it is difficult to ascribe some damage to an earthquake with any certainty.

i) Damage and defects identified in the report may alter upon further work being carried out either to the building or any adjacent buildings, which may also be undergoing remedial or demolition work. Subsequent land movement or earthquakes may also alter the building.

j) The report is not a substitute for any structural engineering or geotechnical assessment report which you are strongly recommended to obtain and therefore the report is not to be relied upon as a statement that the building is fit for use either in part or in whole.

k) The persons carrying out the inspection to compile the report are limited by this agreement and cannot be expected to find or discover all defects in the building and you accept that we did not build or perform work on the building and are not responsible for or liable for anything other than the completion of the report and our opinion on the aspects reviewed.

l) Any third-party report or externally sourced information annexed to this report is the responsibility of that third party and is attached for information only and we make no warranty regarding the same nor accept any responsibility for incorrect information contained therein.

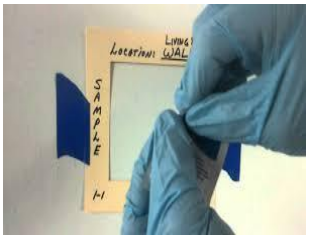
m) While we will use best endeavours to use all reasonable care and skill in carrying out the assessment consistent with that applied by reputable consultants practising in the property assessment field at this time, we provide no warranty (expressed or implied) as to the information presented in this report, except and only to the extent that the laws of New Zealand impose a warranty or guarantee such as under the Consumer Guarantees Act 1993.

OTHER SERVICES WE OFFER



Floor Level Survey

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



Meth Testing

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



New Build Pre-Handover Inspections

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



Damage Assessment

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



BuildQual can arrange tradesmen – if required

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

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For clarity, only the client and professionals working with the client to either buy or sell the subject property at 172 Halswell J unction Road, Christchurch may have access to the report.

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