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Visual Non-Invasive Property Inspection

Property Details	The property is a single-storey, three-bedroom, one-bathroom home featuring an open-plan kitchen, living, and dining layout. It is clad with a combination of timber bevel-back weatherboards and lightweight steel weatherboards, giving a durable and low-maintenance exterior finish. Windows consist of a mix of original single-glazed timber units and imported PVC thermally rated double-glazed joinery. The roof is corrugated iron, providing long-term weather protection and stability.
Inspection Date	10/10/2025
Weather Conditions	1 pm overcast 22°
Inspector	Phil Staunton
Client	Emily Cassels
Address	10 Cornwall Road Littleton

INSPECTION INSTRUCTIONS Visual Non-Invasive Pre-Purchase Property Inspection





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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 off 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/o r 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 Inspect House NZ 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 otherperson.
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 preforming 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 competed

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.

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.

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+

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Exterior

Roof & Drainage

Priority	Low
Inspected	Yes
Comments	Roofing & Drainage The corrugated iron roof appears in good condition, with all sheets well secured and intact. Ridge capping is stable and properly fixed, showing no signs of lifting or deterioration. The chimney penetration flashing is well sealed and in sound condition. The galvanised gutter system is secure and effectively channels water to the downpipes, which are all stable and functioning as intended. The rear downpipe discharges correctly into the stormwater system, and the front downpipe drains toward the street as designed. No visible defects or leaks were observed in the roof or drainage system. Risk: Low – Roof and drainage components in sound condition with no concerns.

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Exterior

Roof & Drainage



Corrugated iron and ridge capping flashing







Chimney penetration flashing



galvanised gutter system



Downpipes all unstable condition

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Exterior

Cladding and Windows

Priority	Low
Inspected	Yes
Comments	Cladding & Joinery The exterior cladding is a mix of timber bevel-back weatherboards and lightweight steel weatherboards. Both materials are in good condition, well maintained, and securely fixed, with no visible signs of damage, decay, or water ingress. All cladding appears well sealed and intact, providing effective weather protection. Windows consist of a mix of original single-glazed timber units and upgraded imported PVC thermally rated double-glazed joinery. All windows appear in good condition, with flashings and seals around the tops and sides intact and westher tight. No areas of concern were identified on the exterior at the time of inspection. Risk: Low – Cladding and joinery are stable and well maintained.

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Exterior

Cladding and Windows











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Exterior

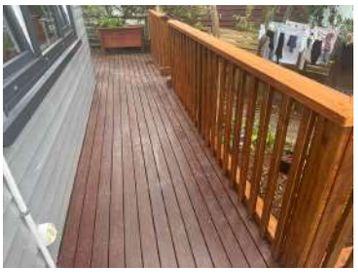
Decks/Fences/Grounds

Priority	Low
Inspected	Yes
Comments	Fencing, Decking & Grounds All fencing around the property is in good, stable condition, with no visible defects or leaning. The timber decks and handrails are well maintained, structurally stable, and show no signs of rot or deterioration. Decking surfaces are secure underfoot, and all fixings appear firm. Concrete paths and surfaces around the property are also in stable condition, with effective water run-off ensuring no pooling or drainage concerns. Overall, the exterior grounds and access areas present well and are performing as intended. Risk: Low – No visible structural or drainage issues identified.

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Exterior

Decks/Fences/Grounds







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Exterior

Garage

Priority	Low
Inspected	NA
Comments	

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Exterior

Garage

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Exterior

Foundation

Priority	Medium
Inspected	Yes
Comments	FOUNDATION & FLOOR LEVELS Underfloor observations show evidence of previous re-levelling work, including packing installed above piles and between piles and bearers, as shown in the photos. All packing is secure, with appropriate fixings and hold-down connections in place. All visible underfloor foundation areas, piles, and supporting elements appear in stable condition, with no visual evidence of deterioration or moisture issues in the accessible areas. Floor levels were assessed using a DeWalt cross-line laser level. Readings showed the footprint of the house to be within 15 mm variation overall, with no slopes exceeding 10 mm over 2 m. These results are well within MBIE floor-level standards for Christchurch, which allow up to 50 mm variation and slopes of up to 10 mm over 2 m. In my professional opinion, based on current observations and level readings, the foundation and subfloor are performing in stable condition. Risk: Low

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Exterior

Foundation



DeWalt cross line laser level











Relevelling packings in place



Hold down fixings in place after re-levelling packing installed







Re-levelling packing plus holddown fixing

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Exterior

Sheds/Sleepout

Priority	Low
Inspected	Yes
Comments	Garden Shed The garden shed at the rear of the property is clad with lightweight steel and has a corrugated iron roof. The structure appears stable and well maintained, with all exterior cladding and roof components intact and weathertight. The shed is built on a raised timber floor, allowing for good drainage and airflow beneath. The interior appeared dry at the time of inspection, and the presence of stored items without signs of dampness or damage further indicates the absence of leaks. Risk: Low – Structure is stable and effectively weatherproof.

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Exterior

Sheds/Sleepout







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Interior

Master Bedroom

Priority	Low
Inspected	Yes
Comments	The master bedroom presents in good condition with no visible issues. Walls, ceiling, and flooring are all intact and free from damage or defects. Windows and doors operate smoothly and close securely. No signs of moisture ingress or movement were observed. Moisture readings tested below 15, with the green light indicating dry conditions. Overall, the room is structurally sound and well maintained. Risk: Low – No visible defects or moisture concerns.

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Interior

Master Bedroom





















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Interior

Ensuite

Priority	Low
Inspected	NA
Comments	

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Interior

Ensuite

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Interior

Bedrooms

Priority	Low
Inspected	Yes
Comments	Both additional bedrooms are in good, stable condition with no visible structural or moisture concerns. Walls, ceilings, and floors are intact and present well. The bedroom off the living room has windows that are slightly sticky to open and would benefit from minor easing for smoother operation. The entrance door to this same bedroom is undersized and should be replaced with a correctly fitted door to improve soundproofing and privacy. Moisture readings tested below 15, with the green light indicating dry conditions. Risk: Low – Minor operational issues only; structure and moisture levels satisfactory. Solutions: • Ease sticky windows in the bedroom off the living room. • Replace the undersized bedroom door with a correctly fitted unit.

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Interior

Bedrooms









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Interior

Master Bathroom

Priority	Low
Inspected	Yes
Comments	The bathroom is in good condition with no visible issues. It includes a shower-over-bath setup, vanity, and toilet, all of which are intact and functional. Walls, ceiling, and flooring surfaces are clean and free from damage or deterioration. No leaks or moisture concerns were observed around plumbing fixtures or fittings. Moisture readings tested below 15, with the green light indicating dry conditions. Risk: Low – No visible plumbing or moisture concerns.

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Interior

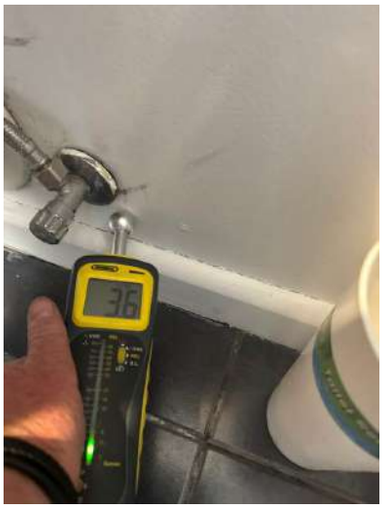
Master Bathroom













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Interior

Toilets

Priority	NA
Inspected	Low
Comments	

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Interior

Toilets

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Interior

Interior Spaces

Priority	Low
Inspected	Yes
Comments	Living & Dining Room The living and dining areas present in good condition with no visible issues. Walls, ceiling, and flooring are intact and well maintained. All windows are operating as intended, with no signs of sticking or deterioration. There are no visible signs of moisture ingress or damage. Moisture readings tested below 15, with the green light indicating dry conditions. Overall, these areas are structurally sound and well presented. Risk: Low – No visible structural or moisture concerns.

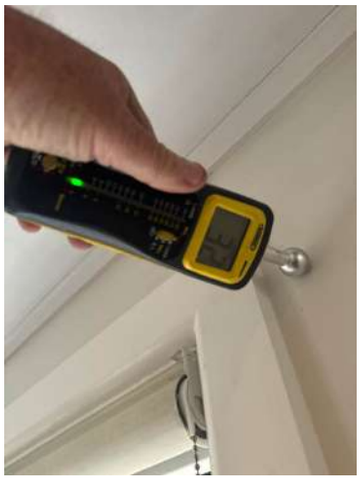
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Interior

Interior Spaces









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Interior

Bathroom2

Priority	Low
Inspected	NA
Comments	

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Interior

Bathroom2

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Interior

Kitchen

Priority	Low
Inspected	Yes
Comments	Kitchen The kitchen is in good condition with no visible issues. All cabinetry, benchtops, and fixtures are intact and functional. Plumbing fittings show no signs of leaks or deterioration, and all tapware operates as intended. Wall, ceiling, and flooring surfaces are clean and free from damage. Moisture readings tested below 15, with the green light indicating dry conditions. Overall, the kitchen is structurally sound and performing as expected. Risk: Low – No visible plumbing or structural concerns.

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Interior

Kitchen











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Interior

Laundry

Priority	Low
Inspected	Yes
Comments	The laundry is situated within the bathroom and appears in good condition. The area is clean, tidy, and fully functional, with all plumbing fittings intact and no signs of leaks or water damage. Flooring, walls, and ceiling surfaces are sound and show no visible deterioration. Moisture readings tested below 15, with the green light indicating dry conditions. Overall, the laundry area is well maintained and operating as intended. Risk: Low – No visible plumbing or moisture concerns.

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Interior

Laundry







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Interior

Insulation

Priority	Low
Inspected	Yes
Comments	Insulation Pink Batts insulation was observed in the roof space, providing good coverage and effective thermal protection. The insulation is in good condition with no visible gaps or signs of deterioration. Underfloor insulation consists of polystyrene panels installed beneath the timber floor in the front half of the house. These are securely fitted and in good condition, providing consistent underfloor thermal protection. Both ceiling and underfloor insulation systems appear to be correctly installed and performing as intended. Risk: Low – Insulation is well installed and functioning effectively.

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Interior

Insulation

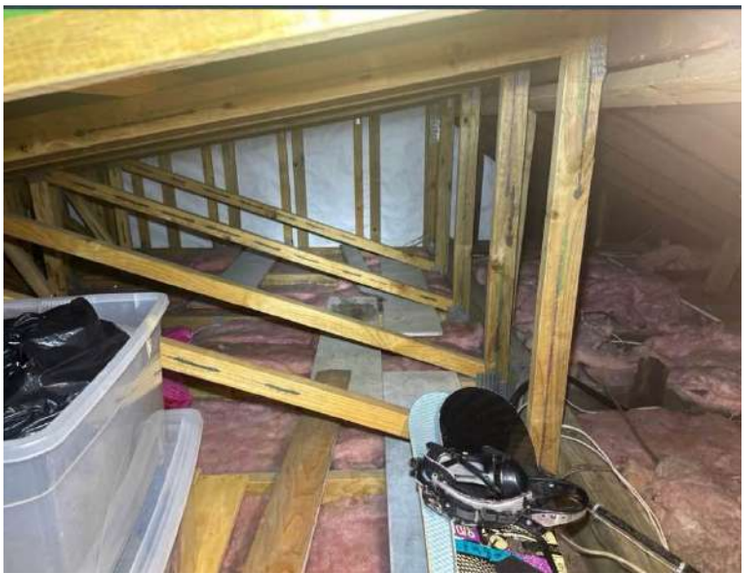


Underfloor polystyrene insulation



Pink bats ceiling insulation





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Service

Electrical

Priority	Low
Inspected	Yes
Comments	Electrical The switchboard is located in the living room and appears in good condition, with no visible defects or damage. All switches, power sockets, and light fittings throughout the house were inspected and found to be functional and in good working order. No signs of overheating, wear, or deterioration were observed. This assessment is based on a visual inspection only, and no internal wiring was accessed. Risk: Low – No visible electrical concerns identified.

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Service

Electrical



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Service

Hot Water

Priority	Low
Inspected	Yes
Comments	Hot Water System A Rinnai gas hot water system is installed, with the Califont unit attached to the side of the house. The system appears stable, with no visible signs of deterioration or corrosion. All adjoining pipework is secure and in good condition. No leaks or operational issues were observed at the time of inspection. Risk: Low – System appears stable and functioning as intended.

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Service

Hot Water



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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

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Certificate of Inspection

Client	emily Cassels
Site	10 Cornwall Road Littleton
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



BCITO
buildingpeople

QUALIFIED

This card certifies that on
9 NOVEMBER 2016

PHILIP JOHN STAUNTON
NZQA ID No: 0121649098

Qualified with The National Certificate in
CARPENTRY

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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 10/10/2025

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.

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Additional photos

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Date and Time 10/10/2025

Summary

The single-storey, three-bedroom home presents as structurally sound and generally well maintained throughout. The corrugated iron roof, mixed timber and steel weatherboard cladding, and the combination of timber and PVC windows are all in good condition, with no visible signs of water ingress.

The foundation and subfloor are performing in stable condition, with all visible piles, bearers, and underfloor elements appearing sound and free of deterioration or moisture concerns. Evidence of historic re-levelling work was observed, with packing installed above piles and between piles and bearers. All packing and fixings are secure. Floor levels taken with a DeWalt cross-line laser level showed the footprint of the house to be within 15 mm variation, with no slopes exceeding 10 mm over 2 m, all well within MBIE standards for Christchurch.

Interior areas are in good order, requiring only small maintenance items such as easing sticky windows and replacing an undersized bedroom door. Plumbing, electrical, insulation, and drainage systems are functioning well. Overall, the property is structurally stable and requires only routine general maintenance.

Signature

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Certificate of Inspection

Client	emily Cassels
Site	10 Cornwall Road Littleton
Inspector	Phil Staunton
Company	Pro Check Building Reports Christchurch Ltd

Qualifications

Version: 14/07/2025

LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

NEW ZEALAND PRACTISING LICENCE

Name: Philip John Staunton

LBP Number: BP107881

Expiry: 30 Jun 2026



Licence Class	Area of Practice	Date Issued
Carpentry		23 Jun 2011



Certificate of Insurance

15 July 2025

This certificate is confirmation that the following insurance contract is current and in force.

The Insured

Pro Check Building Reports Christchurch Limited

Policy Number	**LLO-P0187772 & COM-P0187775**	**Client Number**	**ODL 57432**
Period of Insurance	**20/12/2024 to 20/12/2025 at 4pm**		
Insurer	**The Holland Insurance Company Pty Ltd**		

Professional Indemnity & General Liability

Business Description	**Building Inspections - Pre-purchase property inspections and healthy home assessments**
Professional Indemnity - Limit of Indemnity	**$500,000 any one occurrence**
General Liability - Limit of Indemnity	**$2,000,000 any one occurrence**
Excess	**As Per Policy**
Territory	**New Zealand**
Jurisdiction	**New Zealand**
Endorsements / Special Terms	**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



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

11th 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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