



NZ Residential Property Inspection Report

Inspection Date: Wed, 26 Feb 2025

Property Address: 7 Rollesby Street, Hoon Hay, Christchurch
8025, New Zealand



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Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector on the day of inspection. It involves a subjective assessment so different inspectors or even the same inspector on a different occasion may reach different conclusions. This Report should be read in its entirety and in the context of the agreed scope of Services. It does not deal with every aspect of the Property. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist such as an engineer, surveyor or other trade or specific rectification or maintenance works. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards New Zealand reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Wed, 26 Feb 2025

Modified Date: Fri, 15 Aug 2025

The Parties

Name of the Client: Manish Sign

Name of the Principal(if Applicable):

Job Address: 7 Rollesby Street, Hoon Hay, Christchurch 8025, New Zealand

Client's Email Address: Seema.chc@gmail.com

Client's Phone Number: 0211813907

Consultant: Don Part Ph: 021 399 225
Email: Riccarton@jimsbuildinginspections.co.nz

LBP BP121804
NZQA Standards for Meth Screening and Sampling
Asbestos Surveying & Sampling IP402

Company Name: Jim's Building Inspections (Riccarton)

Company Address and Postcode: Somerfield 8024

Company Email: Riccarton@jimsbuildinginspections.co.nz

Company Contact Numbers: 021 399 225

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: Not Applicable

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

| | Found | Not Found |
|---------------------------|-------|-----------|
| Safety Hazard | | ✓ |
| Significant Defect | | ✓ |
| Minor Defect | ✓ | |

Overall Condition

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

Section B General

General description of the property

| | |
|----------------------------|---|
| Building Type | Detached, Residential |
| Company or Strata title | No |
| Floor | Piles - Concrete, Strip Footings, Suspended Timber Frame |
| Furnished | Furnished |
| No. of bedrooms | 3 |
| Occupied | Occupied |
| Orientation | North |
| Other Building Elements | Driveway, Fence - Post and Rail Construction, Footpath, Garage, Shed |
| Other Timber Bldg Elements | Architraves, Deck, Door Frames, Doors, Eaves, External Joinery, Fascias, Floorboards, Internal Joinery, Skirting Boards |
| Roof | Pitched, Tiled, Timber Framed |
| Storeys | Single |
| Walls | Brick Veneer (Timber Framed) |
| Weather | Fine |

Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Exterior
- Interior
- NZ Only

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Subfloor - Part.

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently wherever possible.

Obstructions and Limitations

Building defects may be concealed by the following obstructions which prevented full inspection:

- Appliances and equipment
- Ceiling cavity inspection was obstructed by approximately 50% due to obstructions like insulation, ducting and poor clearance or access restrictions.
- Ceiling linings
- Decking
- External concrete or paving
- External finished ground level
- Fixed ceilings

- Fixed Furniture - Built-in Cabinetry
- Floor coverings
- Furniture
- Insulation
- Stored items, built in cabinetry, furniture and personal items obscured approximately 25% of every room.
- Wall linings
- Wallpaper or Wall Coverings

The presence of obstructions increases the risk of undetected defects. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency. See also overall risk rating for undetected defects.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Low**

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.

Section D Inspection Findings

Safety Hazard

No evidence was found

Significant Defect

No evidence was found

Minor Defect

Defects 3.01

Building: Main Building
Location: Roof Exterior > All Areas
Finding: Lichen
Information: Lichen is present on a number of areas on the roof at the time of the inspection.

This can be removed by using a off the shelf product purchased from your local hardware retailer, such as Wet and Forget or similar.

This can be carried out by a general handy person at the clients discretion.

Alternatively a company specialising in cleaning roofs can be engaged to complete the work.





Defects 3.02

Building: Main Building
 Location: All Areas > All Areas
 Finding: Fence - Palling
 Information: The majority of the fencing is in good condition. A number of palling are damaged or missing and will need repair/replacing to prevent any further deterioration of the fence .

This canbe carried out by a qualified builder at the clients discretion.

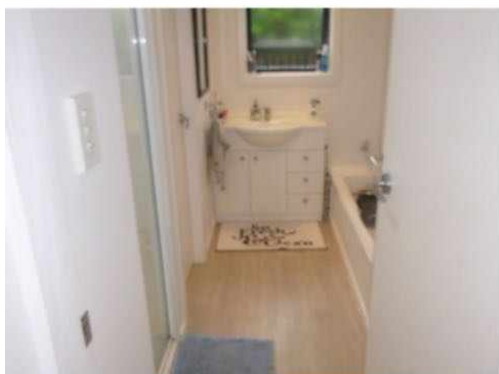


Defects 3.03

Building: Main Building
 Location: Bathroom > Centre
 Finding: Door - Seals - Showers
 Information: A new door seal should be fitted to the bottom of the door to prevent moisture getting under the door when the shower is operational.

Moisture was detected in the skirting at the time of the inspection. Once a seal is installed the moisture should dissipate over time.

This can be carried out by a general handy person.



Defects 3.04

Building: Main Building
 Location: Bathroom > Centre
 Finding: Tap - Gap
 Information: The tap in this area have a gap .This tap having a gap creates potential for water leaks and subsequent water damage to the surrounding area.

A qualified plumber should be appointed to re-fix the plumbing fitting.



Section D Inspection Findings

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- Not Applicable

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.co.nz.

D5 Conclusion - Assessment of overall condition of property

Your report must be read in conjunction with your Certificate of Inspection in accordance with NZS 4306:2005 as provided by your inspector.

-

This property is in good condition compared to homes of similar age and type in the area.

The property appeared to be weathertight on the day of the inspection.

Moisture readings were taken at all external openings and wet areas such as bathrooms and laundries. There were no indications of any moisture during the inspection.

Insulation has been fitted to the ceiling to a good standard.

Basic floor levels were taken with no concerns with results.

The subfloor has insulation fitted to a good standard and a PVC vapour barrier fitted to the ground to a good standard.

Floor levels were randomly checked with a zip level in various locations throughout the dwelling, the dwelling appears to be within the Ministry of Business, Innovation guidelines and tolerances, variation in level over the floor plan is less than 50 mm, please note this is not a floor level survey, tolerances in measuring devices and benchmarks may occur.

The property has general wear and tear expected for a property of this age.

This properties has minor and notable defects that are mentioned in the report that can-be easily rectified.

A second visit was conducted to review and confirm resolution of earlier noted issues and the report has been updated.

For further information, advice and clarification please contact Don Part on: 021 399 225

Section D Inspection Findings

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: NZ Only > All Areas
Finding: Additional Photos - Obstructions and Limitations
Information: These photographs are an indication of the obstructions and limitations which impeded full inspection of the property at the time of inspection. These obstructions can hide an array of defects and should be removed to allow full inspection to be carried out. A re-inspection is recommended once the areas are made accessible.





Noted Item

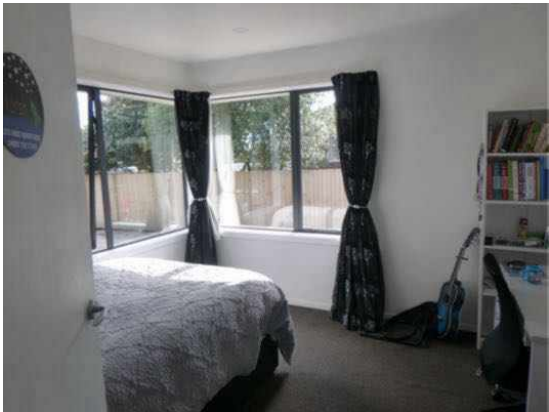
Building: Main Building
Location: NZ Only > All Areas
Finding: Additional Photos
Information: Additional photos are provided for your general reference. Arrows have been included to highlight areas of importance. Please discuss these photos with your building consultant for clarification.

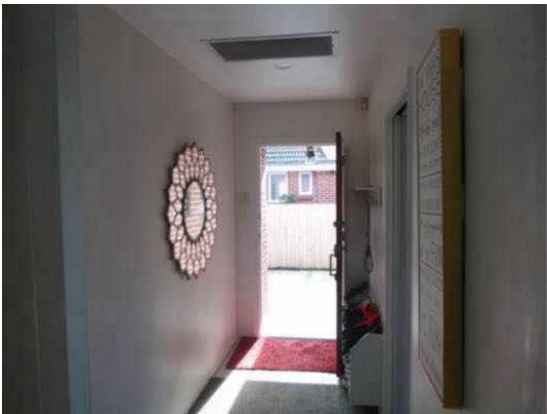
















Noted Item

Building: Main Building
Location: NZ Only > All Areas
Finding: Historical Earthquake
Information: There have been earthquakes in this area. Long term effects will only be visible over time, however NO EVIDENCE was observed at the time of inspection. Verification of a building being "earthquake proofed" is outside of the scope of this inspection.

7 Rollesby Street, Hoon Hay, Christchurch

Parcel ID: 3352083

Appellation: Lot 47 DP 22401

Location: Hoon Hay

Climate Zone: 5

Earthquake Zone: Zone 2

Exposure Zone: Zone C

Lee Zone: No

Rainfall Range: 30 - 40

Wind Region: A

Noted Item

Building: Main Building
Location: NZ Only > All Areas
Finding: Weathertightness Risk LOW
Information: Wind Zone - Your risk rating is HIGH RISK

Number of Stories - Your risk rating is LOW RISK

Roof/Wall intersection design - LOW RISK

Eaves width - Your risk rating is LOW RISK

Envelope complexity - Your risk rating is LOW RISK

Deck design - Your risk rating is LOW RISK

For individual elevation risk scores the stamped plans and specifications should be consulted.

Noted Item

Building: Main Building
 Location: NZ Only > All Areas
 Finding: Subfloor
 Information: At the time of inspection the concrete piles appeared to be in good condition and visually plumb. It does appear that the piles observed were fixed to the structure.

The subfloor structure consisting of a ring foundation and concrete piles generally appeared to be in good condition with viewing from the manholes only.

The subfloor has insulation fitted to a good standard and a PVC vapour barrier fitted to the ground to a good standard.

Floor levels were randomly checked with a zip level in various locations throughout the dwelling, the dwelling appears to be within the Ministry of Business, Innovation guidelines and tolerances, variation in level over the floor plan is less than 50 mm, please note this is not a floor level survey, tolerances in measuring devices and benchmarks may occur.



Noted Item

Building: Main Building
Location: All Areas > All Areas
Finding: Moisture - Testing
Information: TROTEC T660 Non-Invasive Moisture Meters

Moisture Test Result. Base reading is taken on an area which is known to be dry, from here all readings are relative to these base readings.

All reading were in the normal range with no concerns with the results.

Display (digit) Building Moisture Zone

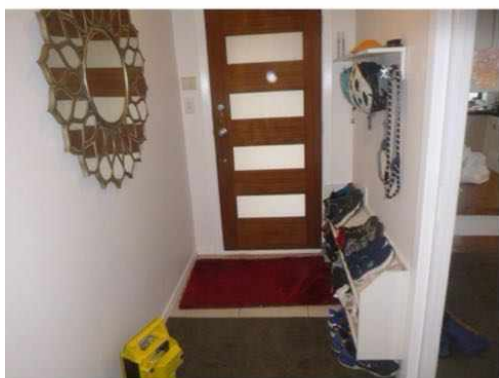
< 40 digits DRY range

40 to 80 digits DAMP range

>80 digits WET range

INTERPRETATION OF RESULTS: Generally, moisture content readings of timber materials that read up to 50 are

considered to be dry.













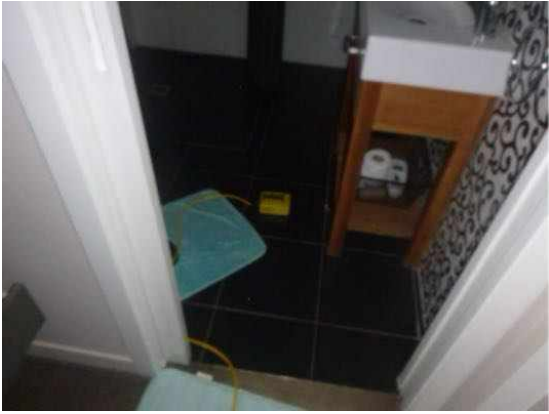


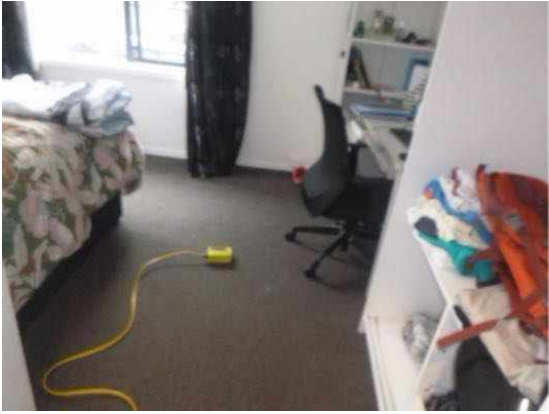
Noted Item

Building: Main Building
 Location: All Areas > All Areas
 Finding: Floor - Levels
 Information: Floor levels were randomly checked with a zip level in various locations throughout the dwelling, the dwelling is within the Ministry of Business, Innovation (MBIE) guidelines and tolerances, for variation in level less than 50mm over the overall floor plan.

Please note this is not a floor level survey, tolerances in measuring devices and benchmarks may occur.









Noted Item

Building: Main Building
 Location: Roof Exterior > All Areas
 Finding: Roof - Tiles - Weathered
 Information: Upon inspection of the exterior roofing, the majority of roof tiles and gutters are considered to be in a good condition. While weathering of the older section of the roof is consistent with the age of the property, maintenance works are required.

Consultation with a roofing contractor is advised to gain advice on cost of remedial works that may be required in the short to medium term. Remedial works are likely to increase the longevity of the exterior roofing structure.

The roof was weathertight on the day of the inspection.



Noted Item

Building: Main Building
Location: Garage >
Finding: Garage
Information: The overall condition of the garage is fair/good with notable defects found that will need repair/replacement.

A section of the roof iron has been replaced ,the cladding at the rear of the garage has deteriorated and will need repairs.

The concrete slab has had a repair.

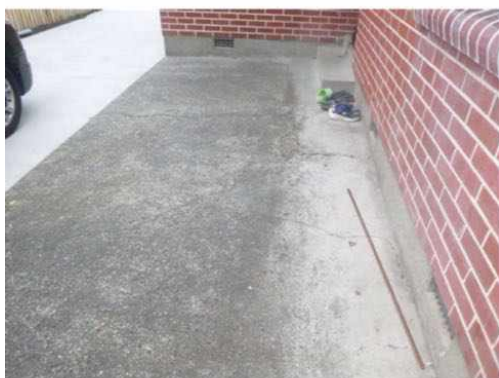




Noted Item

| | |
|--------------|---|
| Building: | Main Building |
| Location: | All Areas > Centre |
| Finding: | Cracking - External - Concrete |
| Information: | Fine cracks were identified in external concrete . Although fine cracks are quite noticeable, they are often only considered to be an appearance defect, and usually do not indicate any structural damage. |

General age and expected deterioration of the concreted areas is a common cause of this type of cracking. However, expansion and contraction of the slab may also have occurred due to environmental factors. Such factors include variable moisture and weather conditions, the presence of trees and their roots having a settling or lifting affect on the soil, or the effect of load bearing, e.g. heavy vehicles over a sustained period of time.





Noted Item

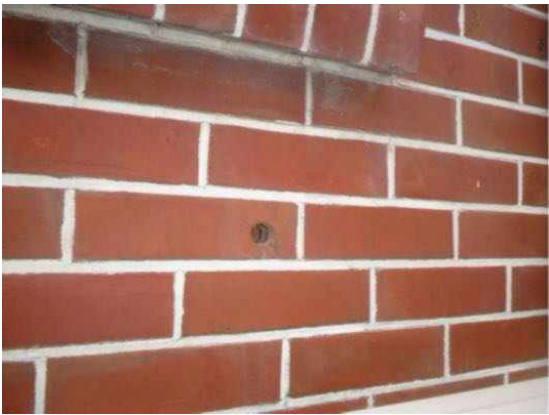
Building: Main Building
Location: All Areas > All Areas
Finding: General - Wear - Tear
Information: Superficial scuff marks were noted to the walls /ceiling and windows at the time of inspection.

Marked and scuffed surfaces, while detracting from the overall appearance of the affected building element, do not indicate any operational or structural damage.

This degree of surface damage is consistent with general wear and tear. Marked surfaces may be left at client discretion, as no repair/replacement is necessarily required.

Marked surfaces are unlikely to result in the development of secondary damage; however, the client may wish to seek quotations for the cost to refurbish the affected areas.





Definitions to help you better understand this report

| | |
|---|--|
| Access hole (cover) | An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair. |
| Accessible area | An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection. |
| Accessory Unit(s) (as defined in the Unit Titles Act) | Any 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. Note: - costs may be the exclusive responsibility of the owner(s) of the dwelling(s) whose title(s) records their interest in the accessory unit. Such units might be a garage, carport, carpark, deck, garden, implement shed, landing, service area or access way. |
| Ancillary Spaces and Buildings | Any area, usually with a specified purpose, which does not comprise part of the dwelling unit footprint. |
| Appearance defect | Fault or deviation from the intended appearance of a building element. |
| Asbestos-Containing Material (ACM) | Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos. |
| Building element | A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting, enclosing, furnishing or servicing building space. |
| CCTV (Abbreviation) | Closed Circuit Television |
| Client | The person or other entity for whom the inspection is being carried out. |
| Common Property (NZ) | An area that is owned collectively by all the unit owners and defined as such in the relevant documents. Note - Individual unit owners have no particular right to any part of the common property and their interest is not recorded on title however they have a responsibility for paying a proportionate share of related outgoings. Areas can include gardens, driveways, roof spaces, the exterior fabric of the building, service areas, units occupied by building managers etc. |
| Defect | Fault or deviation from the intended condition of a material, assembly, or component. |
| Detailed assessment | An assessment by an accredited sampler to determine the extent and magnitude of methamphetamine contamination in a property. |
| EIFS (Abbreviation) | External Insulation Finishing System |
| Inspection | Close and careful scrutiny of a building carried out without dismantling, |

| | |
|--|--|
| | in order to arrive at a reliable conclusion as to the condition of the building. |
| Inspector (NZ) | A person, partnership or company qualified and experienced to undertake property inspections. |
| Limitation | Any factor that prevents full or proper inspection of the building. |
| Major defect | A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property. |
| Methamphetamine | An amphetamine-type stimulant that is highly addictive. Methamphetamine is a controlled substance, classified as a Class A (very high-risk) drug under the Misuse of Drug Act. This term is used as a grouping term to include all substances screened for, specifically: Ephedrine, Pseudoephedrine, Amphetamine, Methamphetamine, MDA and MDMA. |
| Methamphetamine contamination NZ | A property or part of a property where the level of methamphetamine has been tested in accordance with this standard and found to exceed 1.5 micrograms/100 cm ² . |
| Methamphetamine production/manufacture | The manufacture of methamphetamine, including processing, packaging, and storage of methamphetamine and associated chemicals. |
| Minor Fault or Defect | A matter which, in 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. Note - Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes. It is common for most of these defects to be rectified over the first few years of ownership as redecoration and renovation are undertaken. |
| Multi-Unit Property (ies) | Any property that accommodates more than one residential dwelling unit and where the owners have collective obligations. Note - Multi-unit properties will usually be owned under a body corporate, cross lease or company title where the relevant legislation along with the body corporate rules and unit plan, memorandum of lease and flat plan or constitution and occupation agreement define the areas of individual and collective responsibility. |
| OSH (Abbreviation) | Occupational Safety and Health |
| PCBs (Abbreviation) | Polychlorinated Biphenyls |
| Property Inspection | A non-invasive visual inspection of a residential building carried out in |

| | |
|-----------------------------------|---|
| (Inspection) | accordance with section 2.3 of NZS 4306:2005. |
| Property Report | The report referred to in section 3 of NZS 4306:2005. |
| RCD (Abbreviation) | Residual Current Device |
| Reasonable Access (NZ) | Areas where safe unobstructed access is provided and the minimum clearances specified in table 1 of NZS 4306:2005 are available or where these clearances are not available, areas within the inspector's unobstructed line of sight. Note - It shall be clearly stated if no access was available, or access to limited areas only was available at the time the inspection was carried out. |
| Roof space/Roof void | Space between the roof covering and the ceiling immediately below the roof covering. |
| Screening assessment | An assessment by a screening sampler to determine whether or not methamphetamine is present. |
| Significant Fault or Defect | A matter which requires substantial repairs or urgent attention and rectification. |
| Significant item | An item that is to be reported in accordance with the scope of the inspection. |
| Site | Allotment of land on which a building stands or is to be erected. |
| Structural defect | Fault or deviation from the intended structural performance of a building element. |
| Structural element | Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection. |
| Subfloor space | Space between the underside of a suspended floor and the ground. |
| Survey | A separate, detailed inspection and report that may require invasive and/or specialised testing equipment, and may require the specialist knowledge of a relevantly qualified expert. |
| Urgent and Serious Safety Hazards | Building elements or situations that present a current or immediate potential threat of injury or disease to persons. |
| WC (Abbreviation) | Water Closet |
| Weathertightness Risk | A: Wind Zone |
| | Low-risk - Low wind zone as described by NZS 3604 |
| | Medium-risk - Medium wind zone as described by NZS 3604 |
| | High-risk - High wind zone as described by NZS 3604 |

Very high-risk - Very high wind zone as described by NZS 3604

B: Number of stories

Low-risk - One storey

Medium-risk - Two stories in part

High-risk - Two stories

Very high-risk - More than two stories

C: Roof/Wall intersection design

Low-risk - Roof-to-wall intersection fully protected (e.g. hip and gable roof with eaves)

Medium-risk - Roof-to-wall intersection partly exposed (e.g. hip and gable roof with no eaves)

High-risk - Roof-to-wall intersection fully exposed (e.g. parapets or eaves at greater than 90deg to vertical with soffit lining)

Very high-risk - Roof elements finishing with the boundaries formed by the exterior walls (e.g. lower ends of aprons, chimneys etc.)

D: Eaves width*

Low-risk - Greater than 600 mm at first-floor level

Medium-risk - 450 - 600 mm at first floor, or over 600 mm at second-floor level

High-risk - 100 - 450 mm at first floor, or 450 - 600 mm at second-floor level

Very high-risk - 0 - 100 mm at first floor, or 100 - 450 mm at second-floor level, or 450 - 600 mm at third-floor level^

E: Envelope complexity

Low-risk - Simple rectangular, L, T or boomerang shape, with single cladding type

Medium-risk - More complex, angular or curved shapes (e.g. Y or arrowhead) with single cladding type

High-risk - Complex, angular or curved shapes (e.g. Y or arrowhead) with multiple cladding types

Very high-risk - As for High-risk, but with junctions not covered in C or F of this table (e.g. box windows, pergolas, multi-storey re-entrant shapes etc.)

F: Deck design

Low-risk - None, timber slat deck or porch at ground level

Medium-risk - Fully covered in plan by roof, or timber slat deck attached at first or second-floor level

High-risk - Enclosed deck exposed in plan or cantilevered at first-floor level

Very high-risk - Enclosed deck exposed in plan or cantilevered at second-floor level or above

Note: * Eaves width measured from external face of wall cladding to outer edge of the overhang, including gutters and fascias. ^ Balustrades and parapets counts as 0 mm eaves.

This definition is taken directly from Appendix A of NZS 4306:2005 Residential Property Inspection. This appendix is sourced from the Department of Building and Housing's acceptable Solution to the New Zealand Building Code Clause E2/AS1 External Moisture. Refer to E2/AS1 for the risk matrix and evaluation.

m (Abbreviation)

Metre

mm (Abbreviation)

Millimetre

uPVC (Abbreviation)

Unplasticized Polyvinyl Chloride

° (Abbreviation)

degrees

Terms on which this report was prepared

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the inspection.

We own the copyright in this report and may make it available to third parties.

Common Areas in multi-unit buildings are excluded from the inspection and it is the Client's responsibility to inform themselves of the condition of Common Areas

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

Our findings are strictly limited to what can be determined by a visual, non-invasive inspection and do not constitute a water tightness or weather tightness report. While non-invasive meter readings may give an indication of potential moisture levels, dampness or wetness cannot be proven without invasive procedures, which are outside the scope of our report. Non-invasive meter readings are not a guarantee that moisture is or is not present and do not mean that other areas within the property do not have moisture present. You are advised to engage a specialist to undertake an invasive inspection which may require the removal of claddings or linings to conclusively determine issues relating to weather and water tightness.

Our report is also conditional on prevailing weather at the time of the inspection, for example, a leak in roofing material may not be apparent where our inspection is carried out in dry conditions.

Accordingly, by entering into this agreement you acknowledge and agree that our liability to you in respect of any watertight or weathertight issues at the Property is expressly excluded.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1992.

This is not a methamphetamine sampling report. We recommend a methamphetamine sampling report to detect any methamphetamine residue that may be in the property.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some regions make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current NZ Standards, Building Regulations, building warranty of fitness and services described on a compliance schedule, planning, resource consent issues, long term maintenance planning, rental property tenancy inspections, heritage obligations, compliance with body corporate rules, cross leases memos or company title occupation agreements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.