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## BUILDING CONDITION ASSESSMENT REPORT

Date of Assessment: 07 November 2024

Date of Report: 08 November 2024

Report requested by: Lois Chamberlain  
55 Forrester Drive, Welcome Bay

Subject property: 18A Tekoah Place, Judea

Lot 2 DP 389316



## Table of Contents

<b>BUILDING CONDITION ASSESSMENT REPORT.....</b>	<b>1</b>
<b>SUMMARY LIST OF SIGNIFICANT FAULTS AND DEFECTS:.....</b>	<b>3</b>
<b>INTRODUCTION.....</b>	<b>4</b>
<b>DEFINITIONS:.....</b>	<b>5</b>
<b>HAZARDOUS MATERIALS.....</b>	<b>5</b>
<b>UNDERSTANDING MOISTURE METER TESTING:.....</b>	<b>6</b>
<b>FOUNDATION AND FLOOR.....</b>	<b>7</b>
<b>CLADDING including WEATHERTIGHTNESS and MOISTURE TESTING.....</b>	<b>8</b>
<b>ROOF.....</b>	<b>10</b>
<b>JOINERY.....</b>	<b>12</b>
<b>DECKS.....</b>	<b>13</b>
<b>FENCES AND RETAINING WALLS.....</b>	<b>14</b>
<b>PATHS AND DRIVEWAY.....</b>	<b>14</b>
<b>DRAINAGE.....</b>	<b>15</b>
<b>GARAGE / CARPORT.....</b>	<b>15</b>
<b>PLUMBING.....</b>	<b>16</b>
<b>WATER PRESSURE.....</b>	<b>17</b>
<b>ELECTRICAL.....</b>	<b>18</b>
<b>HOT WATER CYLINDER.....</b>	<b>19</b>
<b>ROOF CAVITY.....</b>	<b>20</b>
<b>ROOMS (INTERIOR) including MOISTURE TESTING.....</b>	<b>21</b>
<b>CEILINGS.....</b>	<b>21</b>
<b>WARDROBES &amp; CUPBOARDS.....</b>	<b>22</b>
<b>FLOOR COVERINGS.....</b>	<b>22</b>
<b>BATHROOMS / ENSUITE / TOILETS.....</b>	<b>23</b>
<b>LAUNDRY.....</b>	<b>24</b>
<b>KITCHEN.....</b>	<b>25</b>
<b>CONCLUSION.....</b>	<b>26</b>
<b>IS THIS PROPERTY BEING USED FOR RENTAL ACCOMMODATION?.....</b>	<b>29</b>
<b>TERMINOLOGY AND THEIR DEFINITIONS.....</b>	<b>31</b>
<b>CERTIFICATE OF INSPECTION THAT ENCOMPASSES NZS 4306:2005.....</b>	<b>34</b>
<b>DISCLAIMER.....</b>	<b>35</b>



## INTRODUCTION

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The dwelling situated at 18A Tekoah Place comprises a double storey dwelling. The dwelling was erected pursuant to a building consent (consent number 22060) issued on 17 July 2006. According to the approved plans the dwelling has a gross floor area of approximately 248 sqm.

The ground floor consists of an entry, entertainment room with sink, bathroom, toilet, laundry, lift, bedroom and attached double garage. The second floor accommodates an open plan kitchen/dining/lounge, bathroom, ensuite and two bedrooms. The construction is of concrete floor with particleboard intermediate floor, brick veneer, lightweight aerated concrete panel, timber framing, aluminium joinery and pressed (Decramastic) metal tile roof.

The property was assessed on 07 November 2024 during overcast and dry conditions. Following are our findings, comments and recommendations and for the purpose of this report the garage door is facing east. On the day of our inspection the current owner (commissioner of this report) was present and is aware of our findings.

Please note that this building condition assessment report is not valid unless the Building Surveying Services Limited disclaimer is attached and is subject to the conditions contained within our standard Terms Of Engagement that have been sent to you prior to the inspection being undertaken. This report has been written for the person whose name appears at the top of the report only and cannot be relied upon by any other persons/parties unless they have agreed to our Terms Of Engagement. **Building Surveying Services Limited will only discuss this report with the person whose name appears at the top of the report.**

**Note: This report should be seen as intended to identify any significant defects at the time of the visual inspection. While some minor defects may be noted; it is unrealistic for the inspector to comment on all minor imperfections in this standard property inspection report. If deemed necessary, photos maybe included within this report to help clarify areas / items of concern. Not all areas / items of concern will be photographed.**

**This is a non-invasive visual building inspection report only, that we believe encompasses but may not rigidly follow the key requirements of the New Zealand Residential Property Standard NZS4306:2005 and focuses on essential building condition elements including a non-invasive weather-tightness inspection.**

**Note: The only way to be 100% sure that moisture ingress is not occurring and any decay to the framing timbers is detected is to conduct invasive moisture meter testing. This type of testing requires the permission of the current owners of the property.**

## DEFINITIONS:

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The following is a definition of the comments as to the condition of the elements surveyed;

<b>Excellent:</b>	In an 'as new condition' with no imperfections or signs of visual damage.
<b>Good:</b>	Items that have suffered minimal weathering, wear or decay and should remain in such condition for approximately another five years if maintained according to good practice and as per the manufacturer's recommendations where applicable.
<b>Average:</b>	Similar to good condition but in need of routine maintenance. Deterioration will occur unless remedial works are undertaken as advised in the body of the report.
<b>Poor:</b>	Items that are worn, decayed or weathered either due to age, abnormal use or a lack of maintenance and will be most likely require being replaced.

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## HAZARDOUS MATERIALS:

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Any structure constructed prior to 01 January 2000 may contain asbestos. This dwelling was constructed after this date therefore will most likely not contain any asbestos.

## DEFINITION OF REASONABLE ACCESS:

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**What is defined as reasonable access when performing a building inspection:**

<b>Roof Space:</b>	Manhole to be a minimum of 450 mm x 400 mm with a crawl space of 600 mm or deemed safe to do so by the inspector.
<b>Sub Floor:</b>	Access door to be a minimum of 500 mm x 400 mm with a minimum clearance below the bearer of 400 mm. An inspection of the sub-floor area will not be performed if there are obstacles, excessive dampness (water or wastewater), building materials or pipes that prevent the normal inspection process from occurring.
<b>Roof Access:</b>	Accessible from a 3.6 m ladder or other such means of access that meet OSH requirements. An inspection of the roof space will not occur if the inspector has safety concerns. An example of this is that the roof pitch is too steep, the weather conditions are not conducive to a safe inspection or the roof that is being inspected has materials that are old and potentially brittle.

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## UNDERSTANDING MOISTURE METER TESTING:

A series of moisture content readings were taken in every room and at multiple test points including all risk areas with a non-invasive Orion 930 hand held moisture meter utilising an electro-magnetic field. Non-invasive moisture level readings are indicative only, cannot be guaranteed and are not conclusive. This type of meter is an investigation tool and is generally reasonably effective in establishing moisture levels in building cavities of this nature however it is only reliable for up to 30 mm through a wall. Resistance type meters (Invasive moisture testing) are more accurate but require holes to be drilled in wall linings. The Orion moisture meter uses the latest technology and is self-calibrated on a weekly basis.

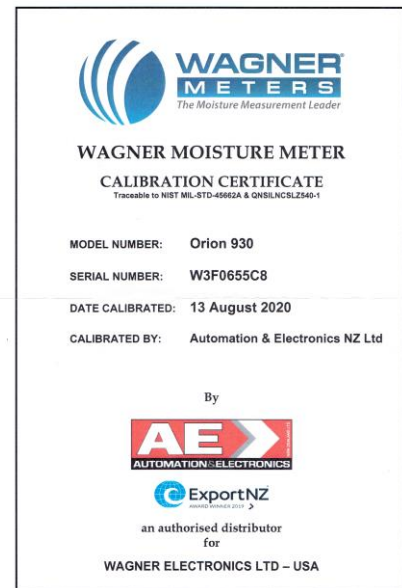
Non-invasive moisture meter readings are taken to the exterior cladding when it is direct-fixed fibre cement and EIFS (Exterior Insulation & Finishing System - polystyrene). Interior readings are taken to all buildings except where there are timber panelling and concrete blocks as these materials may not give an accurate reading.

There are guidelines that should be used to determine if further investigation is required. Generally, any fluctuations that are over the 'base' reading that is taken in a 'low-risk' area will require further investigation. The base readings can differ from building to building depending on the recent weather conditions, number of occupants and time of year that the inspection is being performed. The decision to recommend further investigation must be made by the inspector on site. This decision is made by deciphering the moisture readings that are taken, the number of 'high-risk' junctions (if any) and exposure level of the building being inspected.

Thermal imaging cameras are not specifically designed for moisture detection. They are predominately designed to detect temperature difference. They are an investigation tool only and are also not conclusive. When they are used, they are generally backed up by the use of a non-invasive moisture meter. Further investigation by either removing wall linings / claddings or conducting invasive moisture meter testing should always be performed if anomalies are detected.

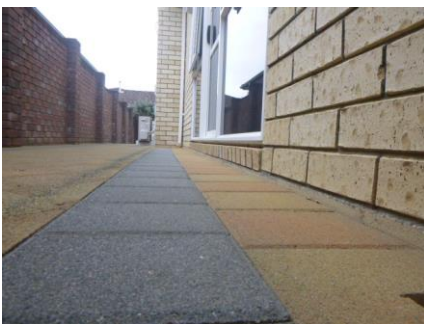
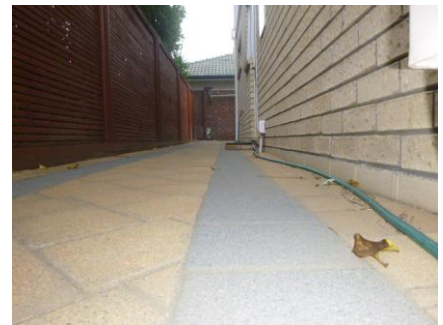
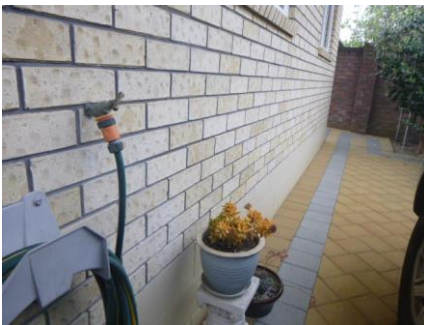
Invasive moisture meter testing involves drilling two 8 mm holes through the cladding and into the timber framing of the dwelling and may also require the removal of some of the cladding for a visual inspection of the timber framing. A resistance type moisture meter is then inserted through the holes for a very accurate moisture reading of the timber framing. The holes are then filled with an exterior silicone sealant ready for painting by others. Building Surveying Services Limited are suitably qualified therefore can perform this type of work.

Failure to perform further investigation when recommended by the inspector may mean that if moisture is present within the framing timber, then possible timber deterioration or future timber deterioration may occur.



## EXTERIOR OF BUILDING

FOUNDATION AND FLOOR	
<b>Description</b>	Concrete floor with particleboard intermediate floor
<b>Layout</b>	Double storey
<b>Rising Damp</b>	N/A
<b>Ventilation</b>	N/A
<b>Overall condition</b>	Sound, no visual evidence of structural stress or movement where inspected
<b>Borer</b>	N/A
<p><b>Comments:</b></p> <p><i>The current Acceptable Solution requirement of the Building Code requires that a concrete floor to ground dimension with brick veneer be 150 mm to unpaved and 100 mm to paved surfaces and cladding other than brick veneer be 225 mm to unpaved and 150 mm to paved surfaces. This dwelling generally satisfies this requirement, see photos below.</i></p> <p><i>No significant defects identified</i></p>	



*The clearance between the interior floor level and ground is generally good*

## CLADDING including WEATHERTIGHTNESS and MOISTURE TESTING

<b>Cladding type</b>	Brick veneer and lightweight aerated concrete panel installed on a drained and ventilated cavity system as required under the current Building Code
<b>Well aligned / installed</b>	Yes
<b>Direct-fixed / cavity system</b>	The claddings to this dwelling are installed on drained and ventilated cavity systems
<b>Height of cladding to ground</b>	Good
<b>Sealing of penetrations</b>	All penetrations appear to be sealed however monitoring and re-sealing on a regular basis is recommended
<b>Settlement / movement</b>	No excessive settlement or movement observed
<b>Soffit</b>	Fibre cement soffit in good condition for its age
<b>Fascia</b>	Metal fascia with external metal guttering system in good condition. It is worth noting the bottom edge of the fascia and the underside of the gutters are not washed during normal rainfall that can allow an accumulation of dirt, grime and possible salt residue to occur which in turn can cause deterioration of the metal over time. Periodically washing down the bottom edge of the fascia and underside of the gutters is recommended to remove any possible accumulation of dirt and grime and especially any salt residues to help prevent possible deterioration occurring in the future.
<b>Overall condition</b>	Good visual condition for its age, see comments

**Comments:**

*The brick veneer is in good condition for its age with no evidence of structural stress or excessive movement. The brick veneer provides adequate ventilation by omitting some vertical mortar perpend joints in the top and bottom courses, this also allows the cavity to drain, see photos below.*

*According to the Council inspection history, a lightweight aerated concrete panel system has been installed to the dwelling and is also generally in good condition for its age. As the lightweight aerated concrete panel system to this dwelling is installed on a drained and ventilated cavity system as is now required under the current building code, if cracks have occurred, any moisture that may penetrate through the cladding system should either drain to the exterior or dry out via the ventilation that is provided within the cavity system. BRANZ recommends re-painting every 6 to 8 years and washing down your dwelling every twelve months. Regular re-painting will also maintain the aesthetic appearance of the dwelling.*

*Due to the location of this dwelling any metal including claddings, fixtures, fixings etc may be susceptible to corrosion therefore, ongoing maintenance and regular replacement of fixtures etc may be required to prevent the onset or spread of corrosion.*

*With the type of claddings used on the exterior of this dwelling hand held non-invasive moisture meter readings are not reliable. Hand held non-invasive moisture meter readings have therefore been taken on the interior only.*

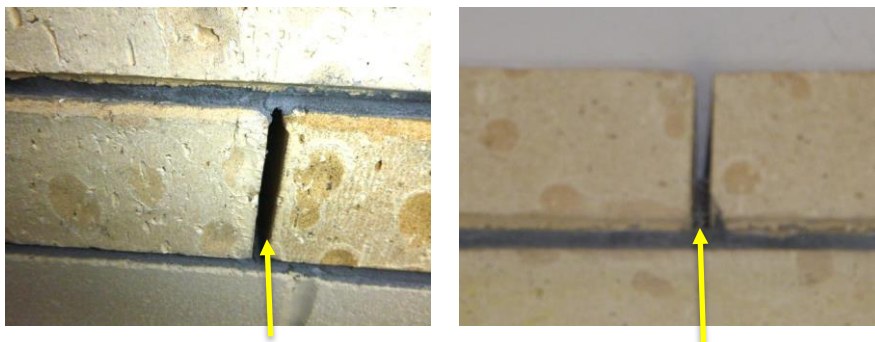
*The following items are considered general risk factors relating to the weathertightness of this dwelling however these are generally mitigated by the cladding cavity system. This is not intended to be an exhaustive list of risk factors, nor is it intended to be a maintenance defects list for the property. These risk factors are not necessarily listed in any order of importance and may have contributed to weather tightness problems, which are currently being exposed in the building industry.*

- *Deck /s constructed over a living area*
- *Deck handrail penetrations*
- *Two stories*
- *Roof / guttering / cladding junctions*
- *No / minimal soffits to some areas*
- *Junctions of two different claddings*

*Some of the above design and installation work that was noticed during the course of our inspection and that can be considered 'risk areas', did not present evidence of water penetration at the time of our inspection. However, these matters are considered worthy of further attention and monitoring by owners and their professional advisors, to avoid the potential to cause future maintenance problems.*

*All claddings require regular visual inspections to make sure that they are performing as required. Any shrubs or bushes that have been installed near the cladding should be trimmed so that they do not touch the cladding and the cladding should be painted (if it is a paintable cladding) as per the manufacturer's installation requirements. All ground clearances should be kept well clear of the cladding and the cladding should be washed down regularly to remove any build up of dirt and salt particles.*

*No significant defects identified*



*Note the open vertical perpendicular joints to the bricks that assist the cavity system to drain and ventilate as required*



*Note the cavity closure strips to the cladding that allows the cavity to drain and ventilate as required*

ROOF	
<b>Material type</b>	Pressed metal roof tiles (Decramastic roof)
<b>Original or replacement</b>	It appears to be the original roof
<b>Ridge</b>	In accordance with standard trade practice
<b>Roof flashings</b>	Good, well secured
<b>Roof penetrations</b>	Good, of no obvious concern at present however roof penetrations that have been flashed with rubber boot flashings will require monitoring in the future. The rubber boots will deteriorate over time when exposed to all weather conditions and eventually require replacement as part of normal maintenance. We did note that the silicone around the fire flue has deteriorated and may require being replaced, see photos below. Some corrosion was also evident to the rangehood flue pipe. Professionally treating or replacing any corrosion is recommended to prevent the possible further spread of corrosion.
<b>Overall condition</b>	Visually in good condition for its age, see comments
<b>Ridge mortar</b>	N/A
<b>Broken roof tiles</b>	N/A
<b>Gutter overhang</b>	In accordance with standard trade practice
<b>Foot traffic damage</b>	No
<b>Potential for water ingress</b>	Not suspect at present
<p><b>Comments:</b></p> <p><i>The roof to this dwelling appears to be in good condition for its age however it would be beneficial for the roof if the lichen were removed as lichen can hold moisture that can lead to premature deterioration of the roof.</i></p>	

*Regular inspections of the roof should be made by the owner of the property (or a suitably qualified person using approved safety equipment) to inspect the overall condition of the roof fixings and any flashings that have been used on the roof as the sun can deteriorate flashings (especially rubber flashings) that are used around roof penetrations at a fast rate.*

*No significant defects identified*



*The roof installed to this dwelling is generally in good visual condition for its age*

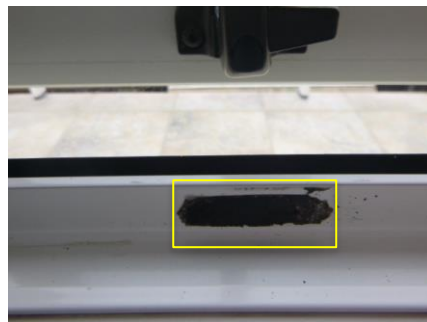


*Removing any lichen is advisable*



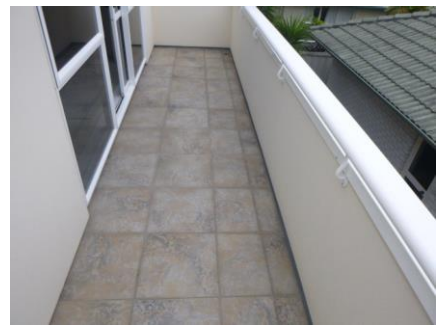
*Some deterioration was noted to the silicone around the fire flue seen in the left-hand and middle photos. In the right-hand photo some corrosion was noted to the range hood flue pipe.*

JOINERY	
<b>Aluminium</b>	Yes, in good condition for their age
<b>Timber</b>	N/A
<b>Glazing putty</b>	N/A
<b>Glazing</b>	Single-glazed joinery units with no cracks evident to the glazing on the day of our inspection
<b>Hinges and catches</b>	All were operational on the day of our inspection
<b>Decay</b>	No decay was evident on the day of our inspection
<b>Damage to the windows</b>	No
<b>Flashings visible</b>	In accordance with standard trade practice however we cannot comment on the installation of any sill or jamb flashings around the joinery units as they are not visible
<b>Scribers Installed</b>	N/A
<b>Any adjustment required</b>	No
<p><b>Comments:</b></p> <p><i>On the day of our inspection, we noted that some latch receivers were missing to the garage, dining and lounge joinery units therefore these windows may not shut tight to the frame, see photos below. Regular inspections and maintenance should be performed to all joinery units so that they continue to operate as intended.</i></p> <p><i>No significant defects identified</i></p>	



*Note these photo examples of the missing window latch receivers*

<b>DECKS</b>	
<b>Material type</b>	Tiled decks over a waterproof membrane
<b>Overall condition</b>	Good visual condition
<b>Handrail height</b>	The handrails on the western elevation are not in compliance with the building regulations in effect at the time of construction. If a fall of one metre or more is possible from a deck (the height is measured anywhere between the deck and 1.2m away from the deck when the earth below is sloping away from the deck) then a handrail of at least one metre in height must be installed with gaps no greater than 100 mm to comply with the current Building Code.
<p><b>Comments:</b></p> <p><i>On the day of our inspection, we could not inspect therefore comment on the condition of the waterproofing membrane laid below the tiles as it was not visible.</i></p>	



*The decks were in good visual condition*



*Note that the western handrails are not currently in compliance*

FENCES AND RETAINING WALLS	
<b>Material type</b>	Timber and brick fences
<b>Overall condition</b>	No signs of any excessive movement or damage were evident
<b>Retaining Walls</b>	N/A
<b>Overall condition</b>	N/A
<p><b>Comments:</b></p> <p><i>Please note that not all fence materials are designed to be in contact with the ground. Therefore, we recommend that fence rails, palings and panels etc that are not ground treated be kept clear of the ground to prevent possible premature deterioration from occurring.</i></p> <p><i>No significant defects identified</i></p>	



*On the day of our inspection there were no signs of any excessive movement to these fences*

PATHS AND DRIVEWAY	
<b>Paths</b>	Pavers
<b>Overall condition</b>	Good condition
<b>Driveway</b>	Pavers
<b>Overall condition</b>	Good condition
<p><b>Comments:</b></p> <p><i>No significant defects identified</i></p>	

DRAINAGE	
<b>Roof water stored</b>	No
<b>Guttering: Type and condition</b>	Exterior metal guttering system in good condition, regularly cleaning out the guttering is advisable so the water can flow freely to the downpipes. On the day of our inspection the guttering to this dwelling was clear of leaves and debris.
<b>Downpipes: Type and condition</b>	PVC downpipes in good condition. According to the LIM report the downpipes discharge into soak holes.
<b>Downpipe and gutter brackets</b>	Acceptable
<b>Surface drains</b>	Yes, a surface drain was evident to the driveway to help catch and remove any surface water
<p><b>Comments:</b></p> <p><i>Due to the dry conditions that were evident on the day of our inspection we cannot comment on any leaks that maybe evident to the guttering or downpipes.</i></p> <p><i>No significant defects identified</i></p>	

GARAGE / CARPORT	
<b>Attached / Separate</b>	Attached double garage
<b>Cladding</b>	As per dwelling
<b>Joinery</b>	As per dwelling
<b>Roof</b>	N/A
<b>Guttering &amp; downpipes</b>	N/A
<b>Floor</b>	Carpet over concrete floor, see comments
<b>Lined</b>	Yes, see comments
<b>Surface drain</b>	No
<b>Garage door type</b>	Double automatic door in working order

**Comments:**

*Due to the personal belongings that are currently stored within the garage we could not fully inspect all walls and the floor.*

*No significant defects identified*

## SERVICES

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<b>PLUMBING</b>	
<b>Town water</b>	Yes
<b>Roof storage tank</b>	No
<b>Pressure pump</b>	N/A
<b>Piping type</b>	Copper and rehau hot and cold piping where visible and PVC waste pipes
<b>Waste pipes to gulley trap</b>	Yes. The top of the gulley traps should finish 25 mm above a paved surface and 100 mm above an unpaved surface to prevent surface water and debris from entering into the sewer system. The gulley trap to this dwelling does comply with this requirement, see photo below.
<b>Sewer connection</b>	To council services
<b>Terminal vents</b>	In accordance with standard trade practice and they are capped and bird proofed as required, see photos below
<b>Goosenecks: Bathroom / kitchen / laundry</b>	No visible leaks to waste pipes
<b>Leaks to pipes</b>	No visible leaks at time of inspection
<b>Comments:</b>  <i>An overflow relief gulley is necessary to avoid potential problems from sewerage ingress into the lowest fixture in a building (usually the shower), if the Council main becomes blocked. The gulley trap installed at this building has been installed at the correct height to ensure that this would not happen if this situation occurs.</i>  <i>No significant defects identified</i>	



*The gully trap has been installed at the correct height above the ground to prevent surface water entry*



*The terminal vent pipes are bird proofed as required*

<b>WATER PRESSURE</b>	
<b>Hot tap</b>	Good
<b>Cold tap</b>	Good
<b>Water hammer</b>	None evident under 'normal' use
<p><b>Comments:</b></p> <p><i>No significant defects identified</i></p>	

<b>ELECTRICAL</b>	
<b>Standard distribution board</b>	Yes, and it is located within the laundry
<b>Main fuse amp</b>	63 amps
<b>Fuse type</b>	Circuit breakers
<b>Upgraded</b>	N/A
<b>RCD installed (Residential current device)</b>	Yes
<b>Plastic or rubber coated wiring</b>	Plastic
<b>Spa circuit</b>	No
<b>Pool Circuit</b>	No
<b>Circuit to other</b>	Air conditioning, lift
<b>Switches</b>	No evidence of electrical overload
<b>Power points</b>	Not tested
<b>Alarm</b>	Yes, an alarm has been installed within this dwelling however it was not tested
<b>Smoke detectors</b>	Yes, and they were working when tested on the day of our inspection. In accordance with the current Building Code smoke detectors are now required to be installed to the ceiling within three metres of every sleeping room and on every level of a dwelling. If the smoke detectors are fitted to a wall, they are required to be within 100mm of the ceiling. We believe that this dwelling <b>does</b> comply with this section of the Building Code.
<b>Central vacuum system</b>	No
<p><b>Comments:</b></p> <p><i>A visual inspection of the electrical did not show any evidence of electrical overload to switches or power points. The cover plate was not removed and the wiring behind the distribution board not inspected. This is beyond our scope of expertise.</i></p> <p><i>Please note. The assessor is not a registered electrician; no electrical safety tests or electrical component tests were undertaken. Power points, lights and switches are not tested therefore do not form part of this report.</i></p> <p><i>No significant defects identified</i></p>	

## HOT WATER CYLINDER

<b>Type</b>	January 2007 (see comments) electric indoor hot water mains pressure cylinder visually in good condition at the time of our inspection however it is <b>not strictly</b> seismically restrained as required. Installing one more seismic restraint to the middle of the hot water cylinder is required for earthquake reasons and this was a Building Code requirement at the time that this dwelling was constructed.
<b>Location</b>	Laundry cupboard
<b>Capacity</b>	250 litres

### Comments:

*The pressure-reducing valve that is generally located at the top of a mains pressure hot water cylinder should be tested every 6 months or in accordance with the manufacturer's instructions to make sure that it is in working order.*

*Generally, mains pressure hot water cylinder manufacturers will give a warranty of 10 years on the cylinder. The hot water cylinder installed at this dwelling is older than 10 years and therefore could be considered as nearing the end of its functional life.*

*No significant defects identified*



*On the day of our inspection there were no leaks evident to this hot water cylinder and note that it is not strictly seismically restrained as required*

## INTERIOR OF BUILDING

ROOF CAVITY	
<b>Access to roof cavity</b>	The manhole is located within the walk-in wardrobe
<b>Roof underlay</b>	Building paper
<b>Ceiling insulation</b>	Insulated with pink batts, see photos below
<b>Support system / type</b>	Conventional timber truss / rafter configuration
<b>Sagging</b>	No evidence of sagging
<b>Water leaks</b>	No evidence of water leaks at the time of inspection where visible
<b>Vermin</b>	No evidence of vermin where visible
<b>Comments:</b> <i>No significant defects identified</i>	



*The roof cavity was dry and insulated on the day of our inspection*

## ROOMS (INTERIOR) including MOISTURE TESTING

<b>Doors</b>	Paint quality raised panel doors generally in good working order
<b>Wall linings</b>	Plasterboard
<b>Wall finish</b>	Wallpaper and painted
<b>Internal joinery</b>	Timber
<b>Movement to the walls</b>	None evident
<b>Significant damage</b>	None observed
<b>Heating</b>	Natural gas fire and electric heat pumps. Cleaning and replacing any filters to the heat pumps is advisable on an annual basis. (untested)

### Comments:

*The interior is decorated with good quality materials and a good general standard of workmanship. Some minor settlement hairline cracking is a common occurrence and of no structural concern.*

*A series of moisture content readings were taken in all rooms and at multiple test points including all risk areas with a non-invasive Orion 930 hand-held moisture meter utilising an electro-magnetic field. Non-invasive moisture level readings are indicative only, cannot be guaranteed and are not conclusive. This type of meter is an investigation tool and is generally reasonably effective in establishing moisture levels in building cavities of this nature however it is only reliable for up to 30 mm through a wall. Resistance type meters (Invasive moisture testing) are more accurate but require holes to be drilled in wall linings. The Orion moisture meter is self-calibrated on a weekly basis.*

*Hand held non-invasive moisture meter readings taken to the interior of this dwelling on the day of our inspection were regarded as 'within normal tolerances'.*

*During our inspection of this dwelling, we asked the current owner if she was aware or had any knowledge of current or past leaks into the interior of this dwelling. She stated that to her knowledge there were no past or current leaks into the interior of this dwelling. She is also informed us that the lift is serviced annually.*

*No significant defects identified*

## CEILINGS

<b>Ceiling linings</b>	Plasterboard
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<b>Ceiling finish</b>	Paint
<b>Movement to ceiling</b>	No excessive movement observed
<b>Significant damage</b>	None observed
<b>Scotia</b>	Good condition
<b>Cornice</b>	Good condition
<b>Comments:</b> <i>No significant defects identified</i>	

<b>WARDROBES &amp; CUPBOARDS</b>	
<b>Mould</b>	No evidence of mould or dampness
<b>Comments:</b> <i>No significant defects identified</i>	

<b>FLOOR COVERINGS</b>	
<b>Type and condition; Living areas and bedrooms</b>	Carpet and tiles, see comments
<b>Bathrooms, ensuite, laundry, toilet and kitchen</b>	Tiles that are generally in good condition for their age
<b>Comments:</b> <i>Due to the furniture within this dwelling not all of the floor coverings could be inspected. Therefore, our comments above are of the areas that could be inspected and should be taken as a general overview of the condition of the floor coverings within this dwelling. However, we did note some age-related wear and tear to the carpet and some cracks to a tile adjacent to the entry/hallway door.</i>	

## BATHROOMS / ENSUITE / TOILETS

<b>Wall linings - Type</b>	Plasterboard and tiles
<b>Floor coverings</b>	Tiles that are generally in good visual condition for their age
<b>Floor drain installed</b>	No
<b>Sealant to wet areas</b>	Yes
<b>Safety glass installed</b>	Yes
<b>Vanity type</b>	Standard in good visual condition for their age
<b>Shower type</b>	Acrylic lined showers in good visual condition for their age with the tops of the acrylic shower linings sealed to the wall as required for waterproofing reasons. When the showers were tested on the day of our inspection there were no current leaks evident at the shower tray / wall junctions. We did note that the shower heads to the upstairs and downstairs bathrooms are leaking and may require repair or replacement. The owner informed us that the rubbers to all the showers are going to be replaced.
<b>Bath type</b>	Porcelain over steel bath in good visual condition for its age
<b>Ventilation</b>	Window ventilation and electric fans that appear to be vented to the exterior through the soffit and wall. The fans were in working order on the day of our inspection.
<b>Toilet</b>	On the day of our inspection the toilets were secured to the floor to prevent unnecessary movement

**Comments:**

*The acrylic lined showers were in good visual condition for their age however it is advisable to monitor the lower corners of the enclosures in the future. There was no detectable concern with the enclosures on the day of our inspection however if these enclosures happen to develop leaks in the future, they will generally occur on the lower external corners.*

*No significant defects identified*





*On the day of our inspection there were no current leaks evident to these vanity units*

<b>LAUNDRY</b>	
<b>Floor finish</b>	Tiles that are generally in good visual condition for their age
<b>Overflow protection</b>	Built into the tub
<b>Ventilation</b>	Window and door ventilation
<p><b>Comments:</b></p> <p><i>No significant defects identified</i></p>	

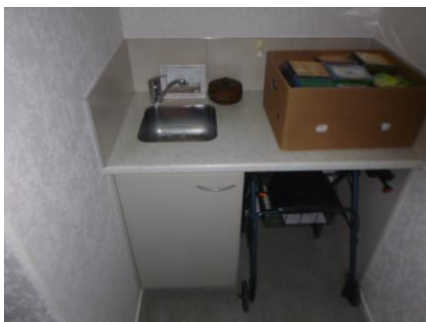


*On the day of our inspection there were no current leaks evident to the laundry tub*

<b>KITCHEN</b>	
<b>Kitchen units – Type and condition</b>	Melamine carcass with lacquered ‘soft close’ doors and drawers in good visual condition for their age. All doors and drawers were opening and closing as expected on the day of our inspection.
<b>Worktop – type and condition</b>	Formica worktop with bullnose edges with stainless-steel insert including a waste disposal unit and water filter in good visual condition. The waste disposal unit and water filter were working when tested on the day of our inspection. It appears that the water filter has been serviced annually according to the sticker under the sink.
<b>Range hood</b>	Yes, and it is vented to the exterior through the roof, and it was in working order on the day of our inspection
<b>Gas – natural or LPG</b>	No (untested)
<b>Floor finish</b>	Tiles that are generally in good visual condition for their age
<p><b>Comments:</b></p> <p><i>No significant defects identified</i></p> <p><b>Note:</b> <i>The inspection of the kitchen area does not include testing of any gas or electrical appliance except for the range hood and waste disposal unit, if installed.</i></p>	



*On the day of our inspection there were no current leaks evident to the kitchen sink insert*



*There were no leaks to the entertainment room sink insert*

## CONCLUSION

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*Moisture content readings taken throughout the interior of the dwelling showed no evidence of exterior moisture ingress, at this time. Noted on page 9 and below are a list of potential risk areas for this dwelling that will require further monitoring and ongoing maintenance to prevent possible future failure that may cause water ingress issues.*

*This dwelling is generally in good visual condition for its age. There are no visual signs of premature deterioration or visually obvious structural deficiencies evident during our inspection.*

*A series of moisture content readings were taken in every room and at multiple test points including all risk areas with a non-invasive Orion 930 hand held moisture meter utilising an electro-magnetic field. Non-invasive moisture level readings are indicative only, cannot be guaranteed and are not conclusive. This type of meter is an investigation tool and is generally reasonably effective in establishing moisture levels in building cavities of this nature however it is only reliable for up to 30 mm through a wall. Resistance type meters (Invasive moisture testing) are more accurate but require holes to be drilled in wall linings. The Orion moisture meter uses the latest technology and is self-calibrated on a weekly basis.*

*Whilst no elevated non-invasive moisture readings or visible signs of moisture ingress were recorded internally/externally to identified high-risk areas on the day of inspection, there is potential for historic moisture ingress and hidden damage to exist. Additional investigations, beyond any recommendations made to undertake further investigations where elevated non-invasive moisture readings were obtained and identified in this report, would be required to confirm any hidden damaged caused by historic moisture ingress.*

*The Department Of Building and Housing released a statement in September 2009 stating that ' non-invasive measurements of moisture content using a capacitance meter, may indicate areas of relatively high moisture. A summary of the observation should be included within the report. The actual readings are not evidence and must not be included within the report but site records should be held by the Assessor for future reference if necessary'.*

*The following items are considered general risk factors relating to the weathertightness of this dwelling however these are generally mitigated by the cladding cavity system. This is not intended to be an exhaustive list of risk factors, nor is it intended to be a maintenance defects list for the property. These risk factors are not necessarily listed in any order of importance and may have contributed to weather tightness problems, which are currently being exposed in the building industry.*

- *Deck /s constructed over a living area*
- *Deck handrail penetrations*
- *Two stories*

- *Roof / guttering / cladding junctions*
- *No / minimal soffits to some areas*
- *Junctions of two different claddings*

*Some of the above design and installation work that was noticed during the course of our inspection and that can be considered 'risk areas', did not present evidence of water penetration at the time of our inspection. However, these matters are considered worthy of further attention and monitoring by owners and their professional advisors, to avoid the potential to cause future maintenance problems.*

***The following information (limited to plans, permits and consents only) was recovered after viewing the supplied Council LIM for this dwelling. Please read and understand the LIM thoroughly and discuss this with your lawyer. Building Surveying Services Limited do not cover any planning, relic slips or land issues that may be contained within the file.***

<b>CONSENTS</b>		
<b><i>Date Issued</i></b>	<b><i>Description Of Work</i></b>	<b><i>Code Compliance Certificate Issued</i></b>
<i>17 July 2006</i>	<i>Erect dwelling (Consent number 22060)</i>	<i>07 September 2007</i>
<i>28 May 2009</i>	<i>Remedial repairs to deck (Consent number 30426)</i>	<i>11 November 2009</i>

***Councils throughout New Zealand are continually updating their risk assessment information for properties within their region. This may include, but is not limited to:***

- ***Flood risk assessments***
- ***Steep slopes***
- ***Relic slips***
- ***Inner harbour inundation by sea***
- ***Coastal erosion***
- ***Land slip advice***
- ***Tsunami evacuation zones***
- ***Liquefaction***

***Please obtain any relevant information from the Property file, LIM report, and/or the Council website, and discuss with the Council and your lawyer for a clearer understanding of any risks relating to the subject property. Past experience informs us that these risks may have an impact on your insurance for the property.***

***This dwelling was empty but furnished on the day of our inspection. An empty dwelling can have an effect on moisture readings obtained and leaks observed in areas such as bathrooms, laundries and kitchens.***

***Some information provided is obtained from files and records for the subject property held by Council. Whilst every effort is made to provide accurate information, we are not able to guarantee details compiled by local Councils.***

*Our aim is to provide an accurate and detailed report, however heavy rain can cause flash floods and blockages in drains and guttering not usually seen on a normal day, therefore what is written above is only accurate for the weather conditions encountered on the day that the inspection was undertaken.*

*Non-invasive moisture meter readings taken during an extended period of dry weather may not always reflect the true moisture content of the timber framing of the dwelling compared to moisture meter readings taken during a spell of wet weather.*

*Any general repair work mentioned in this report is a guide only and is not sufficient to instruct a contractor to carry out any such repair work. Allowances have been made in this report for the age of this property. This report does not attempt to find every point of water ingress and determine any of the reasons for water ingress.*

*Please note that this report does not provide any guarantee that items surveyed will not fail at some later date and information herein pertains strictly to observations on the day of the inspection.*

*Note: This report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection. While some minor defects maybe noted; it is unrealistic for the inspector to comment on all minor imperfections in this standard property inspection report.*

***Note:*** Any structure constructed prior to 01 January 2000 may contain asbestos. Materials that contain asbestos were widely used for internal wall lining, claddings, soffit linings, floor coverings and many other products / materials that are evident within a building / dwelling. Care must be taken with these materials and testing **MUST** be performed if there is any doubt that asbestos maybe evident. Do not sand, cut, drill or damage any material that may contain asbestos. Testing should always be performed if in doubt.

***We are not able to give quotes or estimates regarding the costs of any work (repairs or upgrading) that may be required to the dwelling that have been identified within our report, as this is beyond our scope of works and outside the Residential Property Inspection Standard NZS 4306:2005.***

## IS THIS PROPERTY BEING USED FOR RENTAL ACCOMMODATION?

If so, then the following information regarding new minimum healthy homes standards for rental properties in New Zealand that were announced in February 2019, will become law from 01 July 2019. The final standards are available to view on New Zealand Legislation Website.

### What do I need to know?

Standard	Ways to achieve the Standard
Heating	The main living room must have a fixed heating device that can heat the room to at least 18°C
Insulation	The minimum level of ceiling and underfloor insulation must either meet the 2008 Building Code, or (for existing ceiling insulation) have a minimum thickness of 120mm and be in reasonable condition with no dampness, damage or displacement.
Ventilation	Ventilation must include openable windows in each habitable space. The windows must comprise at least 5% of the floor area of that space. An appropriately sized extraction fan or range hood must be installed in rooms with a bath or shower or indoor cooktop.
Moisture ingress and damage	The Standards reinforce existing law that says landlords must have adequate drainage and guttering. If a rental property has an enclosed sub-floor space, it must have an on-ground moisture barrier, which will stop moisture rising into the home.
Draught stopping	Any gaps or holes in walls, ceilings, windows, floors and doors that cause unreasonable draughts must be blocked. This includes all unused open fireplaces and chimneys.

### What do I need to do first?

From	Action
01 July 2019	Ceiling and underfloor insulation will be compulsory in all rental homes where it is reasonably practicable to install. Tenancy agreements must include a separately signed insulation statement that covers what insulation the home has, where it is, and what type. Landlords must include a statement of intent to comply with the Healthy Homes Standards in any new, varied or renewed tenancy agreement. Landlords must begin keeping records that demonstrate compliance with the Healthy Homes Standards that apply or will apply during the tenancy.

01 December 2020	Landlords must include a statement of their current level of compliance with the Healthy Homes Standards in any new, varied or renewed tenancy agreement
01 July 2021	Private landlords must ensure their rental properties comply with the Healthy Homes Standards within 90 days of any new, or renewed, tenancy. All boarding houses (except Housing New Zealand and Community Housing Provider boarding house tenancies) <b>must</b> comply with the Healthy Homes Standards
01 July 2024	All Housing New Zealand houses and registered Community Housing Provider houses <b>must</b> comply with the Health Homes Standards
01 July 2025	All rental properties <b>must</b> comply with the Healthy Homes Standards

### How do I find out more?

For more information on the Standards you can read the;

- Healthy Homes Standards common Questions and answers
- The Residential Tenancies (Healthy Homes Standards) Regulations 2019.

Tenancy Services can provide clarification around tenancy rules and laws. You can email them at [info@tenancy.govt.nz](mailto:info@tenancy.govt.nz) or call them during office hours on 0800 836 262.

<b>TERMINOLOGY AND THEIR DEFINITIONS</b>	
<b>ARCHITRAVE</b>	Generally, a wooden or MDF moulding that is fixed to the wall and perimeter of the window and/or doorframe to cover construction gaps
<b>APRON FLASHING</b>	A roof flashing that extends up behind the cladding where a roof abuts the wall cladding, usually on a two-storey dwelling
<b>BALUSTRADE</b>	A series of vertical members supporting a handrail of a stair, landing or bridge
<b>BARGEBOARD</b>	This is a continuation of the fascia that runs on the angle from the guttering up to the ridge (top of the roof) on a gable roof
<b>BASEBOARDS</b>	This is the board / sheet cladding that is installed between the wall cladding and the ground when a dwelling is located on foundation piles
<b>BEARER</b>	A sub-floor structural member supporting the floor joists that is in turn supported by the foundation piles
<b>BOUNDARY JOIST</b>	This is the outside joist that runs perpendicular to and is attached to the ends of all the other joists
<b>BRICK VENEER</b>	A method of construction in which a single skin of non-load bearing brickwork is tied to a timber or metal framed load-bearing structure to form the external cladding
<b>CAVITY</b>	An allowance for air circulation and water drainage to occur between the cladding and framing. The width of the cavity is usually between 20 – 40 mm depending on the type of cladding system that is being used
<b>CAVITY CLOSURE STRIP</b>	Usually a PVC moulding that is installed at the base of a cavity that prevents vermin entry but allows for drainage and ventilation of the cavity to occur
<b>CEMENT</b>	A finely ground inorganic powder that, when mixed with water, binds an aggregate / sand mixture into a hard concrete or mortar within a few days
<b>CERTIFICATE OF ACCEPTANCE</b>	Is issued for un-consented building work completed after July 1992. This work must comply as 'reasonably as possible' with the current Building Code and is issued at the discretion of the Council
<b>CONCRETE</b>	A conglomerate artificial stone made by mixing in specified amounts of cement, water and aggregates and then pouring the mixture into prepared forms to set and harden
<b>CORNICE</b>	A gypsum-based moulding fixed at the junction of the wall and ceiling – usually 75 mm or 90 mm wide
<b>DAMP PROOF COURSE (DPC)</b>	A continuous layer of an impervious material placed between construction materials to prevent the transition of moisture
<b>DEFECT</b>	Fault or deviation from the manufacturers intended condition of a material, assembly or component
<b>DOWNPIPES</b>	These are fixed to the dwelling to direct roof water from the guttering to the riser pipe connected to the appropriate stormwater disposal system for the property

<b>DROPPER</b>	The droppers are the outlets installed within the guttering to allow the roof water to enter the downpipes with the tops of the downpipes fixed to the dropper
<b>FASCIA</b>	A metal or timber profile on the perimeter of the roof that is fixed to the ends of the roofing rafters and usually supports the guttering
<b>FIBROUS PLASTER</b>	A plaster-based product giving a superior finish to ceilings, often used in older style dwellings
<b>FLUSH</b>	Is a building term meaning two surfaces are the same level
<b>GABLE</b>	The vertical triangular end of a building with a pitched roof between the ceiling level and the top of the roof (apex or ridge). The gable may or may not be clad with the wall cladding
<b>GIB BOARD</b>	A gypsum-based board that is used to line the walls and ceilings within a dwelling. It comes in many sizes and forms depending on the area in which it is being used.
<b>GULLEY TRAP</b>	A gulley is usually a PVC rectangular or circular shaped box connected to the sewer system where all waste pipes discharge to. The gulley trap works as a relief point if the sewer system becomes blocked.
<b>GUTTERING</b>	This is either fixed to the outside of the fascia or fitted internally between the fascia and the roof to catch and divert roof water to the downpipes
<b>H1</b>	Is a boron-based timber treatment that protects timber from insect damage and also provides a greater resistance to moisture damage however, it will still decay given the correct circumstances
<b>HAMMER / SURGE</b>	A knocking noise that is heard within the wall framing when the water flow is stopped suddenly. This is usually caused by a water pipe not correctly secured to the framing.
<b>HEADER PIPE</b>	Usually a copper pipe that protrudes through a roof of a dwelling when a low-pressure hot water cylinder has been installed. This pipe can be adjusted to add to or decrease the pressure that is available for a low-pressure hot water cylinder
<b>HEARTH</b>	Non-flammable flooring and / or base directly in front of a fireplace or installed below a free-standing solid fuel heater. This is also a term used for a masonry gulley trap surround at ground level.
<b>FLOOR JOIST</b>	A timber or steel member within the sub-floor that is supported by the bearer and in turn supports the flooring
<b>CEILING JOIST</b>	Roof framing directly supporting the ceiling or supporting the ceiling battens
<b>HIP</b>	A framing timber at the junction of two roof planes, extending from the end of the ridge to the external corner of a building
<b>LINTEL</b>	A horizontal supporting member spanning a window and/or door opening within the wall structure
<b>KICK OUT FLASHING</b>	A purpose-made colour steel or PVC flashing installed at the end of a sloping apron flashing at the gutter/wall junction to divert all roof water into the gutter and not potentially behind the cladding

<b>MORTAR</b>	A sand / cement mix that is generally coloured to bond bricks
<b>NOSING</b>	The front edge, usually rounded, of stair tread
<b>PARAPET WALL</b>	A wall projecting above the roofline
<b>PARTICLEBOARD</b>	Flat sheet flooring manufactured from wood flakes and synthetic resin
<b>PERPEND</b>	A vertical mortar joint between bricks. Usually every 4th perpend joint is left open for drainage and ventilation of the cavity to occur between the brickwork and timber framing in brick veneer cladding
<b>PROPRIETARY</b>	Usually a product marketed under a protected or registered trade name
<b>PROUD</b>	Generally, the opposite of flush and means that one of two adjacent surfaces is 'higher' than the other
<b>RAFTER</b>	The sloping member of the roof framing providing the principal structure from the ridge (top) to the top of the exterior wall framing
<b>RETAINING WALL</b>	Can be constructed of many different materials and is used to support the earth from collapsing
<b>RIDGE</b>	Typically, the horizontal member to which the tops of the rafters are attached to and forms the horizontal line at the top of the roof
<b>RISER</b>	The vertical face of a step in a stair flight
<b>RISER PIPE</b>	The stormwater outlets for the downpipes
<b>SAFE AND SANITARY / THIRD PARTY REPORT</b>	Is a report that can be used to finalise a permit and lodged on the property file at the Council. It can only be used for work started before July 1992
<b>SARKING</b>	Timber ceiling lining installed above or below the rafters
<b>SCOTIA</b>	Is often a timber moulding that is fitted at the junction of the wall and ceiling lining to cover a construction gap. Minor cracking often occurs between this moulding and the ceiling however this is usually regarded as being normal shrinkage
<b>SKIRTING</b>	Generally, a wooden board that is fixed to the bottom of the wall at the junction with the floor to prevent damage to the wall or to conceal small gaps
<b>SOAKERS</b>	Metal weatherboard flashings installed over the joins and on the external corners
<b>SOAK HOLES</b>	A soak hole is a pit or covered hole in the ground that is used for collection and then disposal of rainwater and/or surface water into the surrounding soil
<b>SOFFIT / EAVES</b>	The underside of the roof between the cladding and the guttering usually lined with timber or a fibre cement-based board.
<b>SCRIBERS</b>	Timber moulding cut to the shape of weatherboards and installed tight to the vertical sides of joinery units that are installed within weatherboard cladding
<b>STOPPED</b>	Wall linings are generally stopped with a plaster-based product then sanded and either painted or covered with wallpaper

<b>TERMINAL VENT</b>	A breather pipe connected to the sewer system that generally protrudes through the roof and prevents a vacuum forming in the drainage system while also allowing the drainage system to ventilate
<b>UNTREATED TIMBER</b>	This type of framing is kiln dried radiata pine containing no chemical timber treatment. It will readily decay given the correct moisture content and atmospheric conditions. It was generally available from 1996 till 2004
<b>VALLEY</b>	A valley is a part of the roof that runs from the ridge to the guttering and is formed at an internal change of direction of the roof

## CERTIFICATE OF INSPECTION THAT ENCOMPASSES NZS 4306:2005

**Client:** Lois Chamberlain  
**Site Address:** 18A Tekoah Place, Judea  
**Inspector:** Craig Stone  
**Company:** Building Surveying Services Limited  
**Date of Inspection:** 07 November 2024

The following areas of the property have been inspected;

Area Inspected	Yes	No	N/A
Site	Yes		
Sub-Floor			N/A
Exterior	Yes		
Roof	Yes		
Roof Cavity	Yes		
Interior	Yes		
Services – where visually evident only	Yes		

**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 at the above address that encompasses NZS 4306:2005 *Residential Property Inspection* – and I am competent to undertake this inspection.

**Signature:**  **Date:** 08 November 2024

An inspection carried out that encompasses the NZS 4306:2005 Standard 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 or defects developing after the date of the property report. Refer to NZS 4306:2005 for full details.

## DISCLAIMER

The report is for private and confidential use of the client for whom the report is undertaken and should not be relied upon by third parties without the express written authority by Building Surveying Services Ltd. Building Surveying Services Ltd will not be liable to any unauthorized third party who may act or rely on the contents of the report. Nothing previously stated within this clause will limit the ability of Building Surveying Services Ltd to provide the same or similar services to another client, or to reproduce all or part of the report for another client.

The purpose of the report is to provide advice to the client regarding the general condition of the building at the time of the inspection. The report is limited to advising on the condition of the building elements based on a visual and non-invasive assessment. The report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection. While some minor defects maybe noted, the client acknowledges that it is unrealistic for the inspector to comment on all minor imperfections in this standard property inspection report.

The term 'good condition' where used in the report indicates the condition of the building element being accessed relative to its age or type. Similarly, whether an element is defective, damaged or in need of maintenance it shall also be accessed relative to its age and type.

This report does not provide any guarantee that items surveyed i.e. structures, services, wall claddings/junctions, fittings (fixed or otherwise) will not fail at some later date and information herein pertains strictly to observations on the day of inspection and accessibility. This report was prepared on the basis of a visual inspection of the building, using normal readily available access and without testing of components. No warranty can be given to defects not visually apparent at the time of the inspection, i.e. inside linings/claddings and cavities or where fixtures such as furniture, floor coverings or panels are not removed.

Maintenance and other items may be discussed, but they are not part of the inspection. This report is not a compliance inspection certification for past or present building code requirements or regulations. Our aim is to discover defects of importance to the dwelling, which could be reasonably discovered on the day of the inspection but cannot guarantee to discover all such defects. Any general repair work is a guide only and is not sufficient to instruct a contractor to carry out such repair work.

Also excluded are inspections of and reporting on swimming pools, spas, wells, lifts, septic tank systems, ovens, cooktops, fireplaces, heat pumps, solar panels including batteries, wall heaters and central vacuum systems. Conditions and locations of underground services of electrical, gas and plumbing [except as otherwise may be described in this report] are not included in this report. Electrical, gas or any other household components are not tested.

This report does not purport to certify the soil stability or condition of underground services, including waterproofing coatings not visible. It assumes compliance in all respects with Territorial Authority Ordinances/The Building Act 1991 & 2004 and does not certify that all building improvements lie within title boundaries. Furthermore, this report assumes that a Territorial Authority Land Information Memorandum/ Project Information Memorandum would not reveal any non-complying features and/or requisitions.

Some information provided is obtained from files and records for the subject property held by Council. Whilst every effort is made to provide accurate information, we are not able to guarantee details compiled by local Councils. Our aim is to provide an accurate report, however heavy rain can cause flash floods and blockages in drains and guttering not usually seen on a normal day, therefore what is written above is only accurate for the day that the inspection was undertaken.

A series of moisture content readings will be taken with a non-invasive Orion 930 capacitance hand held moisture meter utilising an electro-magnetic field. Non-invasive moisture level readings are indicative only, cannot be guaranteed and are not conclusive. This type of meter is an investigation tool and is generally reasonably effective in establishing moisture levels in building cavities of this nature. Resistance type meters (Invasive moisture testing) are more accurate but require holes to be drilled in wall claddings and or linings. For this reason, the actual readings do not form part of the report however a summary of the readings will be included within the report. In the event that excessive moisture is detected, the inspector will identify the location and advise whether further invasive investigation should be carried out. The inspector will however

keep a record of the readings for his own notes and possible future reference. Findings are limited to the conditions presented on the day of the inspection. Dry weather conditions and the status of tenancy can potentially prevent moisture from being detected when on other days following recent heavy rainfall, moisture will likely be detectable (if any exists).

All intellectual property rights, including copyright, in the report and in any photographs or other documents or materials (including in electronic form) prepared by Building Surveying Services Ltd ('the services product') will be owned by Building Surveying Services Ltd. Subject to payment, the client has the right and licence to use the services product for the purpose for which it was prepared by Building Surveying Services Ltd but may not use it for any other purpose without Building Surveying Services Ltd.'s prior written permission.

**Note:** Any structure constructed prior to 01 January 2000 may contain asbestos. Materials that contain asbestos were widely used for internal wall lining, claddings, soffit linings, floor coverings and many other products / materials that are evident within a building / dwelling. Care must be taken with these materials and testing **MUST** be performed if there is any doubt that asbestos maybe evident. Do not sand, cut, drill or damage any material that may contain asbestos. Testing should always be performed if in doubt.

**For and On Behalf of**

**BUILDING SURVEYING SERVICES LTD**



**CRAIG STONE**



REGISTERED BUILDING INSPECTOR (NZIBI-082)  
NZQA NATIONAL CERTIFICATE – CARPENTRY – BUILDING AND CONSTRUCTION ITO  
INTERNACHI COVID-19 SAFETY GUIDELINES FOR HOME INSPECTORS AND CONTRACTORS QUALIFIED