

# Property Inspection Report



**- Habit Christchurch Limited -**

***6 Woodleigh Lane, Prebbleton***

***Prepared for: Wayne and Jacinta Gardner.***

**Mission Statement**

It is our mission to provide a service that is solution based. We will ensure that our service to you:

- Is professional and totally focused to the task of providing a non-invasive visual inspection of a property with a view to providing an informed detailed, accurate report.
- Benefits all parties with an interest in the purchasing or selling of a property by providing a solution based property inspection service.
- Identifies any deferred maintenance issues (or other defects) that may be highlighted as areas for improvement or concern during the course of any property inspection.
- Can provide a list of potential trade suppliers who can assist the purchaser/vendor to effect a remedy in any identified problem area.
- Through a process of active listening, willingness and communication will continue to provide excellent friendly, flexible service that meets your inspection needs and whenever possible continually develop to improve our service when your feedback shows an opportunity for improvement.

**Disclaimer**

Habit Christchurch Limited provides a residential property inspection and reporting service. This service is a non-invasive visual inspection of residential buildings and the preparation of an inspection report.

The purpose of the inspection is to identify significant defects visible at the time of the inspection. Please note that without visible signs of water damage, it is not possible to identify potential roof leaks if the inspection is carried out during fine weather.

(a) This is a report of a visual only, non-invasive inspection of the area of the building which were readily visible at the time of inspection.

The Customer agrees to ensure that reasonable access can be gained to the property including but not limited to the roof cavity and foundations spaces and that any such spaces if they exist are cleared for an inspection to be carried out.

REASONABLE ACCESS. Areas where safe, unobstructed access is provided and the minimum clearances specified in table 1 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 accessed to limited areas only was available at the time the inspection was carried out.

Table 1 - Reasonable access table

Area	Access Manhole (mm)	Crawl space (mm)	Height
Roof space	450 x 400	600 x 600	Accessible from a 3.6 m ladder*
Subfloor	500 x 400	Vertical clearance Timber floor: 400** Concrete floor: 500	
Roof exterior			Accessible from a 3.6 m ladder*
*Or such other means of access that meet Work & Safe NZ requirements. **From underside of bearer.			

The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).

(b) The inspection did not assess compliance with the NZ Building Code including the weather-tightness requirements or structural aspects. On request, specialist inspections can be arranged of weather-tightness or structure or any systems including electrical, plumbing, gas or heating.

(c) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a), this report may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection.

Please note that without visible signs of water damage, it is not possible to identify potential roof leaks if the inspection is carried out during fine weather.

This report is not to be copied, on sold or relied upon by a third party, nor is it a recommendation as to the advisability of purchase. PROVIDED THAT where a purchaser of real estate is required by the terms of the Agreement of Sales and Purchase of Real Estate to provide a copy of this report to the owner of the property then it is done so upon the basis that we have no responsibility whatsoever to the owner of the property in respect of any item whatsoever contained in this report.

This report is valid for 90 days any defects must be reported to us within this time frame.

This report is not a technically exhaustive investigation nor is it practicable to imply every defect has been itemised or identified. The report is based on items that are readily visible at the time of the inspection.

Habit Christchurch Limited is 100% NZ owned and operated and carries professional indemnity insurance.

### **Limitation of Liability**

a. Subject to any statutory provisions, if Habit Christchurch Limited become liable to the Customer, for any reason, for any loss, damage, harm or injury in any way connected with the completion of the Inspection and/or report, our liability shall be limited to a sum not exceeding the cost of the Inspection and Report. Habit Christchurch Limited will not be liable to the Customer for any consequential loss of whatever nature suffered by them or any other person injured and indemnify us in respect of any claims concerning any such loss.

b. The Customer agrees to indemnify and keep indemnified the Property Inspector and/or Habit Christchurch Limited from any and all claims by the vendor or any third party arising from the Customers release of all or part of the Property Inspection Report. Further, the customer shall pay all legal costs incurred by the Property Inspector and/or Habit Christchurch Limited arising from such claims.

### **Property Inspection Report Scope & Limitations**

A property Report should not be seen as an all-encompassing report dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection. Nor is a Property Report a warranty against problems developing with the building after the date of the report." It is outside the scope of this report to investigate, or comment on if the dwelling complies with any Building Code legislations or Local Body bylaws.

Some comments in this report are assumptions based on building experience, date of the construction or the visual appearance and style of the materials. As this is a visual non-invasive survey, the condition of the internal framing is not known.

***This is a non-invasive visual report only.***

Appliances, heating systems, spa pools, alarms, ducted vacuum systems etc. may be noted however testing these items is outside the scope of the inspection. Assessing the operation and compliance of open fires and wood burners is outside the scope of this report as they are a specialist field. Both the electrical and plumbing systems are inspected however this is not a detailed assessment with circuit or pressure testing carried out, but rather a visual inspection only. Commenting on the structural integrity of any retaining walls or ground stability is also outside the scope of this report as they are specialist field.

If the client is concerned about the presence of asbestos, other chemicals and toxic waste or other potentially hazardous materials, a specialist inspection and testing by a qualified professional in this area may be required – as this falls outside our scope of reporting.

The report is not a guarantee, warranty or any form of insurance. The client is advised to carry out a final inspection of the property in person as this report is not intended as a substitute for a final inspection.

The report may act as a guide for any repair work required, but does not contain sufficient information on which to instruct a contractor to carry out such repair work.

### **Heating**

Heating systems are not tested. These may be noted however testing these items is outside the scope of the inspection. Assessing the operation and compliance of open fires and wood burners is outside the scope of this report as they are a specialist field. We recommend that all fires and heating systems are checked, cleaned and serviced by a specialist in the specific field.

### **Electrical**

We will thoroughly test the power point sockets which can be easily accessed and are in plain view, not obstructed by furniture or belonging. The lighting will also be tested. We will comment on the type of the wiring that is visible in the internal ceiling space and in the sub floor area, we will also photograph the wiring in these areas and we will also photograph the main switch board to show the condition of this area.

Please note, we do not conduct an electrical check on the overall wiring of the dwelling - this must be undertaken by a registered/qualified electrician, should there be any areas that are not functioning, or that appear in need of further attention by a registered/qualified electrician, we will state that in our report main summary area.

### **Plumbing**

We will test all of the wet areas where possible, we will test and comment on the overall plumbing function quality and we will comment on the general condition of the plumbing that will be visible in the sub floor or in the internal ceiling space. We will provide photographs of the plumbing in those areas. Should we feel that there is further attention required on the plumbing by a registered plumber, we will state that in the main summary area of our report.

### **Earthquake Damage**

After many years it has become too difficult to determine what may have been earthquake damage, various repairs, alterations and renovations have been undertaken to many homes in Canterbury. We are unable to comment on areas that have been covered over or have had work undertaken on them. Many properties have been on sold, and old damage or repairs have not been recorded. We are unable to advise if a house has been written off by an insurer due to earthquake damage, whether it be due to a geotechnical report on the land, or a house has been deemed uneconomical to repair or some other reason. We recommend a lawyer/solicitor is engaged in house transactions, and research is undertaken with regards to previous earthquake claims against EQC and insurance companies.

### **Level of Reporting**

The inspection includes an assessment of the condition of the following areas of a property:

- The Building Site
- The Subfloor Space
- The Exterior of the Building
- The Roof Exterior
- The Roof Space
- The Interior of the Building
- Exterior Windows and Doors
- Services
- Ancillary Spaces and Buildings

## **Definitions**

Good Condition: May have minor signs of aging and or slight marking with general wear, but still works in a functional manner and is structurally sound.

Reasonable Condition: Shows signs of deterioration, decay or cosmetic damage due to lack of maintenance, age or misuse. These areas may continue to deteriorate unless maintained.

Maintenance Task: Minor defect is evident. The inspector believes these to be of a minor nature relative to the age of the dwelling and or lack of proper and continual maintenance.

Remedial Attention: Damage is evident or is not functioning as designed. For each area mentioned as requiring remedial attention, the inspector will provide a detailed explanation for the nature of the problem and in his or her opinion the degree of work to remedy the situation.

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# Inspection Details

## Inspection Details

<i>Date of Inspection:</i>	This dwelling was inspected on 30/10/2025. This report refers to findings on that day only.  This is NOT a leaky home/weather-tightness report - it is a non-invasive visual report only.
<i>Time of Appointment:</i>	8:00 am.
<i>Address of Property:</i>	6 Woodleigh Lane, Prebbleton.
<i>Inspection For:</i>	This report is for the sole benefit of Wayne and Jacinta Gardner.
<i>Real Estate Agent:</i>	Naomi Warrander.
<i>Inspector On This Property:</i>	<b>Andy Lin, Managing Director, HABiT Christchurch</b> Building Experience 13 plus Years. NZIBI Member. Professional Indemnity Policy Certificate Number: LAUPI-NZ52678.
<i>Weather Conditions:</i>	The weather condition is fine and sunny.
<i>Building Characteristics:</i>	Built circa: 2010s. Property type: House. Site exposure: Sheltered.
<i>Other Information:</i>	House occupied: Yes People present: Owner Water on: Yes. Electric on: Yes. Gas on: Yes.
<i>General Description:</i>	* This is a single storey, five Bedroom dwelling, with an Internal triple garage. * The exterior construction consists of a hip pitch, colour steel long run iron roof with colour steel gutter and colour steel downpipe. * The exterior wall cladding is a combination of Rockcote & Cedar with double glaze aluminium joinery. * This is a concrete slab foundation with concrete floor.
<i>Summary:</i>	This summary is not the entire report. It is a general summary of my findings resulting from the visual inspection of the property and structure. The complete report may include additional information of concern to you. Further information on the specific visual observations and recommendations is provided within the body of the report. It is important that you read the complete report to fully assess the findings of the inspection.  <b>Structural defects that require immediate attention:</b> * No. There are no known structural defects that are of concern to the purchaser or that would compromise the structural integrity and safety of the dwelling.  <b>Alterations &amp; additions:</b> * We have not been advised of any alterations or additions made during the tenure of the current owner.

**Moisture ingress, or moisture damage:**

Methodology used for moisture testing, Protimeter Survey Master moisture meter.

\* No. There are no current signs of moisture ingress or moisture damage.

The Protimeter Survey Master can detect moisture invasively and non-invasively.

This inspection has used non-invasive techniques to give moisture read outs.

The survey master shows:

\* **Green** light for no moisture detected and a low number read out.

\* **Orange** light is showing the device has detected some moisture in the area tested.

\* **Red** light is an indication the survey master meter has detected water in the area tested.

**External area of the dwelling comments:**

\* Well constructed, well maintained.

\* The dwelling is in a good sound condition, both structurally and cosmetically.

\* There should be no requirement for any replacement of the base materials, or a cosmetic upgrade for some time.

\* All areas inspected in the internal ceiling space, and in the sub floor area have been well constructed, comply with the building standards of that time, and are in a sound condition.

\* All areas externally that perform a functioning role, such as taps, storm water, etc, are in good functioning condition.

\* A non-invasive moisture meter was used to take relative readings around the dwelling, both inside and out, no elevated readings of concern was detected.

**Internal inspection comments:**

\* The internal linings are in good sound condition with a good cosmetic level apparent (includes floor linings).

\* All wet areas were tested, good pressure found, no leaks or blockages found internally or externally, or in the subfloor area (if it exists).

\* Most power points tested and found to be in working condition.

\* The dwelling is well insulated in the internal ceiling space as shown in the Internal Ceiling Space section.

\* There are modern TPS wiring in this dwelling.

\* There are sufficient amount of smoke alarms installed to this house. (Unless stated in the report)

**Foundation area comments:**

\* The concrete floor pad appears to be in a good sound condition. Externally there are no visible fractures evident. Internally there does not appear to be any major unevenness or damage felt under the internal linings.

**Additional comments:** Remedial issues have been identified throughout the report with the majority highlighted with **blue font**. Not all remedial tasks have been noted in the summary.

# Site Details

## Site Details

*Orientation of nearest Main Road to the dwelling:*

South.

*Section Details:*

Level site.

*Main Water Supply, On/Off Control:*

Road side area, no leaks evident.



*Driveway:*

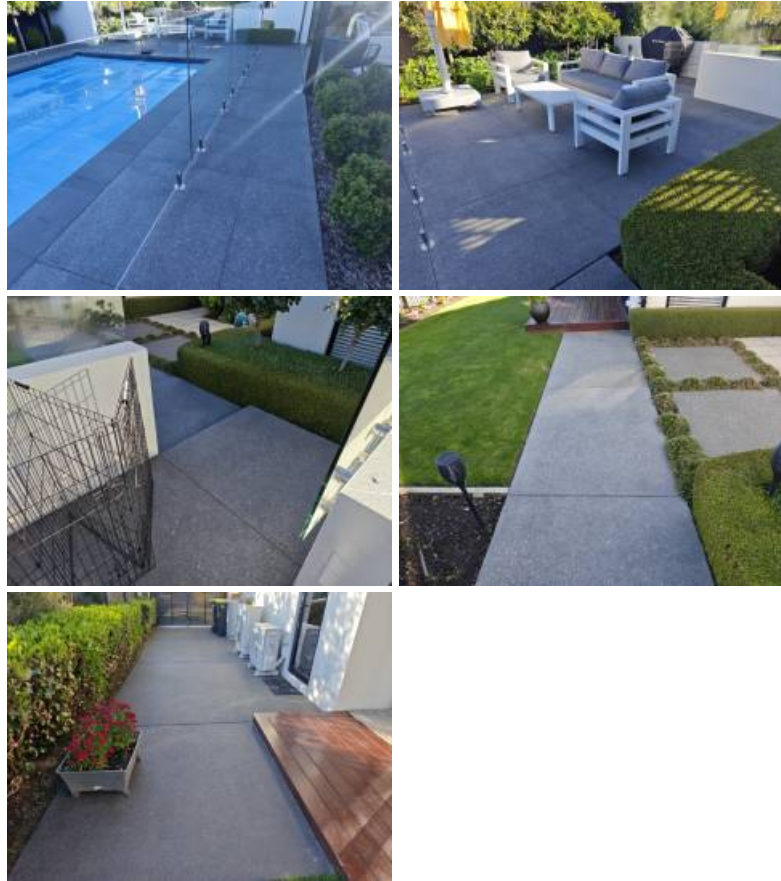
Exposed aggregate concrete, Driveway in good condition. Drainage installed in the driveway.  
Good fall on the surface for drainage.



*Paths:*

Exposed aggregate concrete, Path(s) in good condition.





***Fencing General:***

Combination, Timber, Trellis, Hedging, Fence material in good condition. Fence height: Up to 1.8 Metre



***Gates Installed:***

Timber, Hinged gates. Function as designed. Gate material in good condition.



Same as above.



*Clothesline:*

Fold away, function as designed.



*Water Pooling:*

Water pooling not likely on this site.

*Swimming Pool:*

The gate & fence complies with current rules. Current regulation states that height of fence & gate must be above 1.2 metres.



Pool fencing is installed with a safety gate and a child proof latch.



We are not specialists in pool construction and legal requirements. Please refer to Council records for pool consents/permits. I suggest the owners are asked for any maintenance & service records pertaining to the pool & its upkeep, including service records of the pump and filtration system.



Pavers and concrete around the pool is in good condition.



Timber decking in good condition.



Swimming pool pump shed, not inspected.



Heat pump for swimming pool heating, securely installed. Heat pump not tested.



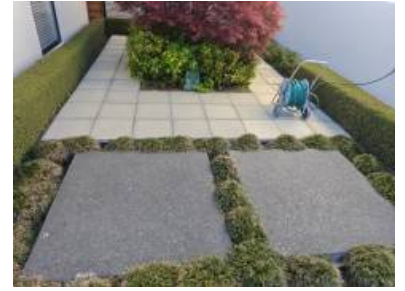
*Sheds:*

Shed(s) are not inspected. This report focuses on the dwelling and garage.



*Patio Area (Not attached to house):*

Combination, Exposed aggregate concrete, Pavers, Patio in good condition.



*General Summary:*

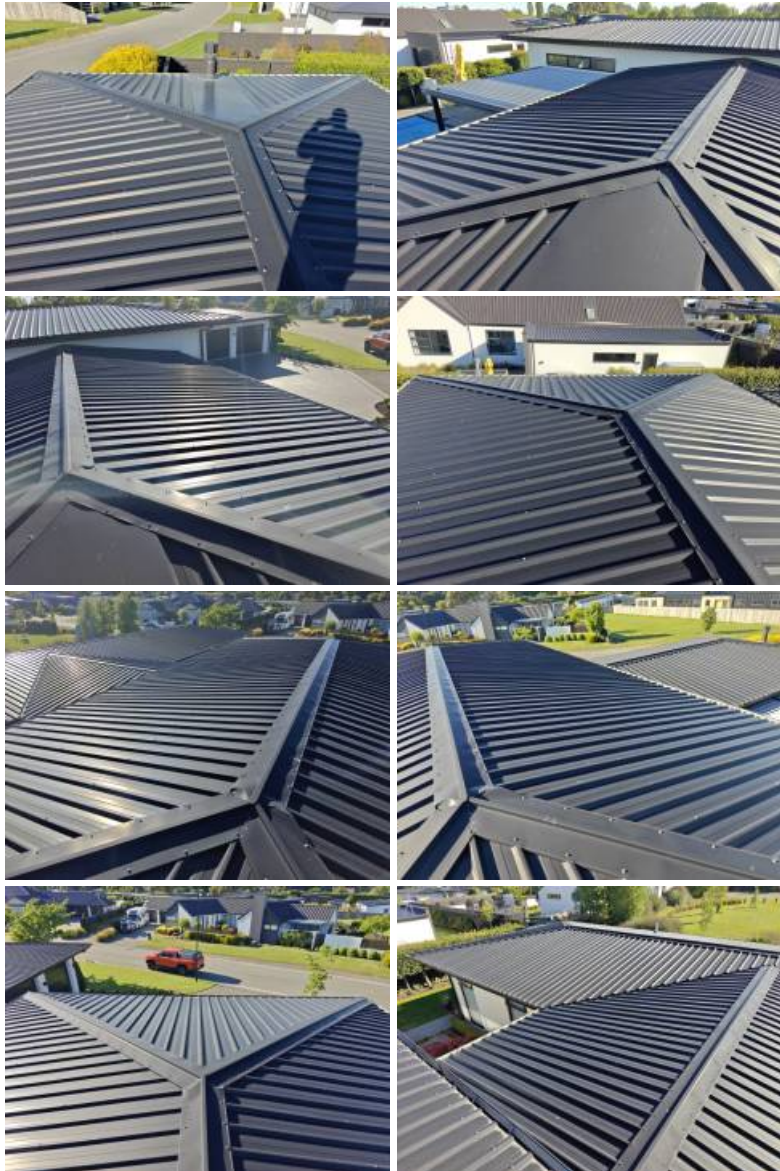
This site is in a well established and well presented condition.

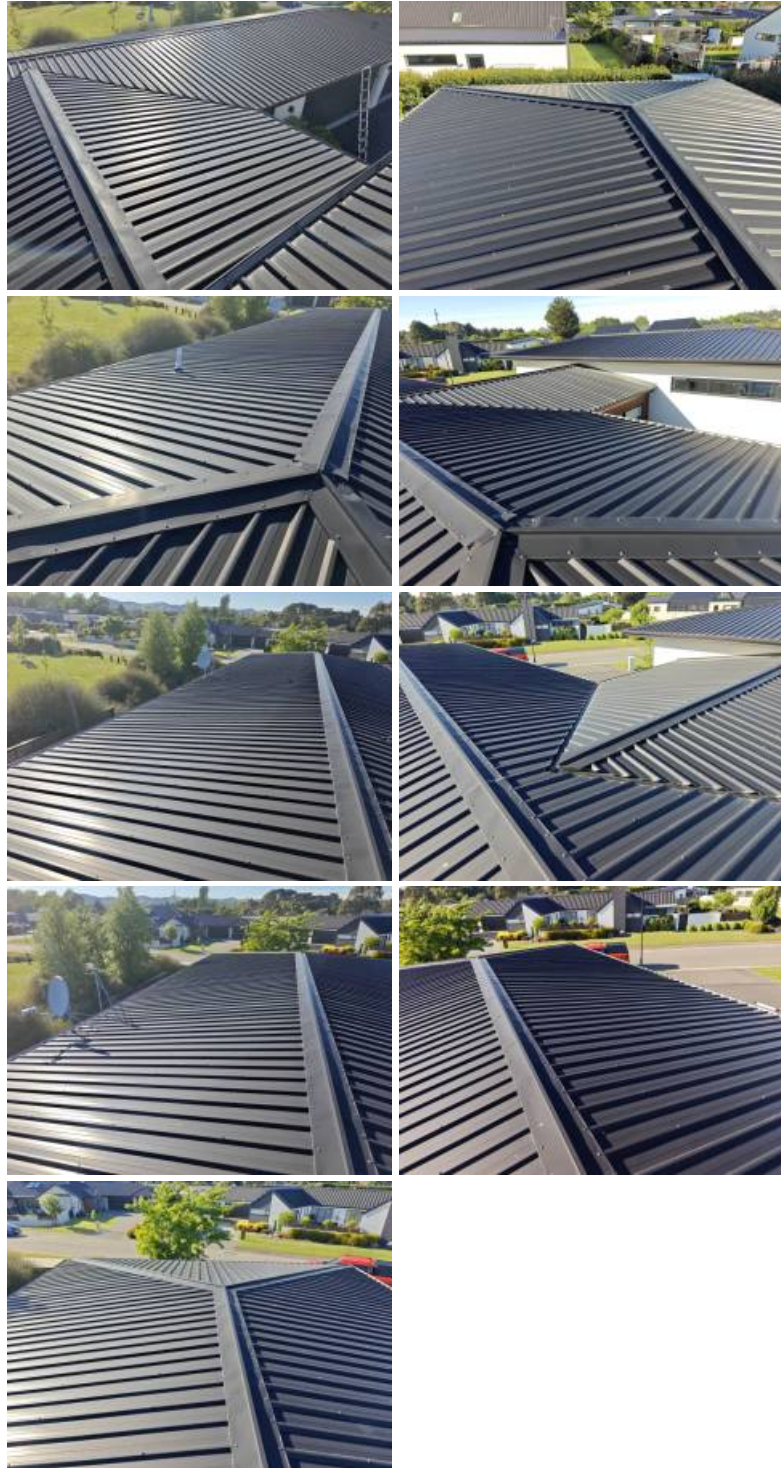
# Building Exterior

## Building Exterior

*Elevation:* Single Story.

*Main Roof Cladding:* Colour steel long run iron, Surface finish: Good condition.





*Main Roof Cladding  
(Maintenance):*

Maintenance task: Missing rivet(s), suggest install new. This task should take no longer than 5 minutes to do.

Next to chimney.



*Ridge Capping:*

Ridge Capping: Good condition.



Plaster above roof has been damaged, probably done during construction, suggest repair here.

This fault does not affect weathertightness as eaves is covering over the area, cosmetic only.

Above hallway.



Far away photo.



This is how it is supposed to look like, on the opposite side of the house.



*Valley:*

Valley: Colour Steel, Good condition.



*Chimney:* Colour Steel, Flashed.



*Aerials:* Multiple, Installed.



*Outlet Pipes:* PVC, Flashed.



*Guttering:* Gutter: Colour Steel.



Maintenance task: Gutters have debris build up and will benefit from an internal clean.



*Downpipes:*

Downpipe: Colour Steel, Secured.



*Storm Water:*

Storm Water: P.V.C



*Gully Traps:*

The gully traps in this dwelling is flowing freely.



*Fascia:*

Fascia: Metal.  
Not penetrated into cladding, good.



*Eaves:*

Eaves: Painted compressed fibre cement.



Eaves: Cedar.



*External Joinery, Window Sills & Flashings:*

External Joinery: Aluminium, Flush Mounted Design.  
Window Sills: Timber.  
Flashings: Well fitted flashings.



External Joinery: Aluminium, Recessed Design.  
Window Sills: None installed  
Flashings: Well fitted flashings.



External Joinery: Aluminium, Recessed Design.  
Window Sills: Plaster finish.  
Flashings: Well fitted flashings.



External Joinery: Timber, Recessed Design.  
Flashings: Well fitted flashings.



*External Wall Cladding:*

Cladding: Combination, Cedar, Rockcote, Surface finish in good condition.





*External Wall Cladding  
(Feature Wall):*

Cladding: Schist stone, good condition.



*Gas External Connections:*

Gas installed. Suggest a gas installation professional is engaged if any further information is required in this area.



*Exterior Taps:*

Tested, working.



*Heat Pump:*

Securely installed.



Securely installed.



Securely installed.



*Steps & Porch:*

Location: Front entrance, Timber, Steps in good condition.



Porch installed here, Porch in good condition.



*Decking:*

Timber Decking, Deck in good condition.



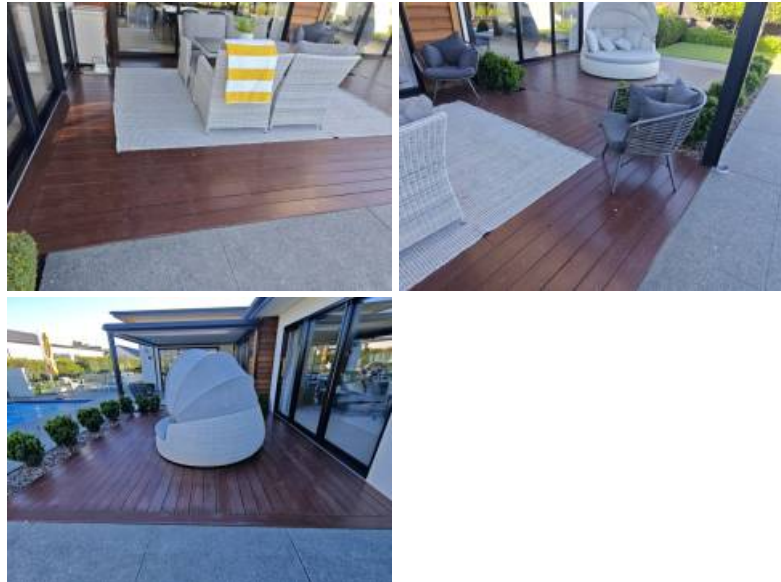
*Decking 2:*

Timber Decking, Deck in good condition.



*Decking 3:*

Timber Decking, Deck in good condition.



*Pergola:*

Aluminium-framed pergola in good condition.

Electric louvre installed, blinds installed, outdoor speaker installed.



*Ground Clearance Cladding:*

Good ground clearance.

*Ground Clearance Soil:*

Good ground clearance.

*Ventilation:*

Cladding: Rockcote, Built in Vents.



Cladding: Cedar, Vermin and vent strip evident, indicating this is a cavity vented system.



*Foundation:*

Concrete Floor



*General Summary:*

Good sound condition. Well constructed, in sound well presented condition. Maintenance tasks listed if any.

# Internal Garage

## Internal Garage

Photos:



Garage Size:

Triple garage.

Main Door:

Multiple doors, Automatic Sectional, coloursteel panel, function as designed.



Internal Ceiling & Wall Linings:

Base linings intact, good condition.

Maintenance task: Cracks evident to ceiling lining, suggest to rake out plaster, then paint.



Windows & Reveals:

Aluminium-framed single-glazed windows, function as designed.

*Service Sockets & Other Accessories:*

Irrigation system installed, not tested.



*Fuse Box:*

This is a modern style fuse board with RCD fuses, this suggest that the wiring in this house is modern TPS wiring.



Fibre cable modem installed.



*Flooring:*

Carpet over concrete. Good condition.

*Areas of Moisture:*

No moisture readings of concern were found in this room on the day of inspection.

*General Summary:*

Good tidy area, well presented, functions well. Maintenance tasks as listed if any.

# Lounge 1 and 2

## Lounge 1

Photos:



*Internal Ceiling & Wall Linings:* Base linings intact, good condition.

*Windows & Reveals:* Aluminium-framed double-glazed windows, function as designed.

*Exterior Door & Surround:* Sliding door, function as designed.

*Lighting & Power Points:* Lighting installed, tested, function as designed. Power points installed, tested, function as designed.

*Heating:* Central heating system installed, operational on the day of inspection.



Built in gas fire installed, operational on the day of inspection.



*Floor Covering:* Carpet, Good condition.

*Areas of Moisture:* No moisture readings of concern were found in this room on the day of inspection.

*General summary:* Good tidy area, well presented, functions well. Maintenance tasks as listed if any.

## Lounge 2

Photos:



*Internal Ceiling & Wall Linings:* Base linings intact, good condition.

*Windows & Reveals:* Aluminium-framed double-glazed windows, function as designed.

*Interior Door & Surround:* Sliding door, function as designed.

*Lighting & Power Points:* Lighting installed, tested, function as designed. Power points installed, tested, function as designed.

*Heating:* Heatpump securely installed, operational on day of inspection.



*Floor Covering:* Carpet, Good condition.

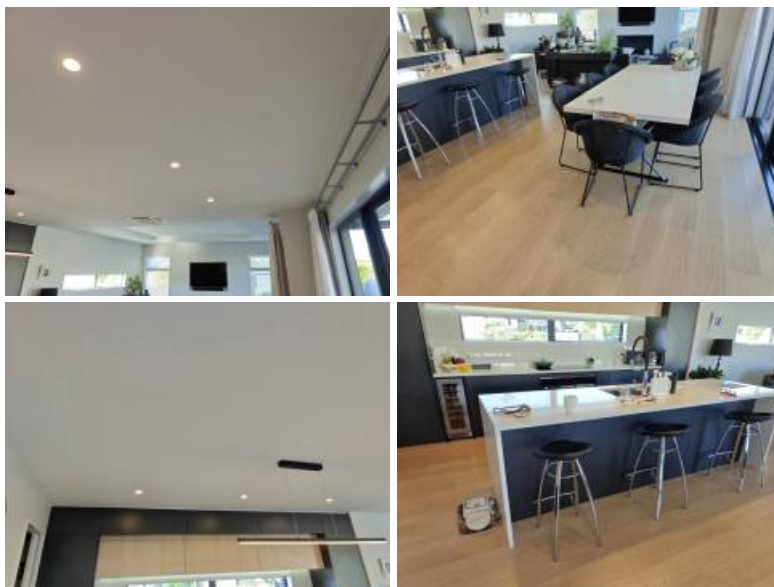
*Areas of Moisture:* No moisture readings of concern were found in this room on the day of inspection.

*General summary:* Good tidy area, well presented, functions well. Maintenance tasks as listed if any.

## Kitchen / Dining

### Kitchen / Dining

Photos:



*Internal Ceiling & Wall Linings:* Base linings intact, good condition.

*Windows & Reveals:* Aluminium-framed double-glazed windows, function as designed.

*Exterior Door & Surround:* Sliding door, function as designed.

*Lighting & Power Points:* Lighting installed, tested, function as designed. Power points installed, tested, function as designed.

*Service Sockets & Other Accessories:* Heating controller for lounge, works fine.



*Pantry & Joinery Units:* Pantry & joinery unit doors and drawers are in good working order, functions adequately.

Manual hinges that closes automatically when not held, due to this type of hinge.

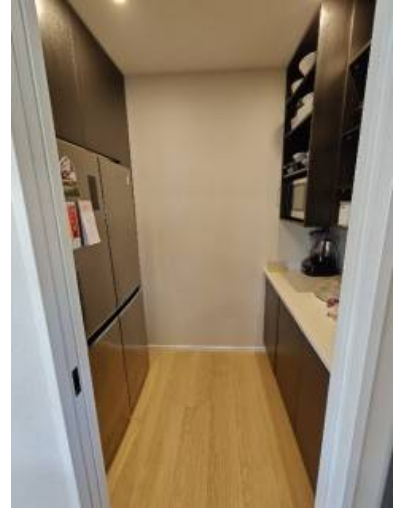


Auto close function on bin drawer does not close all the way in.



*Walk In Pantry:*

Separate room, Storage shelving installed, Internal lighting installed, tested working. Power points installed, tested working.



*Bench Top:*

Granite, Good condition.



Glass splash back fitted.



*Kitchen Sink:*

The kitchen mixer tap has good water pressure.



No leaks surrounding the waste trap area.



*Oven:*

Modern conventional type, Under bench model, Good condition.

*Oven was turned on and heat function works fine.*

*Be aware thermostats are not checked. This is a specialised inspection which we do not carry out. I suggest if there are any concerns here, an appliance service contractor should be engaged to fully assess any electrical appliances.*



*Oven Cook Top:*

4 Cook Tops, Induction, Tested, working on day of inspection. Good condition.



*Additional Appliances:*

Water filter system installed, operational on the day of inspection.



Same as above.



Range hood installed, Appliance was turned on and was functioning on the day of inspection, no other assessment of functions undertaken.



Dishwasher installed, dish washing function not tested.



Wine fridge works fine.



*Floor Covering:*

Engineered timber flooring, Good condition.

*Areas of Moisture:*

No moisture readings of concern were found in this room on the day of inspection.

*General summary:*

Good tidy area, well presented, functions well. Maintenance tasks as listed if any.

# Bathroom

## Bathroom

Photos:



*Internal Ceiling & Wall Linings:* Base linings intact, good condition. Hairline crack to wall lining joint, can gap fill and paint, or leave it alone as it's cosmetic.



*Windows & Reveals:*

Aluminium-framed double-glazed windows, function as designed.

*Interior Door & Surround:*

Hinged door, function as designed.

*Lighting & Power Points:*

Lighting installed, tested, function as designed. Power points installed, tested, function as designed.

*Bath & Tapware:*

Bath tap has good water pressure.  
Bath surface and surround is in good condition.



I can hear the plumbing pipe making a ting sound when I turn off the tap, it's not possible to tighten the pipe up anymore with wall tiles installed. Suggest leave alone.



*Shower:*

Walk in design shower, with tile surround, and a tiled base, enclosed in a glass door. The shower rose shows good water pressure.



*Shower Base:*

A brief test was undertaken which entailed directing the shower rose at suspected leak areas at the time of inspection. No obvious leaks were detected.



*Toilet:*

Porcelain cistern, The toilet flushed, and the cistern refilled.

*Vanity:*

Vanity in good condition, draining well without blockages, The mixer tap has good water pressure.



No leaks surrounding the waste trap area.



*Vanity 2:*

Vanity in good condition, draining well without blockages, The mixer tap has good water pressure.



No leaks surrounding the waste trap area.



*Heating & Towel Rail:*

Hardwired heated towel rail installed, heating function not tested.



Electric heating installed, tested working.



Underfloor heating installed, not tested.



*Extraction:*

Extraction fan installed, tested working.



*Floor Covering:*

Tiled, Good condition.

*Areas of Moisture:*

No moisture readings of concern were found in this room on the day of inspection.



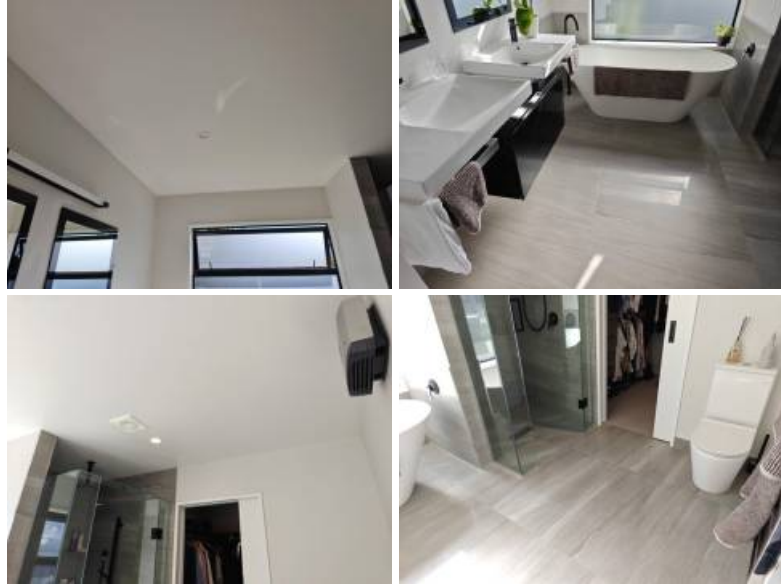
*General summary:*

Good tidy area, well presented, functions well. Maintenance tasks as listed if any.

# En-Suite

## En-Suite

Photos:



*Internal Ceiling & Wall Linings:* Base linings intact, good condition.

*Windows & Reveals:* Aluminium-framed double-glazed windows, function as designed.

*Interior Door & Surround:* Multiple, Sliding door, function as designed.

*Lighting & Power Points:* Lighting installed, tested, function as designed. Power points installed, tested, function as designed.

*Bath & Tapware:* Bath tap has good water pressure.  
Bath surface and surround is in good condition.



*Shower:* Walk in design shower, with tile surround, and a tiled base, enclosed in a glass door. The shower rose shows good water pressure.



The shower rose shows good water pressure.



*Shower Base:*

A brief test was undertaken which entailed directing the shower rose at suspected leak areas at the time of inspection. No obvious leaks were detected.



*Toilet:*

Porcelain cistern, The toilet flushed, and the cistern refilled.



The toilet is consistently running when it's nearly filled up for around 20 seconds, this suggest a faulty flapper that doesn't seal, suggest plumber to repair.



*Vanity:*

Vanity in good condition, draining well without blockages, The mixer tap has good water pressure.



No leaks surrounding the waste trap area.



Maintenance task: Slow draining, suggest cleaning out the s bend pipe.



*Vanity 2:*

Vanity in good condition, draining well without blockages, The mixer tap has good water pressure.



No leaks surrounding the waste trap area.



*Heating & Towel Rail:*

Hardwired heated towel rail installed, heating function not tested.



Electric heating installed, tested working.



Underfloor heating installed, not tested.



*Extraction:*

Extraction fan installed, tested working.



*Floor Covering:*

Tiled, Good condition.

*Areas of Moisture:*

No moisture readings of concern were found in this room on the day of inspection.



*General summary:*

Good tidy area, well presented, functions well. Maintenance tasks as listed if any.

# Toilet

## Toilet

Photos:



*Internal Ceiling & Wall Linings:* Base linings intact, good condition.

*Windows & Reveals:* No window installed.

*Interior Door & Surround:* Hinged door, function as designed.

**Maintenance Task:** Loose door handle, re-fixing suggested.



*Lighting & Power Points:* Lighting installed, tested, function as designed.

*Toilet:* Porcelain cistern, The toilet flushed, and the cistern refilled.



*Vanity:* Vanity in good condition, draining well without blockages, The mixer tap has good water pressure.



No leaks surrounding the waste trap area.



*Extraction:*

Extraction fan installed, tested working.



*Floor Covering:*

Engineered timber flooring, Good condition.

*Areas of Moisture:*

No moisture readings of concern were found in this room on the day of inspection.



*General summary:*

Good tidy area, well presented, functions well. Maintenance tasks as listed if any.

# Laundry

## Laundry

Photos:



*Internal Ceiling & Wall Linings:* Base linings intact, good condition.

*Windows & Reveals:* Aluminium-framed double-glazed windows, function as designed.

*Interior Door & Surround:* Hinged door, function as designed.

*Exterior Door & Surround:* Hinged door, function as designed.

*Lighting & Power Points:* Lighting installed, tested, function as designed. Power points installed, tested, function as designed.

*Tub & Tapware:* Stainless steel tub. The mixer tap has good water pressure.



No leaks surrounding the waste trap area.



*Ventilation:*

Drying vent fitted, Electric type, Tested, working.



*Floor Covering:*

Tiled, Good condition.

*Areas of Moisture:*

No moisture readings of concern were found in this room on the day of inspection.



*General summary:*

Reasonably well presented room. Maintenance tasks listed, generally cosmetic, the linings are intact, superficial ageing or wear evident.

# Hallway #1

## Hallway #1

Photos:



*Internal Ceiling & Wall Linings:* Base linings intact, good condition.

*Windows & Reveals:* Aluminium-framed double-glazed windows, function as designed, Fixed Pane.

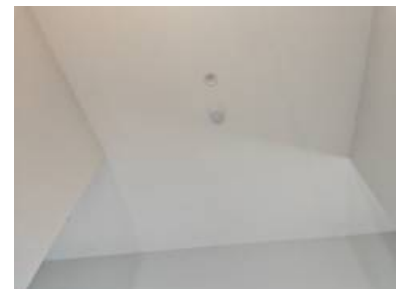
*Exterior Door & Surround:* Hinged door, function as designed.

*Lighting & Power Points:* Lighting installed, tested, function as designed. Power points installed, tested, function as designed.

*Service Sockets & Other Accessories:* Alarm keypad installed.



*Smoke Alarms:* Smoke alarm securely installed. Smoke alarm(s) installed here covers all the bedrooms in this house, which meets the current building regulations.



*Floor Covering:* Engineered timber flooring, Good condition.

*Areas of Moisture:* No moisture readings of concern were found in this room on the day of inspection.

*General summary:* Good tidy area, well presented, functions well. Maintenance tasks as listed if any.

## Hallway #2

### Hallway #2

Photos:

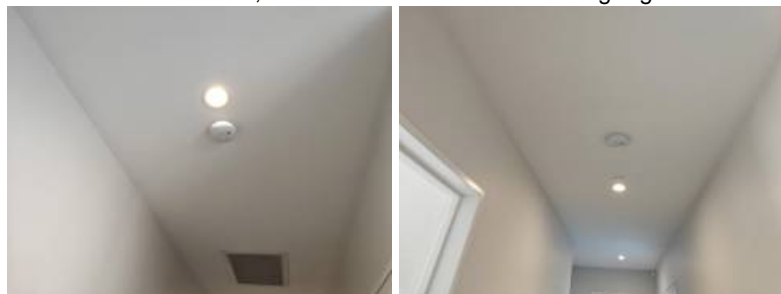


*Internal Ceiling & Wall Linings:* Base linings intact, good condition.

*Windows & Reveals:* Aluminium-framed double-glazed windows, function as designed.

*Lighting & Power Points:* Lighting installed, tested, function as designed. Power points installed, tested, function as designed.

*Smoke Alarms:* Smoke alarm securely installed. Smoke alarm(s) installed here covers all the bedrooms in this house, which meets the current building regulations.



*Storage:*

Storage cupboards installed, doors function as designed.



*Heating:*

Central heating system installed, Central heating return vent installed, suggest clean filter annually.



*Floor Covering:*

Carpet, Good condition.

*Areas of Moisture:*

No moisture readings of concern were found in this room on the day of inspection.

*General summary:*

Good tidy area, well presented, functions well. Maintenance tasks as listed if any.

# Bedroom #1

## Bedroom #1

*Photos:*

Master Bedroom.



*Internal Ceiling & Wall Linings:* Base linings intact, good condition.

*Windows & Reveals:* Aluminium-framed double-glazed windows, function as designed.

*Interior Door & Surround:* Hinged door, function as designed.

*Exterior Door & Surround:* Sliding door, function as designed.

*Lighting & Power Points:* Lighting installed, tested, function as designed. Power points installed, tested, function as designed.

*Service Sockets & Other Accessories:* Central heating controller installed.  
[Clean filter light is on.](#)



*Wardrobe:* Walk in design, Lighting installed, tested working. Internal storage areas installed.



*Heating:*

Central heating system installed, operational on the day of inspection.



*Floor Covering:*

Carpet, Good condition.

*Areas of Moisture:*

No moisture readings of concern were found in this room on the day of inspection.

*General summary:*

Good tidy area, well presented, functions well. Maintenance tasks as listed if any.

## Bedroom #2

### Bedroom #2

Photos:



*Internal Ceiling & Wall Linings:* Base linings intact, good condition.

*Windows & Reveals:* Opening window not installed, just a sliding door.



*Interior Door & Surround:* Hinged door, function as designed.

*Exterior Door & Surround:* Sliding door, function as designed.

*Lighting & Power Points:* Lighting installed, tested, function as designed. Power points installed, tested, function as designed.

*Wardrobe:* Built in wardrobe, doors function as designed.



*Heating:*

Central heating system installed, operational on the day of inspection.



*Floor Covering:*

Carpet, Good condition.

*Areas of Moisture:*

No moisture readings of concern were found in this room on the day of inspection.

*General summary:*

Good tidy area, well presented, functions well. Maintenance tasks as listed if any.

## Bedroom #3

### Bedroom #3

*Photos:*



*Internal Ceiling & Wall Linings:* Base linings intact, good condition.

*Windows & Reveals:* Opening window not installed, just a sliding door.



*Interior Door & Surround:* Hinged door, function as designed.

*Exterior Door & Surround:* Sliding door, function as designed.

*Lighting & Power Points:* Lighting installed, tested, function as designed. Power points installed, tested, function as designed.

*Wardrobe:* Built in wardrobe, doors function as designed.



*Heating:*

Central heating system installed, operational on the day of inspection.



*Floor Covering:*

Carpet, Good condition.

*Areas of Moisture:*

No moisture readings of concern were found in this room on the day of inspection.

*General summary:*

Good tidy area, well presented, functions well. Maintenance tasks as listed if any.

## Bedroom 4 and 5

### Bedroom #4

Photos:



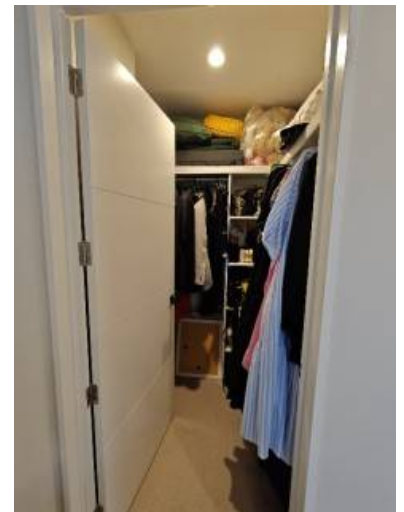
*Internal Ceiling & Wall Linings:* Base linings intact, good condition.

*Windows & Reveals:* Aluminium-framed double-glazed windows, function as designed.

*Interior Door & Surround:* Hinged door, function as designed.

*Lighting & Power Points:* Lighting installed, tested, function as designed. Power points installed, tested, function as designed.

*Wardrobe:* Walk in design, Lighting installed, tested working. Internal storage areas installed.



*Heating:* Central heating system installed, operational on the day of inspection.



*Floor Covering:* Carpet, Good condition.

*Areas of Moisture:* No moisture readings of concern were found in this room on the day of inspection.

*General summary:* Good tidy area, well presented, functions well. Maintenance tasks as listed if any.

## Bedroom #5

Photos:



*Internal Ceiling & Wall Linings:* Base linings intact, good condition.

*Windows & Reveals:* Aluminium-framed double-glazed windows, function as designed.

*Interior Door & Surround:* Hinged door, function as designed.

*Lighting & Power Points:* Lighting installed, tested, function as designed. Power points installed, tested, function as designed.

*Wardrobe:* Built in wardrobe, doors function as designed.



*Heating:* Central heating system installed, operational on the day of inspection.



*Floor Covering:* Carpet, Good condition.

*Areas of Moisture:* No moisture readings of concern were found in this room on the day of inspection.

*General summary:* Good tidy area, well presented, functions well. Maintenance tasks as listed if any.

## Study (Office)

### Study (Office)

*Photos:*

Inside kitchen.



*Internal Ceiling & Wall Linings:* Base linings intact, good condition.

*Interior Door & Surround:* Sliding door, function as designed.

*Lighting & Power Points:* Lighting installed, tested, function as designed. Power points installed, tested, function as designed.

*Service Sockets & Other Accessories:* Study shelves is sturdy.



*Floor Covering:* Engineered timber flooring, Good condition.

*Areas of Moisture:* No moisture readings of concern were found in this room on the day of inspection.

*General summary:* Good tidy area, well presented, functions well. Maintenance tasks as listed if any.

# Hot Water Cylinder

## Hot Water Cylinder

*Location:* Hallway area.



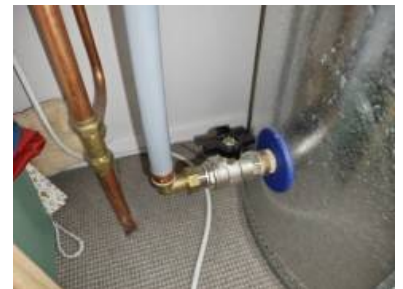
*Top of HWC:* Top of the hot water cylinder.



Top of the hot water cylinder.



*Bottom of HWC:* Bottom of the hot water cylinder.



*Plumbing pipe connections:* Plumbing pipe connections.



*Specification:*

300 Litre, Mains Pressure, Year Manufactured:  
Unknown, strap has covered it up.



*Seismic Strap:*

Seismic strap fitted.

*General comments on the cylinder and connections:*

\* The cylinder carcass and the connections evident appear to be in a reasonable condition. Natural signs of ageing, no sign of any major damage or moisture leaks evident here.

\* We recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 60 degrees celsius (to prevent the growth of legionella bacteria) and no higher than 55 degrees celsius at the tap to prevent scalding. We recommend a qualified plumber is contacted if necessary, to make sure these temperature limits are met.

## Ceiling Space 1 and 2

### Internal Ceiling Space 1

*Access Point:*

Study room.



*General Access:*

Inspection from man hole only, due to lack of space within the ceiling space. Area inspected only what could be seen by the inspector from this vantage point.



*Insulation:*

Fibreglass or wool batts. Insulation in reasonable condition and thickness (Over 120mm), has reduced in thickness over time. Still in place, reasonably tidy.



*Roof Lining:*

Roof lining Paper installed. Good condition, secure, no deterioration on the roof lining installed. Wire mesh Installed.



*Roofing Type:*

The factory manufactured trusses are secure, and in a good sound condition.



*Plumbing:*

PVC, Lagged or insulated, The plumbing installed in this area is secure, and shows no signs of any moisture leaks, or damage.



Gas pipe installed here.



*Electrical Wiring:*

The wiring here is a modern plastic coated design. Well stowed, the wiring appears to be in good condition.



*Pest & Debris:*

Plenty of room to install plywood or timber planks and use this space as storage.



*General Summary:*

Good, tidy, sound condition.

## Internal Ceiling Space 2

*Access Point:*

Garage area.



*General Access:*

Inspection from man hole only, due to lack of space within the ceiling space. Area inspected only what could be seen by the inspector from this vantage point.



*Insulation:*

Fibreglass or wool batts. Insulation in reasonable condition and thickness (Over 120mm), has reduced in thickness over time. Still in place, reasonably tidy.



No insulation installed over garage area, this is not a current building code requirement.



*Roof Lining:*

Roof lining Paper installed. Good condition, secure, no deterioration on the roof lining installed. Wire mesh Installed.



*Roofing Type:*

The factory manufactured trusses are secure, and in a good sound condition.



*Plumbing:*

PVC, Lagged or insulated, The plumbing installed in this area is secure, and shows no signs of any moisture leaks, or damage.



Gas pipe installed here.



*Electrical Wiring:*

The wiring here is a modern plastic coated design. Well stowed, the wiring appears to be in good condition.



*Extraction Unit Housing:*

Central heating installed.



*Pest & Debris:*

Home owner's belongings stored in the ceiling space.



*General Summary:*

Good, tidy, sound condition.

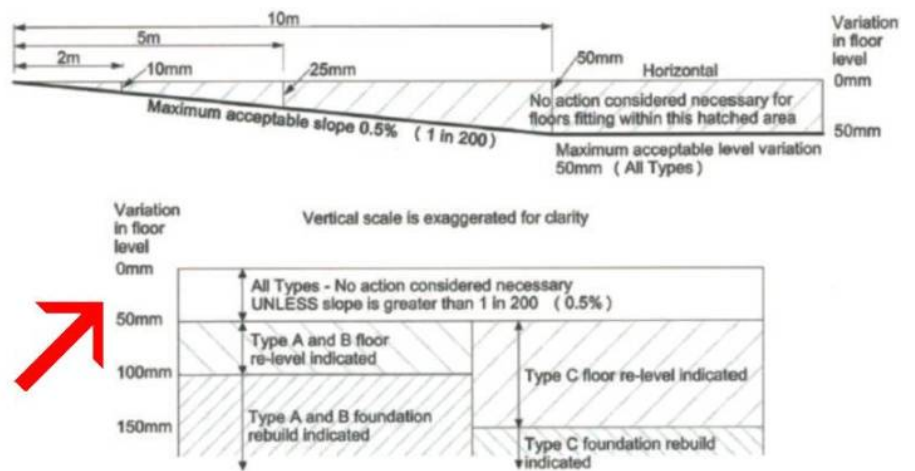
# Floor Level

## Floor Level

*Floor Level:*

- \* The floor level in this house is relatively even for a house of this age, there does not appear to be any sudden falls to the floor level anywhere in this dwelling.
- \* The floor level is well within the MBIE guidelines of 50mm over 10 metres, therefore I do not recommend getting a floor level survey done.
- \* If the client is still concerned about the floor level, then contact us or a structural engineer to perform a floor level survey.

**Figure 2.2: Diagrammatic representations of slope and overall variation limits from Table 2.3**



# Certificate of Inspection

## Certificate of Inspection:

*Client:* Wayne and Jacinta Gardner.

*Site Address:* 6 Woodleigh Lane, Prebbleton.

*Inspector & Qualifications:* **Andy Lin, Managing Director, HABiT Christchurch**  
Building Experience 13 plus Years.  
NZIBI Member.  
Professional Indemnity Policy Certificate Number: LAUPI-NZ52678.

*Date of Inspection & Time of Appointment:* Date: 30/10/2025  
Time: 8:00 am

## The Following areas of the property have been inspected:

*Site:* Yes.

*Subfloor:* Concrete pad foundation; not required.

*Exterior:* Yes.

*Roof Exterior:* Yes.

*Roof Space:* Yes.

*Interior:* Yes.

*Services:* Yes.

*Accessory units, ancillary spaces and buildings:* Yes.

*Statement:* Habit Christchurch Limited acknowledge and encompasses the NEW ZEALAND STANDARD NZS 4306:2005 RESIDENTIAL PROPERTY INSPECTION and regard this document as supporting this Regulation and providing further detail in establishing minimum standards of inspecting and reporting, unless specifically contracted otherwise.

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

**I hereby certify that I have carried out the inspection of the property site at the above address, and I am competent to undertake this inspection.**

*Signature:*

Andy Lin, 30/10/2025.

A handwritten signature in blue ink, appearing to read 'Andy Lin', is written over a light blue rectangular background.