



# PROPERTY REPORT

EYE SPY INSPECTIONS LTD



**EYE SPY**  
INSPECTIONS

**PREPARED BY**

Richard Cournane

[eyespyinspections.co.nz](http://eyespyinspections.co.nz)

# BUILDING INSPECTION REPORT

11 Jun 2026 / 4 Wherstead Rd

Complete

Flagged items

0

Actions

0

## Pre-Purchase/Sale Visual Non-Invasive Property Inspection

Eye Spy Property Inspections  
Pre sale building report  
4 Wherstead Rd, Cashmere



Photo 1

**Inspection Date**

11.06.2026 10:37 NZST

**Weather Conditions**

Fine with light winds 15degC

**Client/Job name**

4 Wherstead Rd

Siobhan & Royden van Dyk

**Address**

4 Wherstead Road, Cashmere,  
Christchurch 8022, New Zealand

INSPECTION INSTRUCTIONS Visual Non Invasive Pre Purchase Property Inspection

PROPERTY DESIGNATION Please see CERA website at: <http://cera.govt.nz/myproperty/> for information on the land classification for this property

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## Disclaimer

The assessors believe the information contained within this risk assessment report to be correct at the time of printing. The assessors do not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed or came to the attention of the assessors during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.

Information on the latest workers compensation and OHS / WHS laws can be found at the relevant State WorkCover / WorkSafe Authority.

## THE PROPERTY

### EXECUTIVE SUMMARY

This house appears to be structurally sound and well-built to the standards of the time. There is no obvious significant earthquake damage visible at the time of the inspection. The house appears watertight at the time of the inspection, with no visible signs of current moisture ingress. There are a few maintenance issues mentioned throughout the report. With typical ongoing repairs and maintenance kept up to standard, this should remain a good house for some time to come.

### DWELLING DESCRIPTION & ELEVATIONS

This is a single storey 3 bedroom 2 bathroom home constructed of timber frame with corrugated iron and rubber membrane roof with painted timber weatherboard veneer on a concrete ring foundation with a timber floor structure. Concrete floor and foundation to addition



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

## SITE & EXPOSURE

Yes

Flat urban site



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11

**SURFACE WATER**

N/A

**CARPORTS**

Yes

The carport, including the integrated garden shed, appears to be constructed to a satisfactory standard.



Photo 12



Photo 13

**OUTBUILDINGS**

Yes

Detached steel garden shed



Photo 14

**MAILBOX**

Yes

Appears in sound usable condition



Photo 15

**CLOTHESLINE**

Yes

Appears in sound usable condition



Photo 16

**DRIVEWAY**

Yes

Relatively new asphalt



Photo 17



Photo 18

**PATIOS & PATHS & STEPS**

Yes

Mixed materials appear in sound usable condition



Photo 19

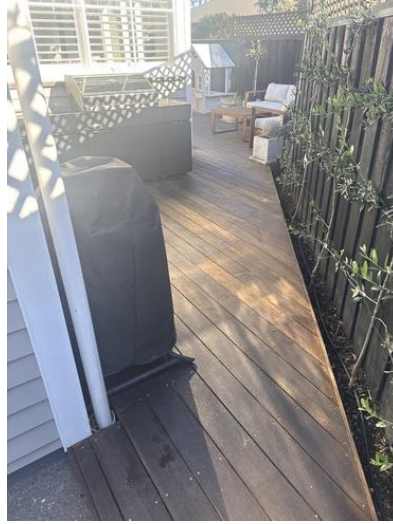


Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25

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**BALCONIES**

N/A

---

**PERGOLAS & VERANDAHS**

Yes

Attached varanda



Photo 26

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**FENCES**

Yes

Timber appear typical for age



Photo 27



Photo 28

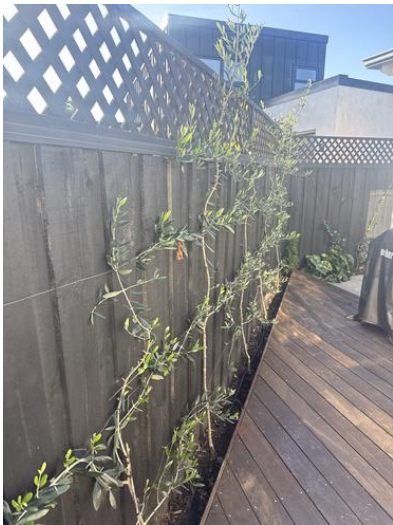


Photo 29



Photo 30



Photo 31

**GATES**

Operational

Yes



Photo 32

Boundaries are not checked as part of this building inspection as this must be undertaken by a qualified "Land Surveyor". Fences are a general indication of the boundary lines only and are not to be relied upon as being true and accurate of the actual boundary lines as these are not necessarily positioned accurately along the actual boundary line itself. If there is any concern over the boundaries, in the first instance the boundary pegs need to be located if possible and or the property file checked or if necessary, a qualified "Land Surveyor" employed to survey and establish the actual boundaries.

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**RETAINING WALLS**

N/A

## EXTERIOR

### Notes on Exterior

House occupied at the time of the inspection.  
Fully furnished.  
Nobody else present

### CLADDING

General maintenance

The painted timber weatherboard appears to be in generally sound condition, which is typical for its age.  
1: The pipe penetration requires sealing.  
2: Several borer holes necessitate treatment and filling, in addition to some paint finishing.



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37

## EXTERIOR WINDOWS & DOORS

Yes

Aluminium double glazed.  
Painted timber single glazed



Photo 38



Photo 39



Photo 40



Photo 41

### Aluminium Joinery And Glazing General Notes

1) Apart from some earlier styles of aluminium joinery all aluminium window and door frames have drainage channels and drain holes to the exterior to drain any moisture that may occur on the aluminium to the exterior, the drainage channels and holes must be kept clear and checked

regularly as blocked channels or holes can allow moisture to seep through the frame joins into the framing possibly causing internal moisture issues or rot in the framing over time.

**FOUNDATION**

Yes

Concrete ring foundation. Visible sections appear generally sound, with no significant visible cracking or movement. Some minor cracking typical for age



Photo 42



Photo 43



Photo 44

**SUBFLOOR VENTILATION**

Yes

Typical for age



Photo 45

**FASCIA & SOFFITS**

Yes

Painted timber fascia with painted board soffit



Photo 46



Photo 47

## EXTERIOR PAINTING

General maintenance

Some finishing still required to south/east walls



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52

## EXTERNAL ELECTRICAL

Yes



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58

### GUTTERS & DOWNPIPES

General maintenance

Coil coated steel spouting with pvc downpipes.  
Spouting due for clean out in places

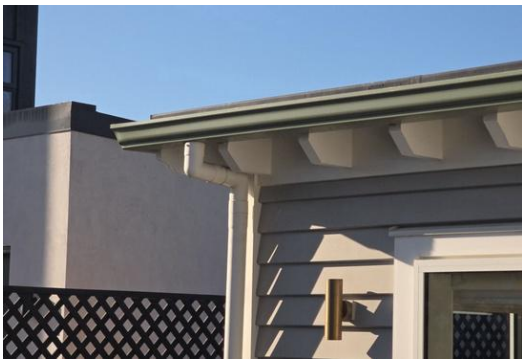


Photo 59

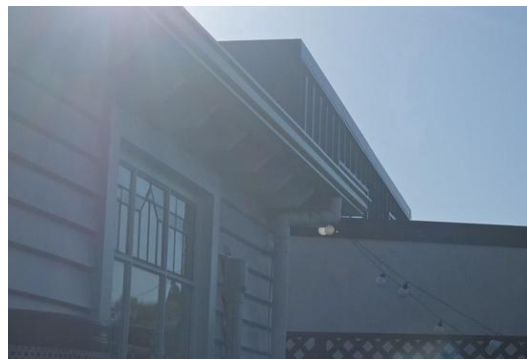


Photo 60



Photo 61

### EXTERNAL PLUMBING & DRAINS

Yes

Downpipes fall to pvc stormwater risers. Gully traps clear



Photo 62



Photo 63



Photo 64

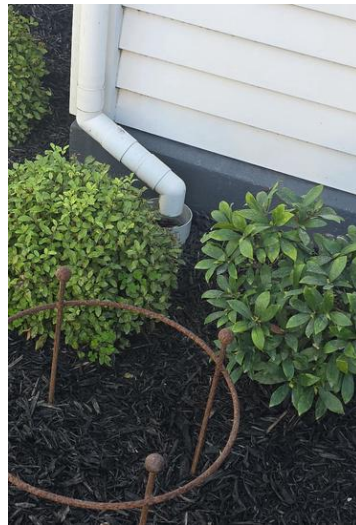


Photo 65



Photo 66

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No guarantees can be given regarding the integrity of the underground pipes (if any) due to seismic or historical damage and/or blockage.  
Due to the seismic events, it is advisable to have the underground drains CCTV inspected.

---

## ROOFING & FLASHINGS

Yes

Relatively new coil coated corrugated iron roof fixed with tek screws.  
Rubber membrane to addition



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72

## ROOF PENETRATIONS

Yes



Photo 73

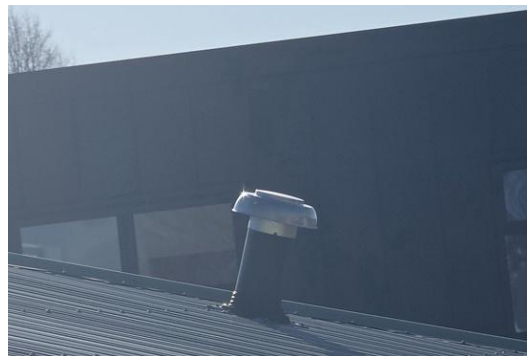


Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80

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Restrictions: Due to current NZ Health & Safety at Work Act 2015 in regard to working alone and at height: We will provide a visual inspection of the exterior roofing which can be seen from a ladder(3.6m) at several locations around the building.

---

## MOISTURE TESTING

### Notes on Moisture Testing

Tested low at the time of the inspection



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90

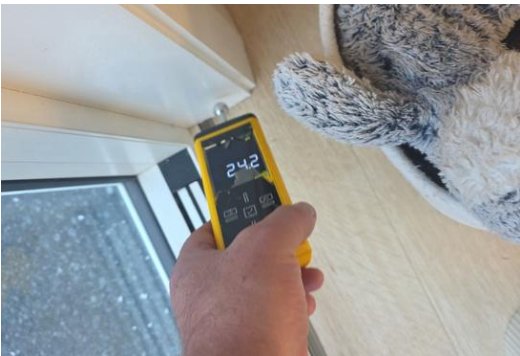


Photo 91



Photo 92



Photo 93

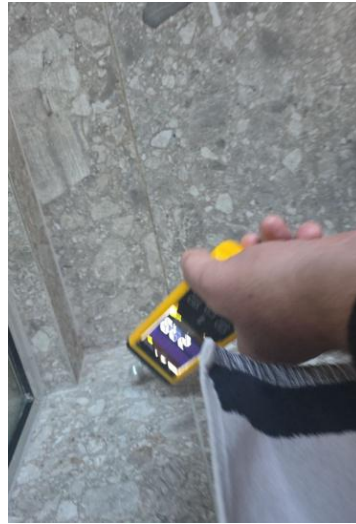


Photo 94

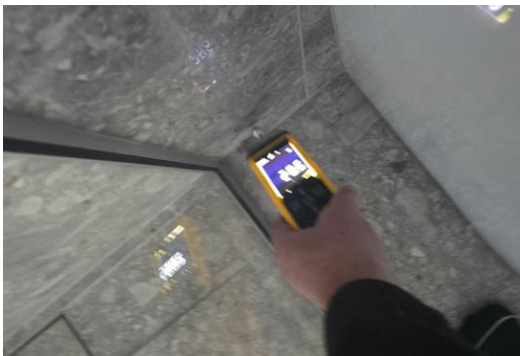


Photo 95



Photo 96



Photo 97

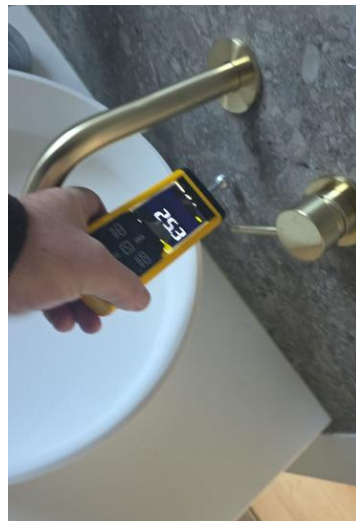


Photo 98



Photo 99

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Multiple moisture readings were taken in each room and on window sills. The readings give an overall indication of the moisture levels in the house but do not mean that there may not be areas with high moisture levels. Whilst every effort is made to detect moisture problems it is not possible to check every square metre of the interior wall space during inspection.

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The tester used is a Trotec T660 Moisture Tester

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This meter measures the moisture content of wood up to 40mm deep. On this particular meter readings of between 0 and 50 are considered dry. Readings between 50 and 80 are considered marginal. Readings above 80 are considered high levels of possible moisture.

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It is up to clients to arrange an invasive inspection if they consider it necessary which may require the removal of linings etc. to confirm, prove or disprove the actual situation.

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Eye Spy Inspections cannot prove dampness or wetness. This can only be done by directly and invasively checking which is not the purpose of our report.

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All moisture testing is done with care and experience as to where and what should be checked.

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The 'Trotec T660' is regarded as a reputable non-invasive moisture meter.

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## INTERIOR

### Notes on Interior

**FLOOR LEVELS** Spot checked throughout using a mini laser and/or zip 2000 Findings below:

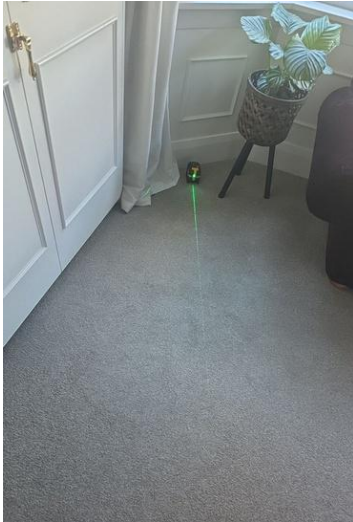


Photo 100



Photo 101

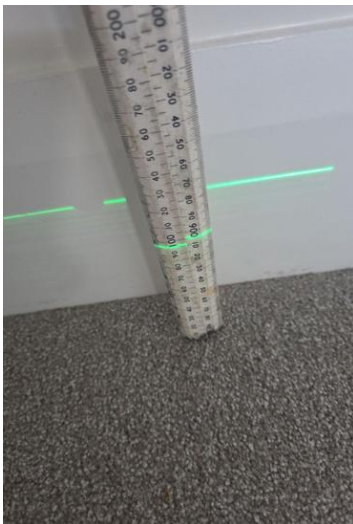


Photo 102

**The floor slope between two points greater than 2m apart is less than 0.5% (1:200) as per MBIE guidelines and/or any slope differential slightly outside mbie guidelines is deemed typical for age and style of house and does not require further investigation**

NO

The low point has been identified in the hallway, with the highest elevation located at the external bedroom wall situated at the street-facing end of the property. The maximum differential measures approximately 50mm over a 5m span, which exceeds the parameters outlined in the MBIE guidelines. This observation is consistent with the typical characteristics of properties of this age and architectural style, reflecting general settlement over an extended period.

**The variation in level over the floor plan is less than 50mm over 10m as per MBIE guidelines.**

NO

The maximum differential measures approximately 50-60mm, which marginally exceeds the MBIE guidelines. This observation is consistent with the age and architectural style of the property, suggesting general settlement over time.

**Key Aspects of MBIE Floor Level Guidelines:**

**Purpose:** Primarily developed to assess differential settlement caused by the Canterbury earthquake sequence.

**The 50mm Threshold:** While not a "hard" pass/fail limit, a difference in floor levels of more than 50mm across a building is often used to trigger closer inspections and, potentially, remediation.

**Structural Assessment:** Guidelines help determine if the foundation is sound or if the floor has slumped significantly.

**Application:** Used by insurers, EQC, and engineers to evaluate the need for foundation repairs, such as "jack and pack" methods for timber and concrete piles.

<b>SUBFLOOR ACCESS &amp; STRUCTURE</b>	N/A
<b>GROUND CONDITION AND GROUND CLEARANCE</b>	N/A
<b>PILE TYPE &amp; CONNECTIONS</b>	N/A
<b>INSULATION</b>	N/A
<b>PIPEWORK</b>	N/A
<b>WIRING</b>	N/A
<b>BORER</b>	N/A

It is not uncommon for older homes to be subject to wood boring insects. By their nature the presence of wood boring insects is generally found by seeing their holes and/or dust from boring into the timber, or where infestation may have obviously damaged the timber. While the presence of wood boring insects may be identified by a pre-purchase building inspection, the lack of any visual signs does not mean that the property is free of the insects. For purposes of this inspection, the inspector is looking for evidence of significant infestation. It would always be advisable to consider having the home professionally treated for borer, as part of the maintenance of an older home.

**Subfloor NB: Due to current NZ legislation (Health & Safety at Work Act 2015) in regard to working alone and in confined spaces – we will only provide a very limited visual inspection of the subfloor area that can be seen from the manhole location (within a 2m radius). If you have any concerns about the quality of the subfloor we strongly recommend engaging a qualified re-levelling contractor to provide you with a specialist subfloor inspection report or to commission a critter crawler inspection of the entire subfloor(Contact our office to arrange this).**

<b>ROOF SPACE STRUCTURE</b>	Yes
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This is a pitched roof with timber rafters and joists



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111

<b>ROOFING UNDERLAY</b>	Yes
Building paper over timber sarking	
<b>CEILING CONSTRUCTION &amp; INSULATION</b>	Yes
Timber joists. Insulation is fibreglass batts approximately 150mm thick between joists	
<b>PLUMBING</b>	N/A
<b>ELECTRICAL</b>	Yes
Wiring seen was tps	
<b>VENTS</b>	Yes
<b>BORER</b>	Yes
Borer possible typical for age	
<b>RODENTS/BIRDS</b>	Yes
Evidence of rodent activity has been observed, which is a common occurrence in attic environments. Laying poison/traps is standard maintenance recommended for all roof spaces.	

**NB: Due to current NZ legislation(Health & Safety at Work Act 2015) – in regard to working alone and in confined spaces; we will only provide a very limited visual inspection of the roof cavity which can be seen from a ladder at the manhole location (within a 2m radius) and/or any safe attic access space available. If you have any concerns about the quality of the structure, insulation or pest infestation we recommend further investigation by a qualified roofing/insulation/pest contractor to provide you with a specialist report.**

Approximately 75% viewed through a manhole using a torch and camera.

<b>POSSIBLE ALTERATIONS OR ADDITIONS</b>	Yes
Please check lim for possible alterations and additions	

PERMITS/CONSENTS.

Please note that permits were issued prior to 1992-1993 with no Code Compliance and after that the Consent and Code Compliance system came into effect.  
For further information and possibly clarification of what is covered with permits/consents it would be advisable to order a property file from the Christchurch City Council.

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#### LIM Report

The building inspector has not reviewed a LIM report nor inspected the Council file in relation to the property and is unable to provide advice as to the content of any LIM report.  
The building inspector recommends that the client obtain independent legal advice in relation to all aspects of the LIM report.

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## SERVICES

### HOT WATER

Yes

External mains pressure cylinder



Photo 112



Photo 113



Photo 114

### ELECTRICAL SERVICES

Yes

Switchboard in hallway has mini circuit breakers. Power was on at the time of the inspection



Photo 115

**WIRING.**

**Electricity – early wiring**

Electricity became available from about 1900 onwards, the actual date depending on the locality. By the 1910s, locally generated electricity was in widespread use.

Once it became available, new villas were wired for electricity, and earlier ones had the wiring added as an early renovation as owners were quick to install electric lighting. Other appliances followed more slowly.

The earliest wiring was cloth-wrapped rubber insulated, set into ½" (12mm) metal pipe conduit. Some examples of conduit may still exist in use. Conduit was fixed into the back of timber blocks fixed to the internal lining. Houses had a very small number of electrical switches and outlets. By the 1930s, cloth wrapped wiring (with an earth wire) was used without conduit. It was often used to provide additional outlets so may still be present in conjunction with conduit cabling. This wiring also deteriorated in time as the rubber insulation perished and became brittle.

**Electricity – 1950s-1960s**

Early polyvinyl chloride (PVC) sheathed wiring (three strands including an earth wire) was introduced about 1950. This also deteriorates over time.

A significant number of villas will have been rewired with thermoplastic sheathed (TPS) cable, which became available in the 1960s.

**DVS / HRV**

N/A

**SMOKE ALARMS**

Yes

Battery powered  
 Not tested  
 Within 3m of bedrooms



Photo 116

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**INTRUDER ALARMS**

N/A

<b>INTERNAL GARAGE</b>	
<b>Notes on garage</b>	N/A
<b>Flooring</b>	N/A
<b>Walls &amp; Ceilings</b>	N/A
<b>Doors &amp; windows</b>	N/A
<b>Storage</b>	N/A
<b>Plumbing</b>	N/A
<b>Electrical</b>	N/A
<b>Moisture levels</b>	N/A
<b>Heating</b>	N/A

<b>EXTERNAL GARAGE</b>	
<b>Notes on garage 2</b>	N/A
<b>Flooring</b>	N/A
<b>Walls/Cladding</b>	N/A
<b>Roof/Ceiling</b>	N/A
<b>Doors &amp; windows</b>	N/A
<b>Storage</b>	N/A
<b>Plumbing</b>	N/A
<b>Electrical</b>	N/A
<b>Moisture levels</b>	N/A
<b>Studio</b>	N/A

## HALLWAY

### Notes on Hallway

Yes

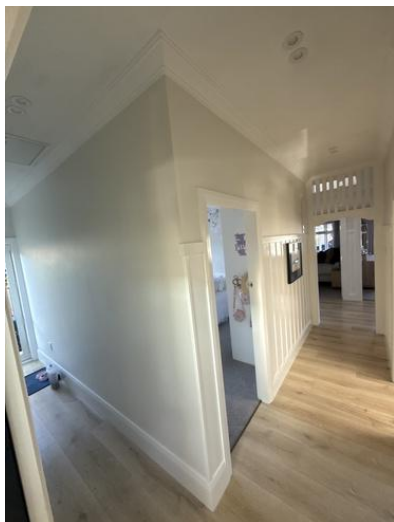


Photo 117



Photo 118

### Flooring

Yes

Vinyl

### Walls & ceiling

Yes

Painted plasterboard  
Timber panneling

### Doors & windows

Yes

External doors operational  
Single glazed door windows  
Double glazed door

### Storage

Yes

### Moisture levels

Yes

Tested low during inspection

### Heating

Yes

Wall-mounted heat pump appears typical for its age. Untested.



Photo 119



Photo 120



Photo 121

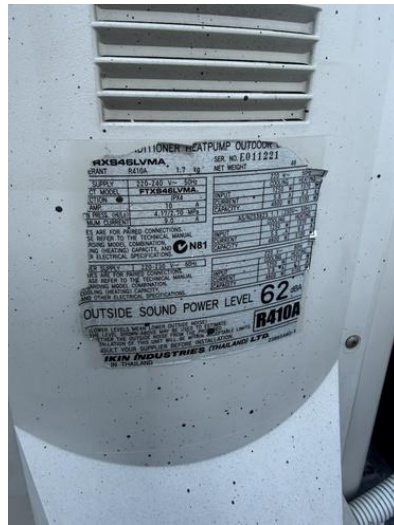


Photo 122

**Plumbing**

N/A

**Electrical**

Yes

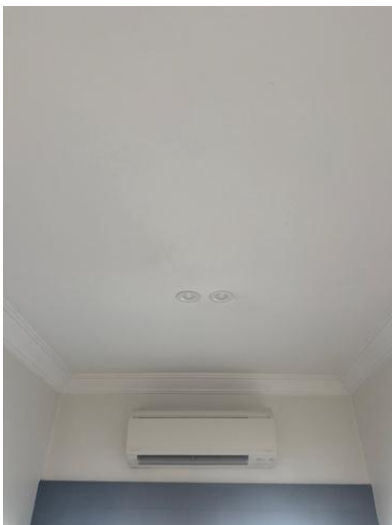


Photo 123



Photo 124



Photo 125

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## KITCHEN & LIVING 1

### Notes on Kitchen/Living

Yes



Photo 126



Photo 127

### Kitchen joinery

Yes

Kitchen joinery appears in sound usable condition



Photo 128



Photo 129



Photo 130

### Fridge space

Yes



Photo 131

### Plumbing Fittings

Yes

Plumbing fittings appear in sound, usable condition with good hot water pressure, typical for a mains pressure system.



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136

## Oven & Hob

Inbuilt electric oven and hob untested

Yes



Photo 137



Photo 138



Photo 139



Photo 140

### Range Hood

Operational. Externally ducted

Yes



Photo 141

### Flooring

Private & confidential

Yes

Vinyl

**Walls & ceilings**

Yes

Painted plasterboard

**Doors & windows**

Yes

Internal and external doors operational Aluminium double glazed windows and doors  
Timber single glazed window

**Storage**

Yes

**Moisture levels**

Yes

Tested low during inspection

**Heating**

Yes

Wall-mounted heat pump appears typical for its age. Untested.



Photo 142



Photo 143



Photo 144



Photo 145

**Electrical**

Yes

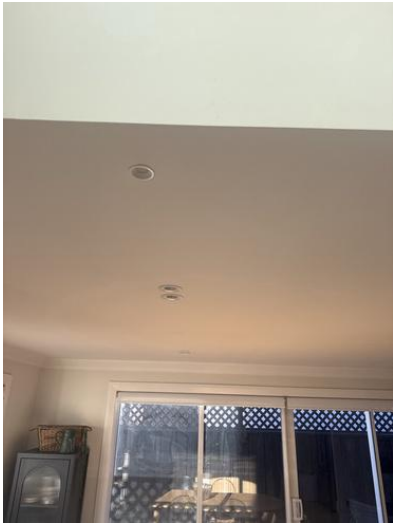


Photo 146



Photo 147



Photo 148

## SEPARATE LIVING

### Notes on living 2

Yes

+ sunroom/playroom



Photo 149



Photo 150

### Kitchen joinery

N/A

### Fridge space

N/A

### Plumbing Fittings

N/A

### Oven & Hob

N/A

### Rangehood

N/A

### Floors

Yes

Carpet  
Vinyl

### Walls & ceilings

Yes

Painted plasterboard

### Doors & windows

Yes

Internal and external doors operational Aluminium double glazed doors  
Timber single glazed windows

### Storage

Yes

### Moisture levels

Yes

Tested low during inspection

### Heating

Yes

Free standing woodburner untested



Photo 151

**Electrical**

Yes



Photo 152



Photo 153



Photo 154

## BATHROOM 1

### Notes on Bathroom 1

Yes



Photo 155

### Shower

Yes

Tiled walls and floors



Photo 156



Photo 157

### Plumbing Fittings

Yes

Plumbing fittings appear in sound, usable condition with good hot water pressure, typical for a mains pressure system.



Photo 158



Photo 159



Photo 160



Photo 161

**Extractor**

Yes

Ceiling fan operational. Externally ducted



Photo 162

**Flooring**

Yes

Private & confidential

Tile

---

**Walls & ceilings**

Yes

Tile  
Painted plasterboard and paneling

---

**Doors & windows**

Yes

Internal door operational  
Aluminium double glazed windows

---

**Heating**

Yes

Undertile heating control untested



Photo 163

---

**Electrical**

Yes



Photo 164



Photo 165

---

**Moisture levels**

Yes

Tested low during inspection

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<b>BATHROOM 2</b>	
<b>Notes on Bathroom 2</b>	N/A
<b>Shower</b>	N/A
<b>Plumbing Fittings</b>	N/A
<b>Extractor</b>	N/A
<b>Flooring</b>	N/A
<b>Walls &amp; ceilings</b>	N/A
<b>Doors &amp; windows</b>	N/A
<b>Heating</b>	N/A
<b>Electrical</b>	N/A
<b>Moisture levels</b>	N/A

## BEDROOM 1

### Notes on Bedroom 1

Yes

First right



Photo 166

### Flooring

Yes

Carpet

### Walls & ceilings

Yes

Painted plasterboard

### Doors & windows

Yes

Internal door operational  
Timber single glazed windows

### Wardrobe

Yes

### Moisture levels

Yes

Tested low during inspection

### Heating

N/A

### Plumbing

N/A

### Electrical

Yes



Photo 167



Photo 168



Photo 169

## BEDROOM 2

### Notes on Bedroom 2

Yes

Second right  
+ ensuite



Photo 170



Photo 171

### Flooring

Yes

Carpet  
Tile

### Walls & ceilings

Yes

Painted plasterboard  
Tile  
Painted panels

### Doors & windows

Yes

Internal door operational  
Aluminium double glazed windows  
Timber single glazed windows

### Wardrobe

Yes

### Moisture levels

Yes

Tested low during inspection

### Heating

Yes

Undertile heating control untested



Photo 172

## Plumbing

Yes

Plumbing fittings appear in sound, usable condition with good hot water pressure, typical for a mains pressure system.



Photo 173



Photo 174



Photo 175



Photo 176



Photo 177



Photo 178

**Electrical**

Yes



Photo 179



Photo 180

## BEDROOM 3

### Notes on Bedroom 3

Yes

Third right



Photo 181

### Flooring

Yes

Carpet

### Walls & ceilings

Yes

Painted plasterboard

### Doors & windows

Yes

Internal door operational  
Timber single glazed windows

### Wardrobe

Yes

### Moisture levels

Yes

Tested low during inspection

### Heating

N/A

### Plumbing

N/A

### Electrical

Yes



Photo 182



Photo 183



Photo 184

<b>BEDROOM 4</b>	
<b>Notes on Bedroom 4</b>	N/A
<b>Flooring</b>	N/A
<b>Walls &amp; ceilings</b>	N/A
<b>Doors &amp; windows</b>	N/A
<b>Wardrobe</b>	N/A
<b>Moisture levels</b>	N/A
<b>Heating</b>	N/A
<b>Plumbing</b>	N/A
<b>Electrical</b>	N/A

<b>BEDROOM 5</b>	
<b>Notes on Bedroom 5</b>	N/A
<b>Flooring</b>	N/A
<b>Walls &amp; ceilings</b>	N/A
<b>Doors &amp; windows</b>	N/A
<b>Wardrobe</b>	N/A
<b>Moisture levels</b>	N/A
<b>Heating</b>	N/A
<b>Plumbing</b>	N/A
<b>Electrical</b>	N/A

<b>ADDITIONAL ROOM 1</b>	
<b>Notes on Additional Room 1</b>	N/A
<b>Flooring</b>	N/A
<b>Walls &amp; ceilings</b>	N/A
<b>Doors &amp; cupboards &amp; windows</b>	N/A
<b>Moisture levels</b>	N/A
<b>Heating</b>	N/A
<b>Plumbing</b>	N/A
<b>Electrical</b>	N/A

<b>ADDITIONAL ROOM 2</b>	
<b>Notes on Additional Room 2</b>	N/A
<b>Flooring</b>	N/A
<b>Walls &amp; ceilings</b>	N/A
<b>Doors &amp; cupboards &amp; windows</b>	N/A
<b>Moisture levels</b>	N/A
<b>Heating</b>	N/A
<b>Plumbing</b>	N/A
<b>Electrical</b>	N/A

## EQC SCOPE

### General comments

No significant EQ damage was visible at the time of the inspection.

**No significant EQ damage visible at the time of the inspection.**

Pass

**In my professional opinion and based on my observations during the inspection it appears all the EQC work has been completed to a satisfactory standard.**

Pass

Where an EQC scope of works has been provided to the building inspector prior to (or at the time of) the inspection of the property, the scope of works may be reviewed and commented on in the building report. However, the building inspection is a visual non-invasive inspection of the property as at the time of the inspection. The building inspector cannot comment on the reasonableness of any repairs that have been carried out in accordance with the EQC Scope of Work nor whether any repairs have been carried out which would not be obvious on a visual and non-invasive inspection.

The building inspector relies on the information provided by the client. The building inspector will take no responsibility for ensuring that all EQC scope of works for the property have been reviewed.

Any EQC scope of works which have not been reviewed and/or any aspect of an EQC scope of works that are unable to be inspected are not referred to in the building report and the client will need to carry out their own due diligence in this respect.

## ASBESTOS

### Notes on Asbestos

Due to the age of the property, it is possible asbestos is present in some products.

### Asbestos testing carried out at the time of the inspection.

NA

PLEASE SEE LIST OF SOME MATERIALS THAT MAY CONTAIN ASBESTOS.

Building and Construction Materials

Insulation: Loose-fill attic insulation (often called "Zonolite"), spray-on insulation, pipe lagging (covering on boilers and steam pipes), and insulation blankets.

Cement Products (Transite): Corrugated roof sheeting (e.g., 'Super Six'), flat sheets for cladding, pipes (water, storm water, sewage), flues, gutters, and downpipes.

Ceiling Materials: "Popcorn" ceilings, acoustic ceiling tiles, textured paint, and adhesive/mastic used with tiles.

Flooring: Vinyl floor tiles, sheet vinyl (linoleum), backing on flooring, carpet underlay, and adhesives.

Wall Materials: Drywall/gypsum board, joint compound, plaster, spackling compounds, putty, and imitation brick cladding.

Roofing and Siding: Roofing shingles, asphalt roofing, roof felt, bitumen-based water proofing, and cement siding.

Electrical Components: Electrical panels (backing or partitions), cloth wire insulation, fire-resistant blankets in fuse boxes, and fuses.

Eye Spy Property Inspections cannot state whether this building has products containing these materials and compounds without testing, however because of the era of this building we wish to make you aware of the possibility, so you will always work safely in your home.

## CERTIFICATE OF INSPECTION

### Client

Siobhan & Royden van Dyk

### Site

4 Wherstead Rd

### Inspector

Richard & Harry

### Company

Eye Spy Property Inspections

### Qualifications

Licensed and qualified builder 25+ years experience.

The following areas of property were inspected:

Site	Yes
Subfloor	NA
Roofspace	Yes
Exterior	Yes
Roof exterior	Yes
Interior	Yes
Services	Yes
Accessory unit, ancillary space & buildings	Yes

**Any limitations to the coverage of the inspection are detailed in the written report. I hereby certify that I have carried out the inspection of the property site at the above address taking into account aspects of NZS4306:2005 Residential Property Inspection - and I am competent to undertake this inspection.**



11.06.2026 11:36 NZST

An inspection carried out with reference to aspects of NZS 4306:2005 is not a statement that the

property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS4306:2005 for full details. A signed copy of this certificate is held on file.

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NB: Image gallery below and the accompanying comments form an integral part of this report and must be viewed and read in conjunction with the rest of the report.

R Cournane

Licensed and qualified builder

LBP No:120745.

Property Inspector

Eye Spy Inspections

027 240 8883

The building inspector has not reviewed a LIM report nor inspected the Council file in relation to the property and is unable to provide advice as to the content of any LIM report.

The building inspector recommends that the client obtain independent legal advice in relation to all aspects of the LIM report.

N.B. Please read this report in conjunction with Note / Disclaimer, the final page of this report.

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## TERMS OF SERVICE & CERTIFICATES

Please find our terms of service

[Terms of Service.pdf](#)

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Please find our Master Inspector Association of NZ certificate

[MIANZ Registration Certificate RICHARD COURNANE RMI@.pdf](#)

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Insurance



BizCover  
Level 12 - 66 Wyndham Street  
Auckland 1010  
Phone: 0800 249 268

## Certificate of Currency Professional Indemnity

**This Certificate:**

- is issued as a matter of information only and confers no rights upon the holder;
- does not amend, extend or alter the coverage afforded by the policy listed;
- is only a summary of the cover provided. For full particulars, reference must be made to the current policy wording;
- is current only at the date of issue.

Name Of Insured	Eye Spy Inspections Trading As Eye Spy Inspections
Occupation	Architecture & Surveying • Pre-Purchase/Building Inspector
Policy Number	SOB/05538/000/26/P
Policy Period	4.00pm Local Standard Time on 04 March 2026 to 4.00pm Local Standard Time on 04 March 2027
Limit of Indemnity	Professional Indemnity: NZD\$500,000
Excess	Professional Indemnity: NZD\$2,000 each and every claim.
Reinstatements	1
Underwriter	Certain Underwriters at Lloyd's led by Everest Managing Agency Limited, Syndicate 2786 and underwritten by DUAL on their behalf as Coverholder
Unique Market Reference	B1969DS2600033
Signature	
Name of Signatory	Damien Coates
Capacity/Title	Chief Executive Officer, DUAL Asia Pacific
Date	04 Mar 2026

**Please note**

This Certificate is issued subject to the policy's terms and conditions and by reference to the insured's declaration. The information set out in this Certificate is accurate as at the date of signature and there is no obligation imposed on the signatory to advise of any alterations.

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