

Property Inspection Report



- Habit Christchurch Limited -

24 Edward Law Boulevard, Prebbleton

Prepared for: Andrew Harrison And Amanda Harrison.

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 × 400	600	Accessible from a 3.6 m ladder*
Subfloor	350 × 350	Vertical clearance Timber floor: 300** Concrete floor: 300	
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 11/08/2026. 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>	2:00 pm.
<i>Address of Property:</i>	24 Edward Law Boulevard, Prebbleton.
<i>Inspection For:</i>	This report is for the sole benefit of Andrew Harrison And Amanda Harrison.
<i>Real Estate Agent:</i>	Naomi Warrander.
<i>Inspector On This Property:</i>	Andy Lin, Managing Director, HABiT Christchurch Building Experience 14 plus Years. NZIBI Member. Professional Indemnity Policy Certificate Number: LAUPI-NZ59552.
<i>Weather Conditions:</i>	The weather condition is cloudy & overcast.
<i>Building Characteristics:</i>	Built circa: 2020s. Property type: House. Site exposure: Exposed.
<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, four bedroom dwelling, with an internal double 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 Architectural concrete-finish plaster system over AAC panel 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. Structural defects that require immediate attention: * 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. Alterations & additions: * 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 (except for areas mentioned in the moisture section).

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.

New Home:

* Considering the dwelling is relatively new, I do suggest that you check all council records to be sure the Code of Compliance Certificate has been signed off with the Council.

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:

North.

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.



Driveway 2:

Asphalt, Driveway in reasonable condition. Good fall on the surface for drainage. Council property.



Paths:

???





Fencing General:

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



*Fencing General
(Maintenance):*

Suggest make fence paling 1.8m height by
clothesline area.



Gates Installed:

Timber, Gate material in good condition.



Timber, Gate material in good condition.



Clothesline:

Post & Console, function as designed.



Water Pooling:

Water pooling not likely on this site.

General Summary:

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

Building Exterior

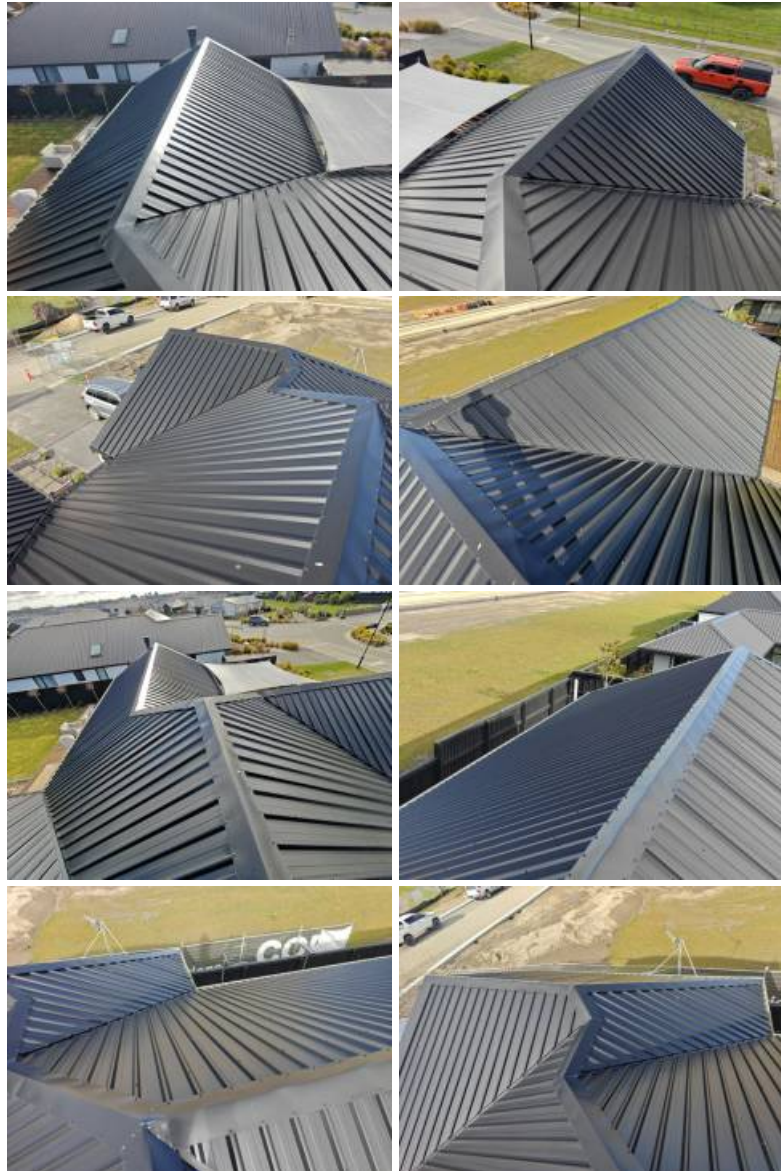
Building Exterior

Elevation:

Single Story.

Main Roof Cladding:

Colour steel long run iron, Surface finish: Good condition.



Ridge Capping:

Ridge Capping: Good condition.



Valley:

Valley: Colour Steel, Good condition.



Chimney:

Colour Steel, Flashed.



Aerials:

Installed.



Outlet Pipes:

PVC, installed from ground up.



PVC, installed from ground up.



Guttering:

Gutter: Colour Steel.

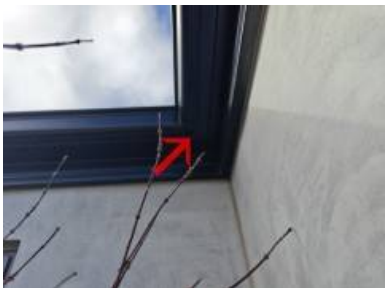


Maintenance task: Gutters have debris build up and will benefit from an internal clean.



Maintenance task: Leaking gutter joint, sealing of main joints suggested.

By decking.



Downpipes:

Downpipe: Colour Steel, Secured.



Storm Water:

Storm Water: P.V.C



Gully Traps:

The gully traps in this dwelling is flowing freely.



Partially blocked, suggest clear debris.
Outside laundry.



Fascia:

Fascia: Metal.



Eaves:

No Eaves installed.



Eaves: Painted compressed fibre cement.



*External Joinery, Window Sills
& Flashings:*

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



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



External Joinery: Aluminium, Flush Mounted Design.
Window Sills: None installed
Flashings: No flashings over the door and windows, may not have been a design requirement.



Laundry exterior door not yet sealed with ms silicone, need to do so.



External Wall Cladding:

Architectural concrete-finish plaster system over AAC panel. Surface finish in good condition.





*External Wall Cladding
(Feature Wall):*

Cladding: Cedar, Surface finish in good condition.



*External Wall Cladding
(Maintenance):*

Plaster work not yet smoothed out.
Outside ensuite.



The door bell works fine.



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, 4 way tap is faulty, suggest replacement.



Heat Pump:

Securely installed.



Securely installed.



Suggest install a condensation pipe and feed it to the waste trap nearby.



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.



Same as above.



Shade Sail post in good condition.



Roof fixings is solid.



Ground Clearance Cladding: Good ground clearance.

Ground Clearance Soil: Good ground clearance.

Ventilation: Architectural concrete-finish plaster system over AAC panel.
Vermin and vent strip evident, indicating this is a cavity vented system.



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:

Double garage.

Main Door:

Automatic Sectional, coloursteel panel, function as designed.



Internal Ceiling & Wall Linings:

Base linings intact, good condition.

Windows & Reveals:

No window installed.

Interior Door & Surround:

Hinged door, function as designed.

Gap to bottom of door, suggest install a weather seal.



External Side Door & Surround

Door panel: aluminium framing with clear glass.
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:

Water filter system installed, suggest replace filters annually.



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.

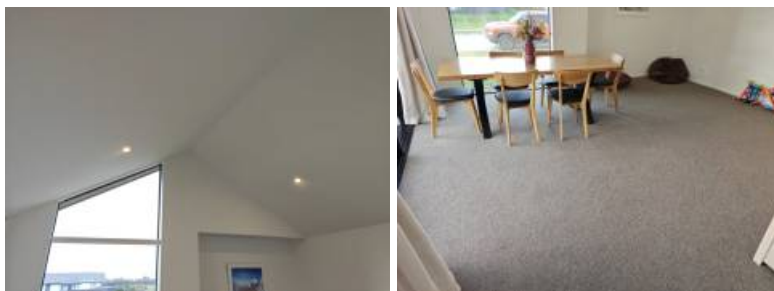
General Summary:

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

Lounge

Lounge

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: 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.
- Interior Door & Surround:* Sliding door, function as designed.
- Exterior Door & Surround:* Multiple, Sliding door, function as designed.
- Lighting & Power Points:* Lighting installed, tested, function as designed. Power points installed, tested, function as designed.
- Heating:* Built in gas fire installed, operational on the day of inspection.



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



Pantry & Joinery Units:

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

Walk In Pantry:

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



Bench Top:

Engineered Stone (Quartz), Good condition.



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:

Dishwasher installed, dish washing function not tested.



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



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



<i>Floor Covering:</i>	Vinyl plank flooring, Good condition.
<i>Areas of Moisture:</i>	No moisture readings of concern were found in this room on the day of inspection.
<i>General summary:</i>	Good tidy area, well presented, functions well. Maintenance tasks as listed if any.

Bathroom

Bathroom

Photos:

Upstairs.



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.

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.



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.



Vanity:

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:

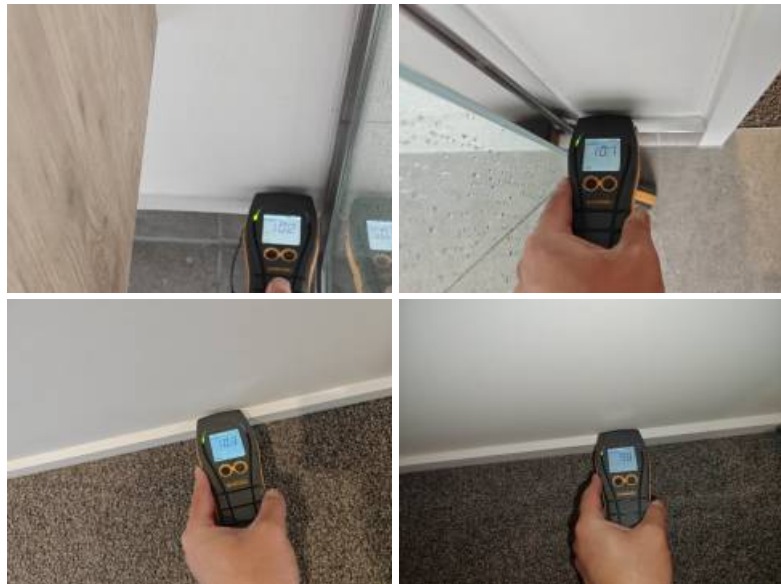
Tiled, Good condition.

Maintenance task: Toes can easily get hurt while walking onto tiles, suggest carpet to be ramped up to match level of tiles, a carpet layer can install this. Applies to all tiled areas with carpet transition.



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:

Inside Master Bedroom.



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.

Shower: Walk in design shower, with tile surround, and a tiled base, No door installed, as per design. The shower rose shows good water pressure.



Maintenance task: Mould evident, suggest cleaning with a chemical solution.



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 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.



Maintenance task: Loose toilet paper holder, suggest re-fix.



Vanity:

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



No leaks surrounding the waste trap area.



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.

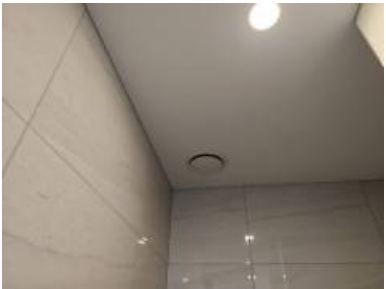


Underfloor heating installed, not tested.



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: 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.

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.



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.

Laundry

Laundry

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: Squeaky hinges, suggest CRC spray.](#)



External Side Door & Surround: Hinged door, function as designed.

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

Storage: Storage cupboards installed, doors 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.



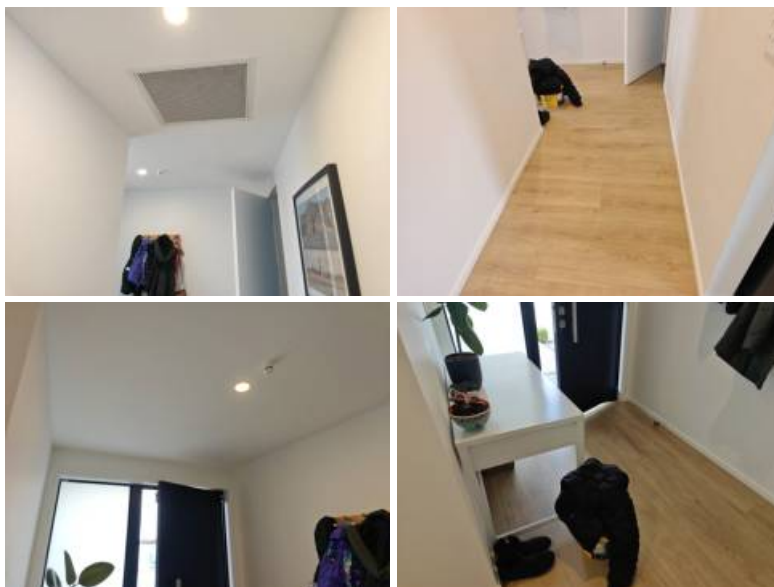
General summary:

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

Hallway #1

Hallway #1

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.

[Suggest tighten door handle screw.](#)



[Latch a little tight, suggest make adjustment to latch.](#)



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.



Heating:

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



Floor Covering:

Vinyl plank 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.

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, operational on the day of inspection.



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.

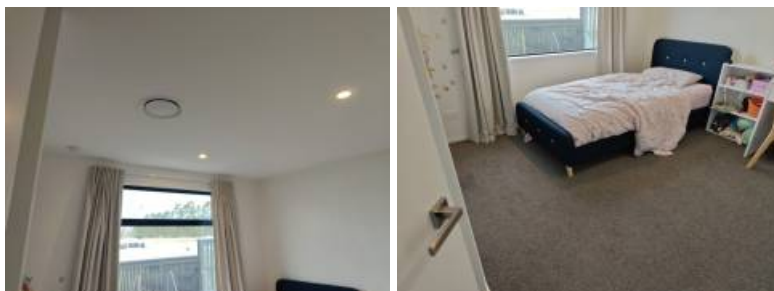
General summary:

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

Bedroom #1

Bedroom #1

Photos:



- 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.
- Smoke Alarms:* Smoke alarm securely installed.



- 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:

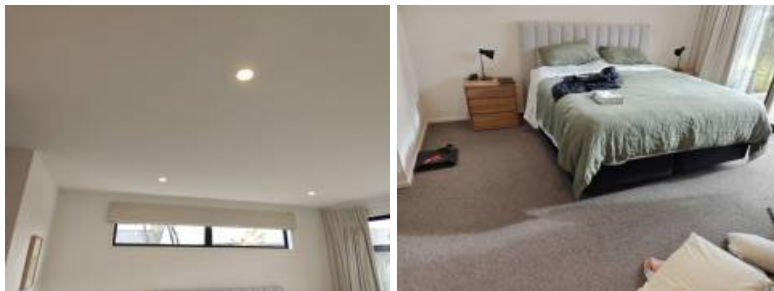
Good tidy area, well presented, functions well. Maintenance tasks as listed if any.

Bedroom #2

Bedroom #2

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.

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



Heating:

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



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



Central heating control panel 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:* 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.
- Smoke Alarms:* Smoke alarm securely installed.



- 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.

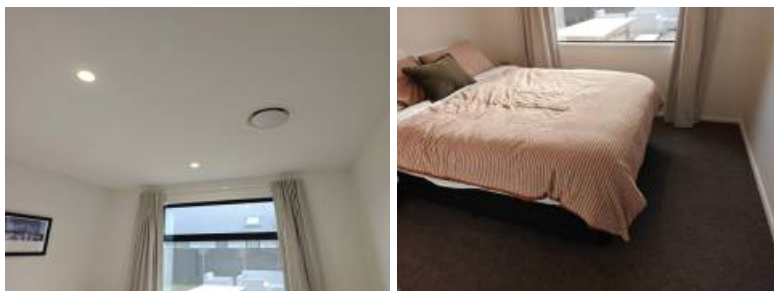
General summary:

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

Bedroom #4

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: 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.

Hot Water Cylinder

Hot Water Cylinder

Location: Hallway 2 cupboard.



Top of HWC: Top of the hot water cylinder.



Bottom of HWC: Bottom of the hot water cylinder.



Plumbing pipe connections: Plumbing pipe connections.



Plumbing pipe connections.



Overflow Tray:

Overflow tray installed, no signs of water leakage.



Specification:

300 Litre, Mains Pressure, Year Manufactured: 2022.



Seismic Strap:

Seismic strap fitted.

General comments on the cylinder and connections:

* The cylinder carcass and the connections here are in a good sound condition. No sign of any damage or moisture leaks evident on the day of inspection.
* 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

Internal Ceiling Space

Access Point:

Laundry area.



General Access:

Access into and movement in the internal ceiling space is generally good, most areas able to be inspected.



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.



Roofing Type:

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



Support Timber, Batten & Joist: Steel beams installed, good 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:

The extraction unit housing is in good condition. Well connected vented to the outside area.



Central heating installed, reasonable condition.



Pest & Debris:

Home owner's belongings stored in the ceiling space.



General Summary:

Good, tidy, sound condition.

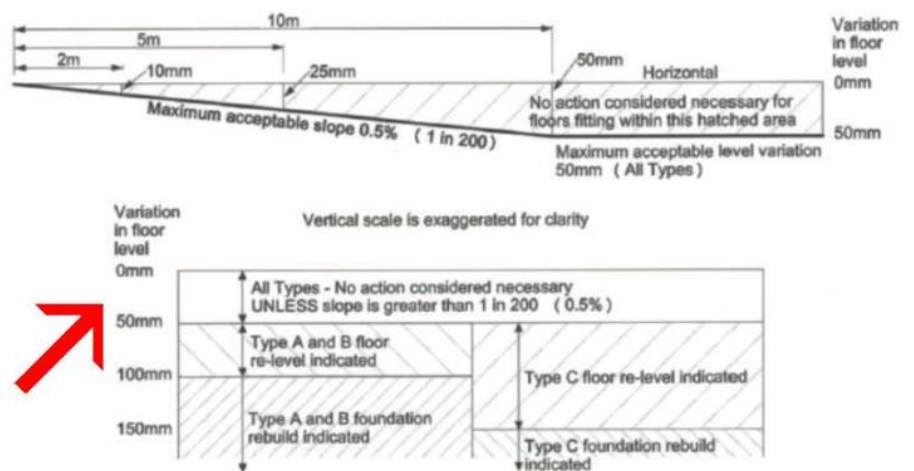
Floor Level

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: Andrew Harrison And Amanda Harrison.

Site Address: 24 Edward Law Boulevard, Prebbleton.

Inspector & Qualifications: **Andy Lin, Managing Director, HABiT Christchurch**
Building Experience 14 plus Years.
NZIBI Member.
Professional Indemnity Policy Certificate Number: LAUPI-NZ59552.

Date of Inspection & Time of Appointment: Date: 11/08/2026
Time: 2:00 pm

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, 11/08/2026.

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

Recommended Contractors

Recommended Contractors

Introduction:

Throughout the years I've gotten to know the good guys and cowboys in Christchurch, although we operate on a unbiased and independent view when it comes to building inspection. I would like to let you know many of the good guys that have stood above the rest, most of them I'm meet personally and dealt with. I believe the contractors in the list below provide excellent service and charge fair and reasonable prices.

Disclosure:

I manage and operate RAZL Projects Limited, which specialises in residential housing development only. My company's details will not appear on this list as it is our duty at Habit Building Inspection Team that this is mentioned to dispell any myths of conflict interest.

Architect:

Company: Sublime Architect Limited
Contact: Bud Caldwell
Mobile: 022 043 4691
Email: bud@sublimearchitecture.co.nz
Website: www.sublimearchitecture.co.nz

Company: Warren Architectural Limited
Contact: Geoff Warren
Office: 03 343 9937
Email: warrenarchitectural@xtra.co.nz.

Asbestos Testing:

Company: Habit Christchurch Limited
Contact: Andy Lin
Office: 03 344 5193
Mobile: 027 251 4704
Email: christchurch@thehabit.co.nz

Company: K2 Environmental Ltd
Contact: Stuart Keer-Keer
Office: 03 384 8966
Mobile: 027 433 7872
Email: info@k2.co.nz
Website: https://www.k2.co.nz.

Asbestos Removal:

Company: Environmental Services Limited
Contact: James Wheelans
Office: 03 366 2417
Mobile: 021 337 601
Email: james@esnzl.nz
Website: http://www.esnzl.nz

Company: PC Productions
Contact: Paul Cockfield
Office: 027 820 2556
Email: paul@pcproductions.co.nz
Website: http://pcproductions.co.nz

Appliance Repairs:

Company: Appliance Tech
Contact: Dion
Office: 03 355 6984
Email: appliance_tech@hotmail.com
Website: <http://www.appliancetek.net.nz>

Company: Appliance Guy
Contact: Tony Stryder
Office: 03 344 1530
Mobile: 027 233 1530
Email: tony@applianceguy.co.nz
Website: <http://www.applianceguy.co.nz>

Borer / Spider / Pest Removal:

Company: FCS Cleaning Services Ltd
Contact: Steve Hunter
Mobile: 021 566 905
Email: fcschch@mail.com
Website: <https://www.facebook.com/fcschch>

Company: Pest Control Services Ltd
Contact: Royce Delaney
Office: 0800 777 585
Mobile: 027 687 3748
Website: <https://www.pestcontrolservicesltd.co.nz>

Brick / Block Layers:

Company: Solid Masonry Homes
Contact: Henry Ma
Mobile: 021 047 1221
Email: henry@solidmasonry.co.nz
Website: www.solidmasonry.co.nz

Contact: TK Brick & Block
Mobile: 021 0236 3503
Email: tkbrickandblock@outlook.co.nz

Company: Richie's Brick & Block Limited
Contact: Richie Sturges
Mobile: 027 202 5963
Email: info@richiesbrick.co.nz
Website: <https://richiesbrick.co.nz>

Builder (LBP):

Company: McLeish Construction Limited
Contact: Hamish McLeish
Mobile: 027 839 5427
Email: hamish@mcleishconstruction.co.nz
Website: www.hmbuilders.co.nz

Company: Premium Homes Limited
Contact: Kelvin Gao (QS)
Mobile: 027 447 8240
Email: kelvingao@premhomes.co.nz
Website: www.premhomes.co.nz

Carpet & Flooring:

Company: Flooring Xtra Rangiora
Contact: Jamie Lumber
Mobile: 027 239 4737
Email: jamie.lumber@flooringxtra.co.nz
Website: <https://www.flooringxtra.co.nz/store-detail/rangiora>

Company: Mirren Carpet
Contact: Brian Shang
Mobile: 021 393 233
Email: mirrencarpet@gmail.com.

Cleaner:

Company: Steampro Cleaning
Contact: David Zhang
Office: 03 768 7588
Mobile: 027 207 5588
Email: admin@steampro.co.nz
Website: www.steampro.co.nz

Contact: iDo Cleaning Ltd
Mobile: 021 798 021
Email: info@idocleaning.co.nz

Concrete & Driveway:

Company: All Clear Excavations Limited
Contact: Darren Avery
Mobile: 022 011 0257
Email: info@allclearexcavations.co.nz
Website: www.facebook.com/profile.php?id=61568680603015#

Company: Concrete Solutions 2003 Limited
Contact: John Blease
Office: 0800 266 765
Mobile: 027 227 8208
Email: info@consol2003.co.nz
Website: <https://consol2003.co.nz/>

Drainlayer:

Company: Topipe Plumbing and Drainage
Contact: Felix Zeng
Mobile: 028 400 3397
Email: info@topipe.co.nz
Website: www.topipe.co.nz

Company: The Pooman Drainlayers
Contact: Damian Unverricht
Office: 0800 766 626
Mobile: 021 870 725
Email: info@pooman.co.nz
Website: <https://www.pooman.co.nz>

Electrician:

Contact: Stuart Huang
Mobile: 021 073 3858
Email: whua055@gmail.com
Website: <https://servis.co.nz/NZ-Registered-Electrician-876>

Company: All About Electrical
Contact: Craig Ellenbroek
Mobile: 027 208 0560
Email: info@aae.net.nz
Website: <https://allaboutelectrical.co.nz>

Foundation Cracks Repair:

Company: Concrete Solutions Limited
Mobile: 03 377 2055
Email: info.csl@aegion.com
Website: <https://concretesolutions.co.nz>

Company: Heritage House Relevellers Limited
Contact: Lindsay Smith
Mobile: 021 868 338
Email: hhr@hotmail.co.nz
Website: <https://heritagerelevellers.co.nz>

Landscaper:

Company: Limitless Property Services Limited
Contact: Dan Robinson
Mobile: 027 829 2444
Email: lps.ltd@hotmail.com
Website: <https://www.facebook.com/Limitlesspropertycanterbury>

Company: Falcon Contracting
Contact: Darryl Burke
Mobile: 021 676 938
Email: handdburke@hotmail.com
Website: <https://www.customsteel.co.nz>

Glazier:

Company: Modglass Retro Glazing
Contact: Daniel Sutherland
Mobile: 021 925 211
Office: 0508 663 4527
Email: sales@modglass.co.nz
Website: <http://www.modglass.co.nz/>

Company: Gear Glass & Glazing
Contact: Chris
Office: 03 364 8062
Mobile: 027 434 2543
Email: chris@gearglass.co.nz
Website: <http://www.gearglass.co.nz>

Company: ASAP Glass & Glazing
Contact: Brent Burchett
Mobile: 027 460 6279
Email: asapglazing@xtra.co.nz
Website: <https://www.asapglassandglazing.co.nz>

Handyman / Gutter Clean:

Contact: Mr. Wang
Mobile: 020 4174 3358

Contact: Jim Hobby
Mobile: 027 357 6852
Email: james.hobby@hotmail.com.

Heating & Ventilation:

Company: Smooth Air Limited
Contact: Peter Lange
Office: 03 343 6184
Mobile: 021 222 4336
Email: chsales@smooth-air.co.nz
Website: www.smooth-air.co.nz

Company: Ducting Specialists Limited
Contact: Luke Cochrane
Office: 03 390 0015
Email: ductingspecialist@outlook.co.nz
Website: <https://www.facebook.com/ductingspecialist>.

House Releveler:

Company: Precision Solutions Limited
Mobile: 0800 775 3835
Email: info@precisionsolutions.nz
Website: <https://precisionsolutions.nz/foundation-floor-re-levelling>

Company: Vision 360 Limited
Contact: Ashley Mcconchie
Mobile: 027 325 1623
Email: ash@vision360.co.nz
Website: <https://www.vision360.co.nz>

Insulation:

Company: E Insulation
Contact: Declan Carmichael
Office: 021 836 073
Email: declan@einsulation.co.nz
Website: www.einsulation.co.nz

Company: Smart Energy Solutions Canterbury
Office: 0800 888 766
Email: info@smartenergysolutions.co.nz
Website: <https://www.smartenergysolutions.co.nz/branches/canterbury>

Moss on Roof Removal:

Company: Awsom Roofs
Contact: Kevin Placid
Office: 03 980 5497
Mobile: 027 561 4629
Email: awsomroofs@gmail.com
Website: <https://www.awsomroofs.nz/moss-mould.html>

Company: Canterbury Moss Removal Ltd
Contact: Simeon Claydon
Office: 03 383 8078
Mobile: 027 463 5966
Email: canterburymossremoval@outlook.co.nz
Website: <http://canterburymossremovaltd.co.nz>

Painting Decorator:

Company: David Robertson Decorators Limited
Contact: David Robertson
Office: 03 332 9242
Mobile: 021 995 860
Email: david@davidrobertson.co.nz
Website: http://davidrobertson.co.nz

Company: Peter Gatonyi Painting
Contact: Peter Gatonyi
Mobile: 022 639 6727
Email: ysteriswhat@hotmail.com
Contact: Dave Smith
Mobile: 021 239 0608
Email: dssprtster@gmail.com

Planner / Surveyor:

Company: Baseline Group
Contact: Todd Airey
Office: 03 339 0401
Mobile: 021 910 387
Email: todd@blg.nz
Website: https://www.blg.nz

Company: Quadrant
Contact: James Gale
Mobile: 020 4110 9297
Email: james@quadrant.net.nz
Website: www.quadrant.net.nz

Plaster (Exterior):

Company: Cloudmars Plastering Limited
Contact: Mars
Mobile: 027 425 0555
Email: cloudmarsw@gmail.com

Company: Advanced Exterior Plastering Ltd
Contact: Sebastiaan Bastiaanse
Office: 03 654 9874
Mobile: 027 336 623
Email: admin@exteriorplasterers.co.nz
Website: http://www.exteriorplasterers.co.nz

Company: Avon Plastering
Contact: Ian McLeish
Mobile: 03 344 5461
Email: reception@cbb.co.nz

Plumber / Gas Fitter:

Company: Topipe Plumbing and Drainage
Contact: Felix Zeng
Mobile: 028 400 3397
Email: info@topipe.co.nz
Website: www.topipe.co.nz

Company: All Plumbed Up Limited
Contact: Warren Darling
Mobile: 027 221 1558
Email: allplumbedupnz@gmail.com

Company: Clyne & Bennie Plumbing & Electrical
Contact: James Cowles
Mobile: 0800 374 737
Email: info@clyne-bennie.co.nz
Website: <https://clyne-bennie.co.nz/>

Roofer (Repair & Re-Coat):

Contact: Greg (Concrete Roof Specialist)
Mobile: 027 433 0016

Company: Canterbury Roof Coatings Limited
Contact: Peter Thomson
Office: 0800 031 714
Email: info@canterburyroofcoatings.co.nz
Website: <https://canterburyroofcoatings.co.nz>

Company: Graham Hill Roofing
Contact: Tyson Wormington
Office: 03 343 1030
Mobile: 022 531 1217
Email: office@ghroofing.co.nz
Website: www.grahamhillroofing.co.nz

Roofer (Replacement):

Contact: Tyson Wormington
Mobile: 022 531 1217
Email: Tysoncamellia@gmail.com

Company: BDH Roof Ltd
Contact: Bjorn
Mobile: 021 774 329
Email: BDH.Roofs@outlook.com
Website: www.bdhroofs.co.nz

Company: Wise Group Ltd
Contact: Scott Cresswell
Office: 03 421 8529
Mobile: 021 429 623
Email: scott@wiseroofsolutions.co.nz
Website: <https://wiseroof.co.nz>

Shower Specialist:

Company: Clear Solutions Limited
Contact: Liam Clarke
Office: 03 942 6107
Mobile: 022 036 8197
Email: admin@clearsolutions.co.nz
Website: www.clearsolutions.co.nz

Company: Project Wetroom
Contact: Blair Frost

Mobile: 027 628 7575
Email: blair@projectwetroom.co.nz
Website: <https://projectwetroom.co.nz/leaking-tiled-shower-repairs/>

Structural Engineer:

Company: Peridot Engineering Limited
Contact: Leo Zhang
Mobile: 027 936 5822
Email: leo@peridotengineering.co.nz

Company: Engineering Design Consultants Limited
Contact: Sam Polson
Office: 03 355 5559
Email: sam@edc.co.nz
Website: <https://edc.co.nz>.

Tiler:

Company: AH Tiling Services Limited
Contact: Alix Hussaini
Mobile: 022 47 0451
Email: alijan_hussaini@yahoo.com

Company: DL Tiling Limited
Contact: Dave Lin
Mobile: 021 240 0858
Email: davetiling899@hotmail.com

Company: Pro Tilers Limited
Contact: Yong Lee
Mobile: 021 0253 8334
Email: yong@ylprotilers.com
Website: <https://www.ylprotilers.com>

Weathertightness:

Company: Burford Building Consultancy
Contact: Ian Burford
Mobile: 021 135 3677
Email: burford.building@gmail.com
Website: <http://buildingsurveys.nz>

Contact: Mark Hadley
Office: 03 351 8471
Mobile: 027 487 5230
Email: markhadleynz@gmail.com.