RESIDENTIAL PROPERTY INSPECTION



The site was visited to undertake a pre-listing inspection for the purposes of apprising the owner of the present condition of the property. This report is offered as guidance only to any potential purchaser(s) and purchasers are encouraged to obtain independent advice on the property.

Customer Name:	Karen Reid
Inspection Address:	262 Millers Road, Gebbies Pass
Inspection Date:	27th October 2026
Weather Conditions:	Overcast
Inspector Name:	Kelvin Johnston
Company Contact Phone:	021 460 422
Registration:	LBP No BP126214
Version Control	Version 1

MISSION STATEMENT

To provide an outstanding customer-focused service in a professional manner.

ABOUT THIS REPORT

This inspection is a point in time one which has been conducted by a Licensed Building Practitioner who has significant achievement and experience in the residential building industry. The report is an **exception-based report** primarily focusing on and commenting on issues that are present. While the inspector may comment from time-to-time about elements of the property where no issues exist, mainly the report highlights any defects found during the inspection.

The report closely follows the requirements of NZS 4306:2005 (the New Zealand Standard for property inspections) and complies with that standard.

NZS4306:2005 states that … "A property inspection 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 inspection. Whether or not a defect should be regarded as significant depends to a large extent upon the age and the type of building being inspected."

Where an issue is highlighted, it remains the client's responsibility as to what further action is taken, whether any is recommended or not. Consider visiting the address again with the report and satisfying your own mind about any issues.

DETAILS OF BUILDING

The property at 262 Millers Road Gebbie Pass is a four-bedroom, two-storey dwelling constructed in the style of a log cabin, with board and batten resting on a concrete slab foundation, with a profiled steel sheet roof. The interior walls are log/timber, plasterboard over timber frames. The floors are concrete ground floor, timber first floor with carpet, vinyl, tiles in the wet areas and the kitchen. The property is on a lifestyle block at the address. There is a is a double garage with attached workshop.

The property was built circa 1992, and all fittings appear to be in good condition.

Building Use:	Residential
Technical Category (CERA):	N/A – Port Hills & Banks Peninsula
Estimated Ground Profile:	Flat
Number of Storeys:	Two
Foundation Construction:	Concrete slab
External Wall Construction:	Log cabin, with board and batten
Internal Wall Construction:	Log/timber, plasterboard
Roof:	Profiled steel sheet
Floor Type:	Concrete ground floor, timber first floor
Year Built:	Circa 1992

INSPECTION SUMMARY

There was no evidence of significant structural damage to the building noted during our visual, non-invasive inspection.

I attended the property and inspected inside, outside and around the section, making notes and taking photographs as I went. I noted any defects, and these are summarised below

The defects noted are:

EXTERIOR

- The boards on the wrap around veranda/deck are in worn condition
- The coating on the board and batten cladding is in worn condition. Coating maintenance recommended on the timber windows and doors

ROOF

- There is no flashing at the change of pitch between the main roof and the veranda roof, hasn't caused any issues
- There is rust in the gutter on the northwest side of the dwelling, there is discoloration on the roof below the gutter on the southeast side of the dwelling, indicating the gutters may need clearing

INTERIOR

- The carpet is in worn condition, thread-bare in several locations around the perimeter of rooms
- Elevated moisture readings at the base of the wall adjacent to the shower enclosure in the downstairs bathroom
- Very low water pressure in the taps at the downstairs handbasin
- Wet moisture readings at the base of the wall adjacent to the laundry cabinet. The readings along that nib wall are consistent suggesting there is a metallic element inside the wall. Metallic objects will cause 'phantom' wet readings

GARAGE

- Impact damage to the gutter above the garage door entrance to the workshop

APPLIANCES

- A couple of the gas burners do not ignite with the ignition button.

FLOOR LEVELS

A full floor-level survey was not conducted at the address; however, an assessment was made using a laser level device within the confines of working around furniture and fixtures. Refer to the floor section under the Interior heading in the body of the report.

MOISTURE TESTS

Interior moisture levels were tested using a Trotec® T660 moisture tester. This is a non-invasive capacitive tester that injects an electric field into the wall and measures the moisture levels through that. It is an indicative test which directs more intensive testing should elevated or wet readings be returned. The only certain way to determine a moisture problem is through intensive inspection.

The reading scale is an exponential one from one to 200; with readings less than 50 considered dry, readings between 51 and 80 considered elevated and readings over 80 considered wet. Wet and elevated readings require further investigation.

A total of **~50** locations were chosen to take moisture readings.

The readings are typically taken about 50mm from the floor – the assumption being that if the wall is damp the moisture will be near the bottom of the wall. Readings were also taken in the bottom of the shower or bath, vanity units, laundry tub cabinet, kitchen under sink and adjacent the toilet.

The moisture readings were between **33.1** and **65.2** – these are in the **dry to elevated ranges.**

The locations of the elevated moisture test readings are itemised in the Inspection Summary above. Further investigation is required to determine the cause of these moisture test readings and any remedies. The apparent 'phantom' readings in the laundry have been discounted here. There is no evidence of moisture in the MDF woodwork adjacent.

OTHER

There was no evidence of land damage, liquefaction or lateral spreading noted during the inspection.

Overall, from the visual non-invasive inspection, the property appears to be in good condition with some defects observed, as outlined above.

LPG BOTTLE

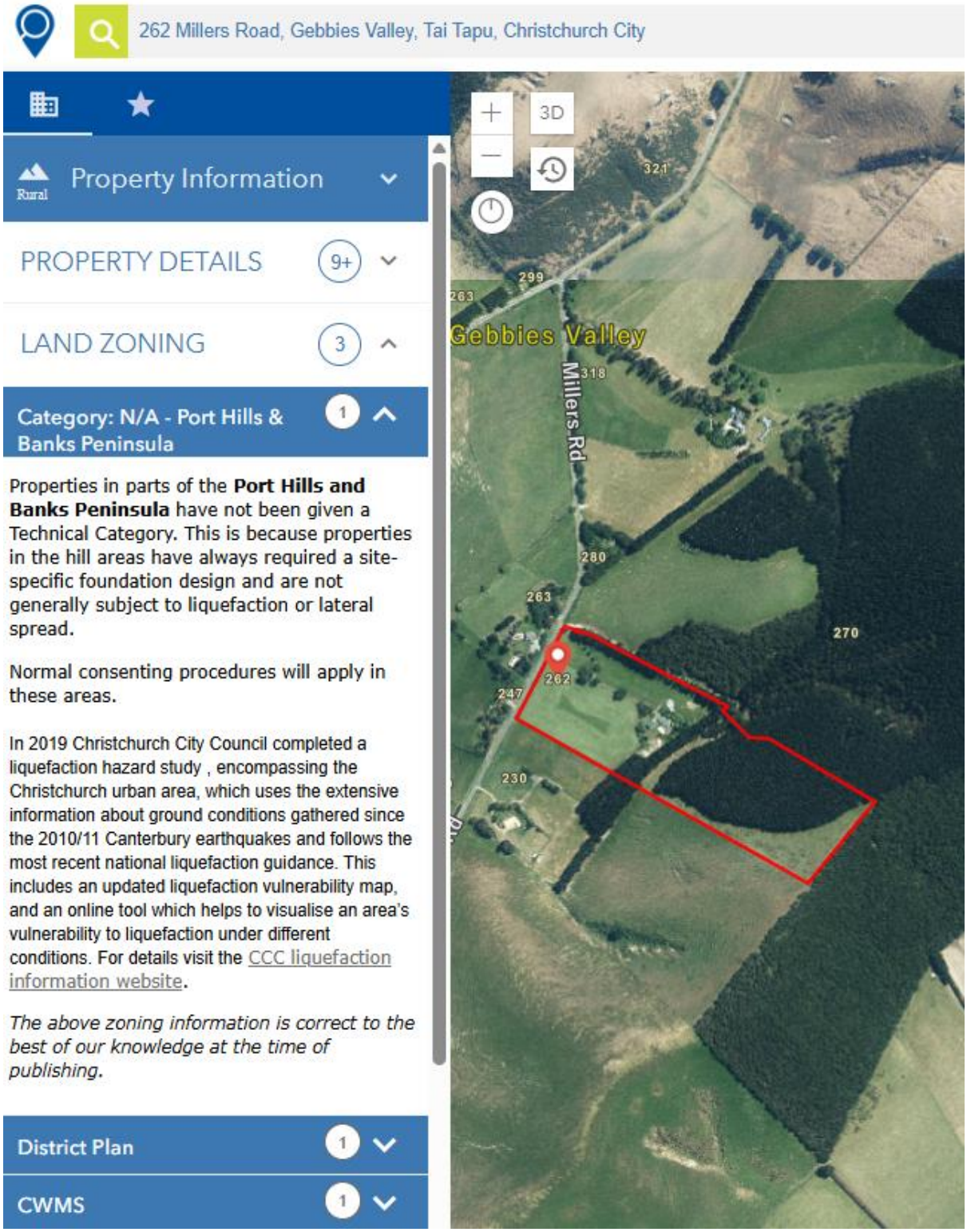
There is a 9kg LPG bottle situated in the kitchen cupboard, adjacent the stove. Enclosed LPG bottle housings must have high and low ventilation openings of at least 200cm2. LPG being heavier than air will drain from the housing through the lower ventilation opening to outside and safely disperse.

LPG bottles CANNOT be stored under your kitchen sink without ventilation and keeping clearances in mind. Alternatively, LPG bottles can be relocated to the outside to comply with the standard.

While it might be considered unfair to back-date today's requirements on an installation that may have complied when originally installed; in the event of an incident an insurance company may view this differently.

LAND AND ZONING

The property is zoned N/A – Port Hills & Banks Peninsula, under the former Canterbury Earthquake Regional Authority guidelines.



PROPERTY ASSESSMENT FORM

THE SITE

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Retaining Walls	N/A	-
Stairs	N/A	-
Steps, Handrails, Paths, Driveway		No defects noted
Swimming Pool/Tennis Court		No defects noted
Fencing	N/A	-
Ground Movement/cracking		No defects noted
Surface water control		No defects noted

EXTERIOR

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Balconies, Verandas, or patios etc.	Minor	The boards on the wrap around veranda/deck are in worn condition
External stairs/steps	N/A	-
Framing (verticality, defects)		There are several splits in the logs forming the exterior walls, which is normal for log cabin walls
Wall Cladding	Minor	The coating on the board and batten cladding is in worn condition.
External Doors & Windows	Minor	The handle on the entrance door does not spring back to the upright position. Coating maintenance recommended on the timber windows and doors
Chimney		No defects noted

SUBFLOOR SPACE

This section is largely not applicable due to the concrete slab foundation.

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Location of Access Point (if applicable)	N/A	-
Accessibility – Minimum 500x400mm	N/A	-
Foundation Type & Condition		Concrete slab
Foundation Walls		No defects noted
Ground Space Condition	N/A	-
Ground Vapour Barrier	N/A	-
Drainage – drains, haunching etc		No defects noted
Ventilation Adequacy	N/A	-
Pile Type, Instability & Condition	N/A	-
Pile to Bearer Connections	N/A	-
Obvious Structural Alteration		No
Ground Clearance of Timber Framing Minimum 450mm	N/A	-
Floor Type		Concrete slab
Timber Framing & Bracing	N/A	-
Insulation Type, Approximate Thickness, Coverage & Condition	N/A	-
Plumbing – materials, leakage, supports	N/A	-
Electrical – wiring & supports	N/A	-
Insect or Pest Infestation		No
Rotting Timbers	N/A	-
Debris	N/A	-

ROOF

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Roof System		Profiled steel sheet
Roof condition	Minor	in reasonable condition, there is no flashing at the change of pitch between the main roof and the veranda roof
Gutters/Spouting/downpipes	Minor	There is rust and the gutter on the northwest side of the dwelling, there is discoloration on the roof below the gutter on the southeast side of the dwelling, indicating the gutters may need clearing
Eaves/Fascia/Soffits		No defects noted

ROOF SPACE

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Accessibility – location and size of manhole. Minimum 450x440mm with crawl space of 600x600mm		Upstairs bedroom Meets the minimum allowance
Roof Cladding – from the inside		No defects noted
Thermal Insulation		Batts - approximately 100 millimetres thick
Sarking	N/A	-
Party Walls & Fireproofing	N/A	-
Roof Underlay & Support (mesh/wire)		No defects noted
Roof Frame Construction & Connections		No defects noted
Ceiling Construction		No defects noted
Obvious structural alteration		No
Insect or Pest infestation		No defects noted
Roofing timbers	N/A	-
Discharges into roof space (Vents/fans)		No
Plumbing – materials, leakage, supports		No defects noted
Electrical – wiring type & supports.		No defects noted
Tile Fixings	N/A	-

INTERIOR

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Ceilings – condition, defects.		Only minor imperfections noted
Walls – condition, defects.		Only minor imperfections noted, Splitting of logs forming internal walls noted, this is normal for a log cabin
Timber Floors		No defects noted
Concrete Floors		No defects noted. Measurements were taken with a laser level device across the floor plan measured across the greatest available distance, and the variation was around 25mm. The MBIE Guidelines for the level variations of the floor plan have set the limit at 50mm.
Carpets, floor coverings	Minor	The carpet is in worn condition, thread-bare in several locations around the perimeter of rooms
Internal Doors & Frames, Skirtings		Only minor imperfections noted
Electrical – operation of switches etc.		No defects noted

Kitchen

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
○ Floor – sealed around perimeter		No defects noted
○ Bench Top		No defects noted
○ Cabinetry		No defects noted
○ Sink/taps		No defects noted
○ Tiles		No defects noted
○ Air extraction system		No defects noted

Bathroom, WC, Ensuite -

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
○ Floor - sealed		No defects noted
○ Cistern, Pan (Bidet if Applicable)		No defects noted
○ Tiles (sealed and condition)		No defects noted
○ Bath (sealed and condition, pressure)		No defects noted

○ Shower	Moderate	Elevated moisture readings taken at the base of the wall adjacent to the shower enclosure in the downstairs bathroom
○ Vanities/washbasin		Low water pressure in the taps at the downstairs handbasin
○ Ventilation		No defects noted

Laundry		
ITEM ASSESSED	**DEFECT**	**COMMENTS/NOTES**
○ Location		Adjacent to the main bathroom
○ Floor (sealed & condition)		Likely 'phantom' wet moisture readings taken at the base of the wall adjacent to the laundry cabinet
○ Tubs/cabinet		No defects noted
○ Tiles (sealed and condition)		No defects noted
○ Ventilation		Passive ventilation

ITEM ASSESSED	**DEFECT**	**COMMENTS/NOTES**
Storage	N/A	-
Inside of Windows- Single or double glazed		Mostly single glazed
Electrical Connections		No defects noted
Interior Stairs		No defects noted
Garage – opener, doors.	Minor	There is no electric opener, impact damage to the gutter above the garage door entrance to the workshop

SERVICES

These items are technical in nature and commented on only, following a visual inspection.

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Fire Warning/Control System (Not just smoke detectors)	N/A	-
Heating System (specify type)		Wood burner
Ventilation System (HRV/DVS)	N/A	-
Central Vacuum System (if applicable - untested)	N/A	-
Security System	N/A	-
Electrical – Meter Board/Switch Board		No defects noted
Gas Services (Wall straps, vents blocked)	Minor	The gas bottle is located in a cupboard in the kitchen, With little or no ventilation. Ideally the gas bottle would be located on the exterior of the building
Water Services (incl. pressure)		Rainwater, stored in tanks
Hot Water (incl. pressure) ○ Date on cylinder ○ Seismic straps		Low pressure, date of manufacture is not visible
Wastewater/Sewerage		No defects noted
Grey Water Recycling (if applicable)	N/A	-
Rainwater Collection System (if applicable)	N/A	-
Solar Panels	N/A	-
Aerials or antennae		
Shading Systems (if applicable)	N/A	-
Telecommunications (phone/internet lines – number and location. Untested)		Rural broadband/satellite
Lifts	N/A	-

APPLIANCES

Appliances are commented upon only and no warranty as to fitness for purpose is offered or implied

ITEM ASSESSED	DEFECT	COMMENTS/NOTES
Stove	Minor	A couple of the gas burners do not ignite with the ignition button
Oven		No defects noted
In-sink waste disposal	N/A	-
Exhaust fan(s)		No defects noted
Dishwasher		No defects noted
Heat Pump	N/A	-
Bathroom Heater	N/A	No bathroom heater
Heated towel rails		No defects noted
Night-Store Heater – not specifically tested		No
Fridge if being left		No
Smoke detector(s) – ○ Max 3m to bedroom ○ One on each storey ○ Do they work?		No defects noted

OTHER MATTERS

Any other issue that has not already been described in the report.

None

NATURAL HAZARDS

None

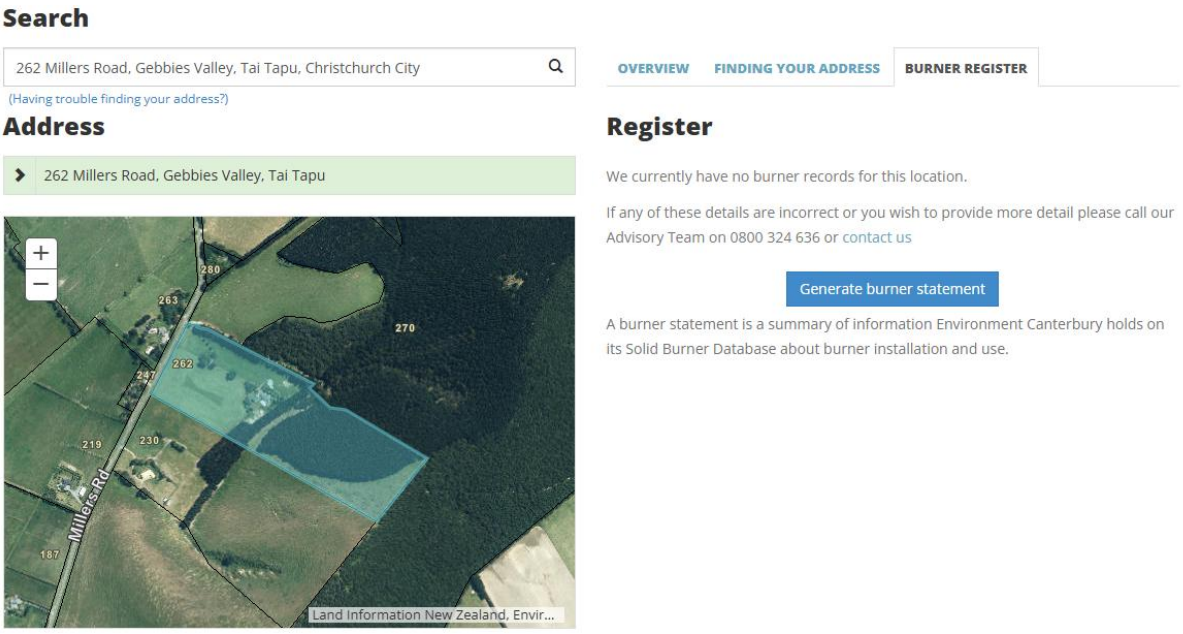
THE INSPECTOR SUGGESTS THE FOLLOWING

OTHER ADDITIONAL ..... ✔

Further investigation should be undertaken to determine the cause of the elevated moisture readings and any remedies.

SOLID FUEL BURNER

– from https://solidburner.ecan.govt.nz/Public



SUPPORTING PHOTOS



Boards around veranda



Timber splitting - normal



Coating wear



Timber splitting - normal



No change of pitch flashing



Roof – general view




Spouting
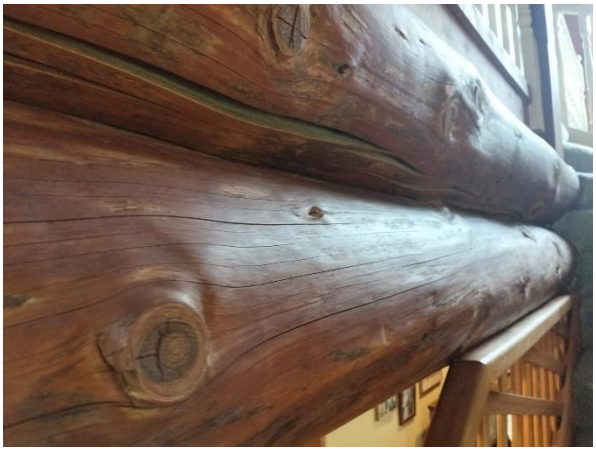



Roof space - insulation




Timber splitting - normal





Timber splitting - normal



Laser floor level assessment



Discolouration - dry

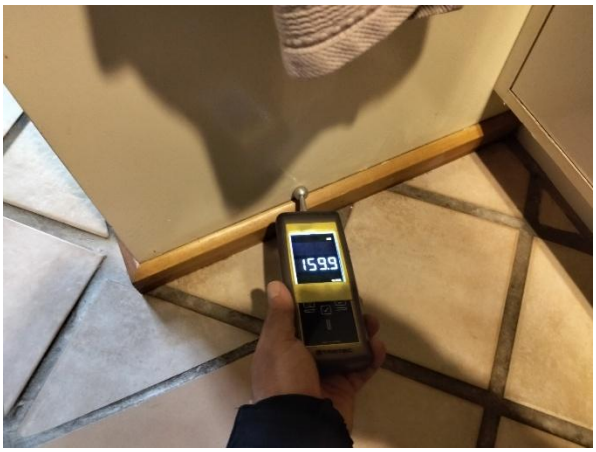




Carpet worn



Elevated moisture readings



Wet moisture readings – possibly ‘phantom’





Garage



Impact damage to spouting



Garage floor

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Client: Karen Reid

Site Address: 262 Millers Road, Gebbies Pass

Inspector – Kelvin Johnston

Company – BuildQual NZ (2016) Limited

Qualifications: Licensed Building Practitioner and qualified builder

Date of inspection: 27th October 2026

The following areas of the property have been inspected:

	Yes	No
(a) Site	☒	☐
(b) Subfloor	☐	☒
(c) Exterior	☒	☐
(d) Roof exterior	☒	☐
(e) Roof space	☒	☐
(f) Interior	☒	☐
(g) Services	☒	☐
(h) Accessory unit, ancillary space and buildings	☐	☒

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

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 *Residential Property Inspection* – and I am competent to undertake this inspection.

Signature Kelvin Johnston **Date: 27th October 2026**

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a 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 NZS 4306:2005 for full details.

LIMITATIONS

limited to a visual inspection only and is to give you a better understanding of the buildings condition as observed at the time of inspection. There are, therefore, a few limitations to the inspection, which you need to be aware of. These include the following:

a) The report is of a visual only, non-invasive inspection of the areas of the building which were readily visible at the point in time of the inspection. The inspection does 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.) Any appliances are commented on only and no warranty as to fitness for purpose is offered or implied. BuildQual has no mandate to move, cause any damage to or change anything in the property.

b) The inspection does not draw conclusions about the weather tightness of the building. It does, however, assess internal moisture readings directed by the inspector's expertise using a state-of-the-art tester, from which a recommendation may be made for further investigation. The testing is indicative only and makes no representation about the structure meeting the requirements of the building code as it relates to leaks, water penetration, weatherproofing, moisture or any effective water exit or control systems; this extends to any resultant mould, fungi, mildew, rot, decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure. Invasive investigation is usually the only way to conclusively determine such issues.

c) As the purpose of the inspection is to assess the general condition of the building based on the limited visual inspection described in (a), the report may not identify all past, present or future defects. Descriptions in the 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 the report as having been inspected was excluded from the scope of the inspection. The report will not back-date today's code requirements onto works undertaken at an unknown time prior.

d) Without limiting the general nature of that statement, we mean that the report does not extend to areas behind walls, below the ground, behind other fixtures or obstructions such as signage, cladding, under floor coverings or in areas which pose health or safety hazards or which are too small and difficult to reach. Also excluded are areas, which would require specialised equipment to reach e.g. cranes or cherry pickers. BuildQual inspects houses as they are presented, and if subfloor or roof access spaces don't exist or are obstructed, the report will reflect that. Returning to complete that part of an inspection will incur a fee.

e) The assessment does not extend to any facilities servicing the premises such as electrical systems, plumbing, ventilation plant, lifts or other mechanical systems.

f) Although property inspections can provide independent advice, they do not cover everything. For example, the inspector normally would not check the adequacy of the following: footings; concealed damp-proof membranes; concealed drainage; swimming pools, saunas and associated equipment; the operation of fireplaces and chimneys; intercom systems; floor coverings; appliances including but not limited to dishwashers, waste disposal units, ovens, ducted vacuum systems; Structural stability (other than pipe instability); hazards; and hot water cylinders. Whether or not services have been used for some time before an inspection being carried out may affect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily that the enclosure will not leak. **This is reproduced from NZS 4306:2005**.

g) The report closely follows the requirements of NZS 4306:2005 (the New Zealand Standard for property inspections) and as such complies with that standard. There are minimum requirements for access to confined spaces in NZS 4306:2005, however, if in the inspector's view a space is too confined or the atmosphere inside that space is not safe, and it presents a risk to their safety under the Health & Safety at Work Act 2015, the inspector's safety is considered foremost. Similarly, if in the inspector's view an element of the property presents an unacceptable risk to inspect (height, proximity to safe ground, animal hazards etc.), the report will reflect that this element has not been inspected and the reason why.

h) While EQC documentation may be checked against a property during an inspection, the general nature, the volume of that documentation and the elapsed time since the Canterbury Earthquakes makes it difficult to say with any certainty that damage listed is the same as evident during the inspection; similarly, it is difficult to ascribe some damage to an earthquake with any certainty.

i) Damage and defects identified in the report may alter upon further work being carried out either to the building or any adjacent buildings, which may also be undergoing remedial or demolition work. Subsequent land movement or earthquakes may also alter the building.

j) The report is not a substitute for any structural engineering or geotechnical assessment report which you are strongly recommended to obtain and therefore the report is not to be relied upon as a statement that the building is fit for use either in part or in whole.

k) The persons carrying out the inspection to compile the report are limited by this agreement and cannot be expected to find or discover all defects in the building and you accept that we did not build or perform work on the building and are not responsible for or liable for anything other than the completion of the report and our opinion on the aspects reviewed.

l) Any third-party report or externally sourced information annexed to this report is the responsibility of that third party and is attached for information only and we make no warranty regarding the same nor accept any responsibility for incorrect information contained therein.

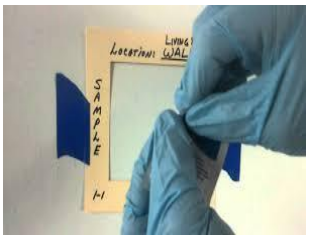
m) While we will use best endeavours to use all reasonable care and skill in carrying out the assessment consistent with that applied by reputable consultants practising in the property assessment field at this time, we provide no warranty (expressed or implied) as to the information presented in this report, except and only to the extent that the laws of New Zealand impose a warranty or guarantee such as under the Consumer Guarantees Act 1993.

OTHER SERVICES WE OFFER



Floor Level Survey

While an assessment is usually made using a laser level device during our inspections, we can further survey the floor levels of the building using a Zip level Pro device for greater detail. The results are then plotted on a floor plan, which is detailed within the report along with supporting information that demystifies the requirements – the MBIE guidelines.



Meth Testing

BuildQual NZ Ltd can arrange a contractor to do Meth Testing. Testing is conducted at various points of the house with results available two days later allowing for lab analysis. More in-depth testing can be done after a positive indication which will detail the levels of contamination to help inform your next steps.



New Build Pre-Handover Inspections

BuildQual NZ Ltd will inspect your newly built house and prepare a report before the pre-handover meeting with your builder, allowing you to ensure that the standard of work you expected is evident and to confidently request any defects be remedied before you move in.



Damage Assessment

BuildQual NZ Ltd conducts damage assessments on houses where repairs have not yet been completed and on houses where the repairs have been completed but a determination of the standard of work is required. We compare the works against the scopes of works and collect the producer statements to provide a level of comfort around the condition of the property.



BuildQual can arrange tradesmen – if required

BuildQual can arrange or recommend tradesmen plumbers, electricians, roof repairers and heat pump maintenance for your consideration when required. Tried and trusted otherwise we wouldn't recommend them. Let us help take the stress away from finding a tradesman.

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For clarity, only the client and professionals working with the client to either buy or sell the subject property at 262 Millers Road Gebbie Pass may have access to the report.

If the report is on-sold to a purchaser, they need to be aware that the consumer protections do not pass with that transaction. In accordance with the Contract and Commercial Law Act 2017; the purchaser was not a party to the contract which initiated the inspection, was not intended to be a party, and cannot join that contract retrospectively.