

This page is not part of our example building report. It has been added to help you understand how to read this example report and how it may differ from a report prepared for your property.

- Commentary may vary slightly depending on the inspector and the property; however, the overall reporting style and scope generally remain consistent.
- Reports are tailored to each individual property. Sections may be added, removed, expanded, or reduced depending on the dwelling, site features, access, and the issues present.
- We are constantly refining and improving our reports, so recently commissioned reports may differ slightly from this example.

123 Example Address Avenue, Christchurch  
Building Report



**Client name**

Joe Bloggs

**Others present at time of inspection**

Owner

**Inspector details**

Property Inspected by Adam Brownie 027 914 9087  
Adam@inspectedresidential.co.nz Qualified builder and Licensed Building Practitioner  
National Certificate in Carpentry  
This inspection was carried out in accordance with NZS4306:2005

**Date/Time**

22/04/2026

**Weather**

Intermittent light rain



# LIMITATIONS AND RELIANCE OF THIS REPORT

1. **Limitations of this Report** The Report is subject to our Terms of Service included with your quote and the limitations stated within them. We refer to you to Clause 28 (Limited Inspections) and Clause 29 (Building Inspection Report Exclusions).

2. **Scope of this Report** This Report is based off a overall visual and non-invasive assessment, as at the date of inspection, of ten (10) areas of the building and surrounds, which is the subject of the Contractor's inspection:

- Exterior roof; and
- Foundation and subfloor; and
- Accessory units and buildings; and
- Site improvements; and
- Roof space/ceiling cavity; and
- Exterior wall cladding and joinery; and
- General interior; and
- Plumbing system; and
- Electrical system; and
- Landscaping and hardscaping; and
- Pests and potential hazards

3. **Exclusions** We will not carry out any destructive or intrusive testing, or move any furniture or appliances. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation will be performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect (e.g. plumbing, drainage, heating, framing, ventilation, insulation or wiring) are excluded from our inspection and the Report.

4. **Non-Comprehensive and Non-Exhaustive** The Report is not an all-encompassing report detailing every minor defect or minor outstanding maintenance issues. The inspection and the Report are not intended to be technically comprehensive, or to imply that every component was inspected, or that every possible defect was discovered. The Report does not comment on the condition of a particular building element but rather rates the overall concern level.

5. **General Reliance** The Report is intended only as a general guide to help you to evaluate the overall condition of the building. We refer you to Clause 22 (General Reliance) of our Terms of Service.

6. **Copyright** This Report and its contents are the copyright of Inspected Residential Limited. We retain copyright in any written designs, drawings, specifications, processes, reports and any other documents created as part of, or for the purpose of performing, the Report. The Report, in whole or part of, may not be copied, reproduced or translated in any medium by you without our express permission. It shall not be supplied by you to any third parties other than to your professional advisers or banking organisation.

7. **Re-Addressing Reports** For the avoidance of doubt, we may re-address the Report at your request to a third party, subject to any fee in force as at the date of the request. We shall inform you if the date of the Report does not enable us to re-address the Report and requires a new report to be commissioned. This is at our sole discretion.

# WE WANT YOU TO UNDERSTAND THIS REPORT!

## How to Read This Report

This report is intended to provide the client with a clear, practical overview of the visible condition of the property at the time of inspection. It should be read as a whole document, including the summary, the detailed comments, the limitations, and the terms and conditions. Individual comments, photos, or condition ratings should not be relied on in isolation.

This inspection has been carried out in general accordance with NZS 4306:2005 – Residential Property Inspection. It is a visual and non-invasive inspection of the readily accessible areas of the property on the day of inspection. This means the inspection is limited to what could reasonably be seen at the time, without removing wall linings, floor coverings, insulation, stored items, heavy furniture, claddings, or other obstructions, and without carrying out destructive or invasive testing unless otherwise stated.

The purpose of this report is to identify significant visible defects, maintenance items, and areas where further investigation may be warranted. It is not a guarantee that the property is free from defects, and it should not be interpreted as confirming that concealed, intermittent, historic, or future issues do not exist. Some problems may not be visible at the time of inspection due to weather conditions, prior repairs, recent drying, furnishings, stored goods, limited access, or because the defect is concealed within the building structure or finishes. Although best efforts are made to discover these.

The summary section is designed to draw attention to the more important issues identified during the inspection. However, the detailed body of the report remains important and should also be read carefully, as it contains additional observations, limitations, and context around the findings. Items noted as maintenance or minor defects may still be relevant or added to the summary depending on the age, type, and overall condition of the property.

Where a comment recommends further investigation, repairs, or advice, this means there were signs, risk factors, limitations, or observations that justify additional review by an appropriately qualified specialist, licensed trade, contractor, engineer, or other relevant professional before relying on the condition of that area. In such cases, the client should engage the appropriate qualified person to investigate, advise on, and where necessary carry out repairs or remedial work. No assumption should be made that an issue is minor simply because the full extent could not be confirmed during this inspection.

The condition descriptions and comments in this report are based on the condition of the property at the time of inspection only. They are not a warranty, insurance policy, or statement that defects will not arise in the future. Likewise, unless expressly stated otherwise, this report is not a building consent, code compliance, council records, legal title, survey, engineering, electrical, plumbing, gas, drainage, asbestos, or specialist weathertightness report.

Photographs are provided to help illustrate certain findings and improve clarity for the reader. These photos form part of the report. Sometimes, example photos are given of items where there are several similar items or repeated defects present. This means not every individual instance may be separately photographed, even though the comment may relate to multiple locations or repeated conditions throughout the property.

Where no significant concern is noted in a particular area, this should be read as meaning that no significant visible defect was observed in the accessible areas inspected at the time, rather than as confirmation that the area is free from all defects or future risk. If access was restricted, services were not operational, or conditions prevented full inspection, this will usually be noted in the relevant section and should be carefully considered when interpreting the report.

This report should be used as one part of your overall due diligence. It is most useful when read alongside specialist advice where recommended, relevant council or consent documentation, LIM or title information, and any other investigations appropriate to the property. If there is any uncertainty regarding an item in this report, clarification should be sought before relying on it for decision-making.

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# CONDITION KEY

<b>Optimal</b>	In a new or like-new condition; no visual deterioration or issues, with no typical maintenance or remediation required. Property is consistent with expectations for its age, type, and construction.
<b>Sound</b>	Generally functioning as intended; dependent on its age, some typical and routine maintenance and typical repairs may be necessary due to wear and tear.
<b>Serviceable</b>	In a condition that shows some deterioration and may require some level of remediation, functionality has declined but is still okay.
<b>Marginal</b>	A condition in which the system may no longer function as intended; deterioration to the point that remediation is required.
<b>Compromised</b>	Completely deteriorated and likely no longer functioning as intended

## GENERAL BUILDING ELEMENTS DEFINITIONS

### Roofing

**Bargeboard** - Boards on a gable end.  
**Fascia** - Linear metal or timber facings that run along the bottom of a roof line.  
**Hips & Valleys** - Internal or external elements of a roof creating either a valley or a ridge.  
**Ceiling Cavity** - Space between the ceiling and the cladded roof.

### Foundation

**Concrete Slab** - Solid concrete foundation on which something is built.  
**Ring Foundation** - A narrow concrete perimeter around the outside of a dwelling.  
**Piles** - Vertical structural elements being the base of the foundation.  
**Joists** - Runs on or between bearers to create a frame for the floor.  
**Bearers** - Thick horizontal elements running over piles to create load support.

### Electrical

**Switchboard or Distribution Board** - A board connecting electrical circuits.  
**Power socket** - Plug in the wall to run appliances off  
**Meterbox** - A box used to monitor how much power is used by a household

### Cladding

**Cavity System** - The gap between two surfaces e.g. cladding to frame cavity.  
**Cladding** - Material fixed to the exterior of a dwelling.  
**Direct Fixed** - Fixed directly with no cavity.  
**Monolithic** - Smooth rendered plaster finish over a selected substrate.  
**Vermin Strip** - Strip used to allow airflow but stop rodents accessing.  
**Soffits** - Overhanging horizontal lining under the overhanging roof.  
**Eaves** - Pitched section of roof overhang.

### Joinery

**Jam/frame** - The frame around a door.  
**Reveal** - Frame around a window.  
**Sill** - Base of a window frame.  
**Hardware** - Door handles, latches, mechanical elements.  
**Head Flashing** - Above exterior windows and doors to prevent water ingress.  
**Trim** - A material fixed to smooth corners or cover fixings.

### Plumbing

**Water Toby** - A valve by the road to switch the water mains to the property on or off.  
**Waste** - Pipes or catchments that take wastewater away e.g. sinks, showers, etc.  
**Gully Trap** - A ground basin that receives piped wastewater from inside the dwelling.  
**Stormwater System** - System that receives excess water from the roof and drainage system in the property.

# PROPERTY DETAILS

## Approximate age of main dwelling

1940s

## Building type

Stand alone

## Levels/storeys

1

## Site exposure

Semi sheltered

## Comments

The property has access via a private driveway.

## Primary Design Weathertightness Risk

Please note that all properties carry some degree of weathertightness risk. The selected design attributes below are based on the property's primary features, though some variances may be present. The attributes below do not encompass the entire weather-tightness risk on the property; they indicate the risk of some of its main design features. Further weathertightness commentary can be found in the relevant sections throughout this report.

## Wind Zone

Low Risk - Low wind zone as described by NZS 3604

## Number of Storeys

Low Risk - One Storey

## Roof/Wall Intersection Design

Low Risk - Roof-to-wall intersection fully protected (e.g hip and gable roof with eaves)

## Eaves Width (Estimated if out of reach)

High Risk - 100-450mm at first floor level, or 450-600mm at second floor level

## Envelope Complexity

Low Risk - Simple rectangular, L, T or boomerang shape, with single cladding type

## Deck Designs

Low Risk - None, timber slat deck or porch at ground level.

## Dwelling elevations



EXAMPLE

# ROOF OVERVIEW

## LIMITATION(S) in this section

The inspection of the roof and associated elements was limited to reasonable access and visual, non-invasive observation in accordance with NZS 4306:2005. Specifically, only areas safely viewable from the ground or from a ladder up to 3.6 m were inspected (NZS 4306:2005 Table 1). Any roof areas that were not reasonably accessible, unsafe to access, or not visible from these vantage points were excluded from this report.

# ROOF(S), FLASHINGS, GUTTERS AND DOWN PIPES

## ROOF CLADDINGS OR COVERINGS

### Type

Sloped

### Material(s)

Concrete tiles

### Comments

Tiles are in better condition than typical for its age. This does need to be treated for moss and cleaned off to prevent it leaking. Moss growth can cause water to divert under the tiles.

### Who to Engage: Advice, Investigation or Repairs

Waterblaster/Exterior Cleaning Contractor



Chip in tile.



## FLASHINGS

### Type

Hips & Ridges

### Material(s)

Tile

### Comments

Cracking has been noted in the mortar on the tile hips and ridge capping; it is common to see this type of cracking here. The cracked mortar should be ground out and re-pointed to help maintain weather tightness. A proper penetration flashing should be installed to the hot water boiler over pipe penetration.

### Who to Engage: Advice, Investigation or Repairs

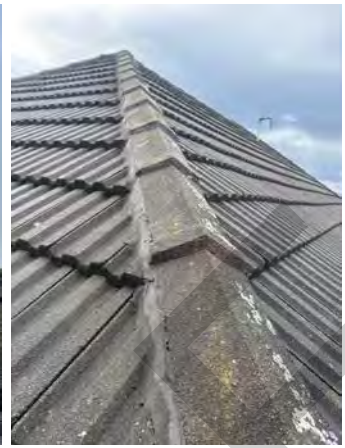
Qualified Roofer



Example - typical cracking and separation to mortar on tile hips and ridge capping throughout.



No flashing installed to hot water boiler over pipe penetration.



Minor crack to tile on eastern hip. This is best replaced.

## GUTTERS AND DOWN PIPES

### Material(s)

Plastic/PVC gutters, Plastic/PVC downpipes

### Comments

Downpipes on the main dwelling discharge into ground risers. The gutter above the main entryway is sagging and needs adjusting. One small cracked section of gutter is best replaced. Remove debris and vegetation from the gutters to prevent blockages.

### Who to Engage: Advice, Investigation or Repairs

Spouting/Gutter Installer



Some sagging to gutter above main entryway.



Crack in gutter.

## EXTERIOR OVERVIEW

### LIMITATION(S) in this section

Inspection of exterior foundation walls was restricted by finished ground levels. In line with NZS 4306:2005 visual, non-invasive scope and reasonable-access requirements, only the portions visible above ground were inspected. Elements concealed below ground level or by finishes were excluded from this report.

## SOFFIT & FASCIA

### Material

Fibre cement soffit, Metal fascia

### Comments

Please note, due to the era this home was constructed, it is possible that this soffit contains asbestos, but this was not tested or confirmed during this inspection.

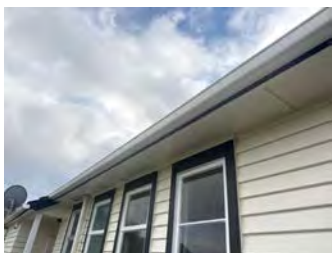
The soffit and fascia has notable weathering throughout, typical of its age and the fact that it has a tile roof above it which can allow some moisture in. The soffit and fascia appear okay however they are generally weathered and have sustained some moisture damage over the years. Some paint touch ups are needed in places. Cracked soffit sheets should be replaced but should be asbestos tested prior to any work being carried out.

### Who to Engage: Advice, Investigation or Repairs

Qualified Carpenter, Asbestos Surveyor/Assessor, Qualified Painter and Decorator



Close up example of notable weathering to some sections of soffit.



Crack in soffit.



Crack in soffit.



Example - some paint degrading in areas.



Fill obsolete holes.





Cracked soffit.



Splitting to scotias here.

## EXTERIOR FOUNDATION (WALLS)

### Type

Direct fixed fibre cement.

### Comments

Damaged sheets could be replaced. Check over and replace any popped nails where necessary. The fibre cement sheeting finishes below ground level in areas which can cause it to prematurely degrade. Please note, due to the era in which this house was constructed, the fibre cement has the potential to contain asbestos; however this was not tested or confirmed during this inspection.

### Who to Engage: Advice, Investigation or Repairs

Qualified Carpenter, Asbestos Surveyor/Assessor



Example - fibre cement finishing below ground level.



Cracked board.



Damage to fibre cement.



Some chips to sheet that is used as the sub floor access.



## EXTERIOR DWELLING (WALLS)

### Type

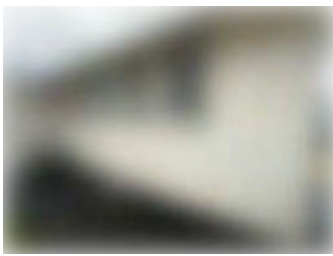
Direct fixed timber weatherboards.

### Comments

The weatherboards have some general and typical weathering to them. Check boards and replace any that have rot or moderate splitting where necessary. Some very minor paint and gap filling touch ups are needed in places as general maintenance.

### Who to Engage: Advice, Investigation or Repairs

Qualified Carpenter, Qualified Painter and Decorator



Rot under the penetration patch. Replace board here.



Example - some splitting to paint.



Minor rotting to board.



Split scotia.



Split and possibly some rot to board.



Split. Monitor this.



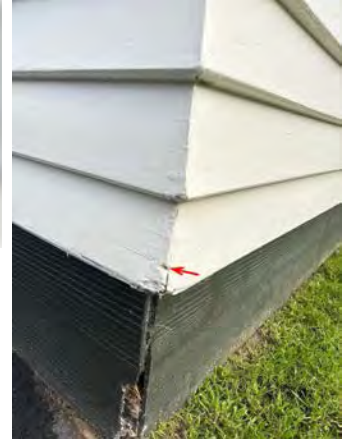
Close up example of typical weathering to boards throughout.



Several split and rotten boards to the northern corner.



The NE elevation weatherboards are more weathered than the rest typical as it is a sun facing elevation.



Minor rot.

## EXTERIOR JOINERY (VISUAL ASSESSMENT)

### Material

Timber, Aluminium

## Comments

Exterior joinery comments are based on a visual assessment only; testing of the joinery function is found in the interior section of this report. The joinery has general moderate weathering throughout. It appears okay but should be meticulously maintained to extend its lifespan. One rotten and one broken section of frame should be replaced.

## Who to Engage: Advice, Investigation or Repairs

Qualified Carpenter



Broken frame.



Rot to corner.



## GULLY TRAP(S)

### Material

Plastic/PVC

### Comments

Gully traps are sufficient height off finished ground level. Traps are configured properly and do not have downpipes directing stormwater into them. Grate installed on traps to prevent debris getting into the grey water system.



## EXTERIOR SERVICES

### Type

Tap(s), Fibre box, Saturn, Earthing cable

### Comments

Tap is operating fine.



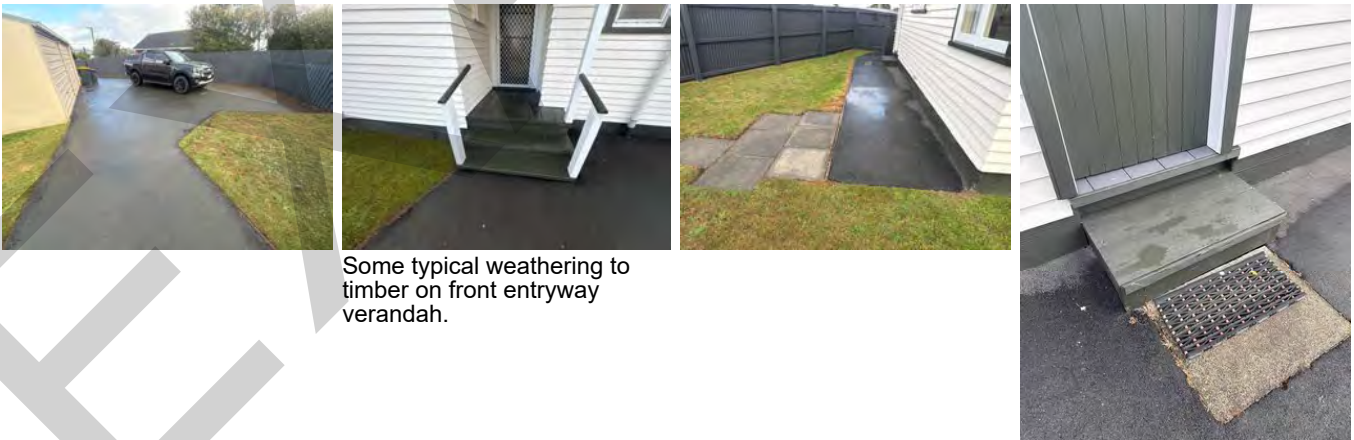
## HARDSCAPING, DECKS, VERANDAS, PATIOS, OTHER

### Type and material

Patio(s), Pathways, Verandah(s)

### Comments

Some typical cracking and settlement was noted to the hardscaping in areas; however, nothing significant was noted.



Some typical weathering to timber on front entryway verandah.

Typical weathering to step.

# FENCING

## Material

Timber post, rail & paling, Metal

## Comments

The gates are working fine. Some general deterioration to the fencing, requiring some repairs and maintenance. Split or rotten fence palings are best replaced where necessary.

## Who to Engage: Advice, Investigation or Repairs

General Handyman/Maintenance Contractor



# DETACHED GARAGE OR STRUCTURE

## Materials/construction

Concrete tilt panel

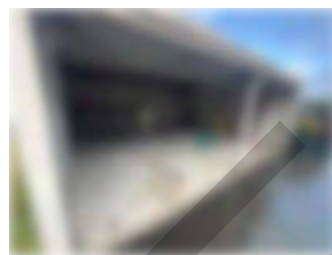
## Comments

The roof is fastened down with pop rivets, nails and screws. Nails are prone to popping overtime and should be replaced where necessary. The roof does look to lack in fixings and it would benefit from having additional fixings fitted to the cladding and flashings to better secure it. The roof is also due for a clean and repaint. Epoxy crack repairs look to have been carried out to the walls and slab. Some minor cracks to the walls appear have just been plastered over and should be epoxy repaired. The garage doors are manually operated and working fine. Interior lights weren't operating. They do appear to be disconnected at the power supply. It is recommended that a garage door rebate or gutter be installed to prevent water intrusion under the main doors.

## Who to Engage: Advice, Investigation or Repairs



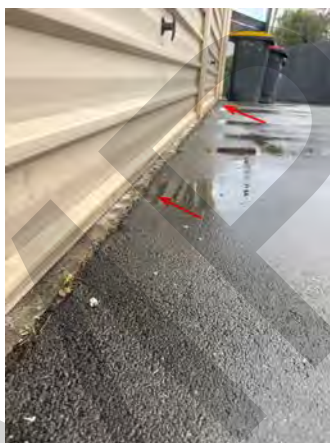
Minor dent to roof.



Disconnected power for lights.



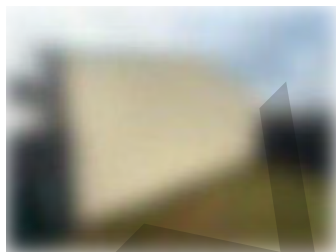
Some denting and typical light corrosion to garage doors and flashings.



No garage door rebate or gutter. This makes the garage more susceptible to water tracking under the door.



General denting to down pipe.



Rear wall could be painted.

## STRUCTURE OVERVIEW

## LIMITATION(S) in this section

This inspection report is based on a visual assessment of accessible areas of the dwelling at the time of the inspection. While our thorough examination aims to identify visible signs of pests, it is important to note that some pests may remain hidden or undetectable during the inspection. Pests, such as birds, rodents, and borer, can often inhabit concealed spaces. This report serves as a snapshot of the condition of the property at the time of the inspection and should be considered in conjunction with other specialist evaluations to obtain a complete understanding of the pest status of the property. The Inspection of the subfloor framing was restricted by installed insulation. In accordance with the Standards visual non invasive scope and reasonable access requirements, only framing that was exposed and visible could be assessed; elements concealed by insulation or beyond reasonable access were excluded from this report.

## FLOOR LEVELS

### MBIE floor level guidelines - Practical interpretation

The MBIE floor-level guidelines are used in practice as a preliminary indicator tool to help determine whether measured floor variation and/or slope may be consistent with foundation movement typically attributed to seismic activity and whether further assessment or repairs are warranted. They are not a pass/fail standard and should not be relied on in isolation. Results should be considered alongside other observable signs, such as cracking, binding doors/windows, distorted openings, uneven skirtings/architraves, and—most importantly—evidence of damage or deformation to the foundations and/or the superstructure (subfloor framing, load-bearing walls, bracing elements, cladding/linings, slab, etc.). A dwelling can exceed the MBIE guidelines but require no further remediation so long as it has been deemed sound following an investigation into the deviations by a suitably qualified construction professional or specialist.

Interpretation also needs to account for the age of the dwelling and historical construction practices. Older homes can exhibit floor deviations due to long-term settlement, bearers/joists installed out of level, earlier tolerances, timber shrinkage/creep, alterations, or repairs over time. For this reason, a deviation outside the guideline indicators does not automatically require urgent remediation, and a deviation within them does not rule out underlying issues. The floor level results are therefore treated as one line of evidence within an overall condition and movement assessment.

### Foundation type

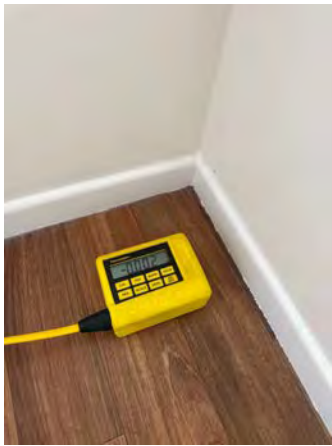
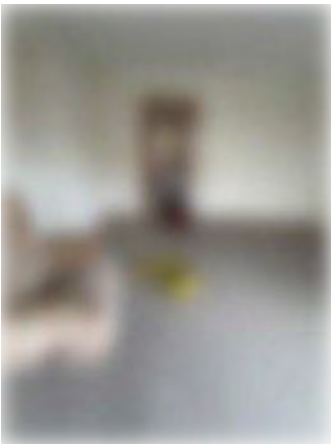
Suspended floor

### Inside MBIE Guidelines?

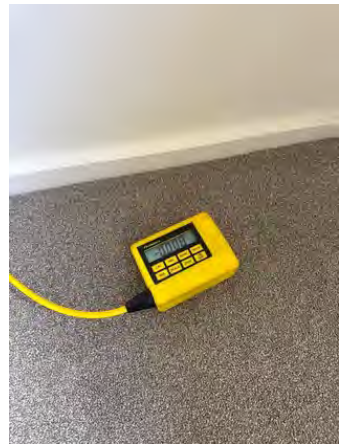
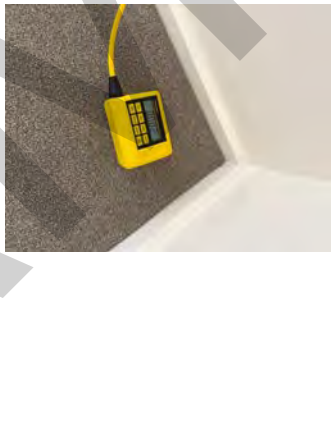
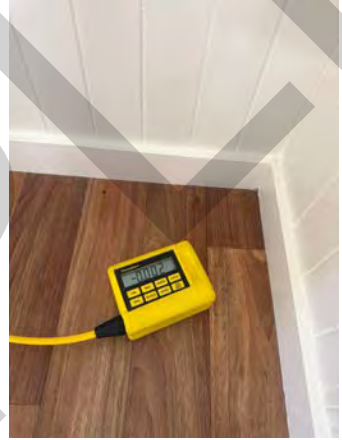
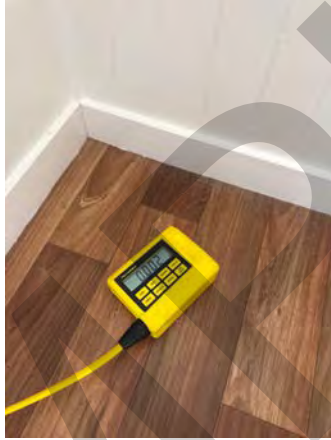
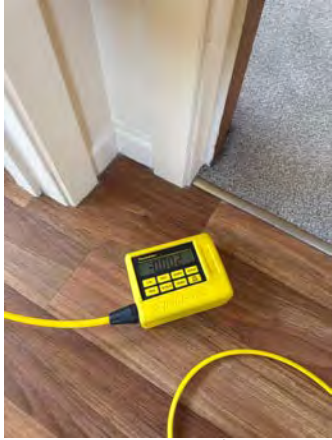
The floor levels exceed the guidelines; this check was done using a Technidea Zip Pro-2000. Our conclusion takes into consideration differences in floor covering thicknesses and step-downs. Please note that this is not a floor-level survey.

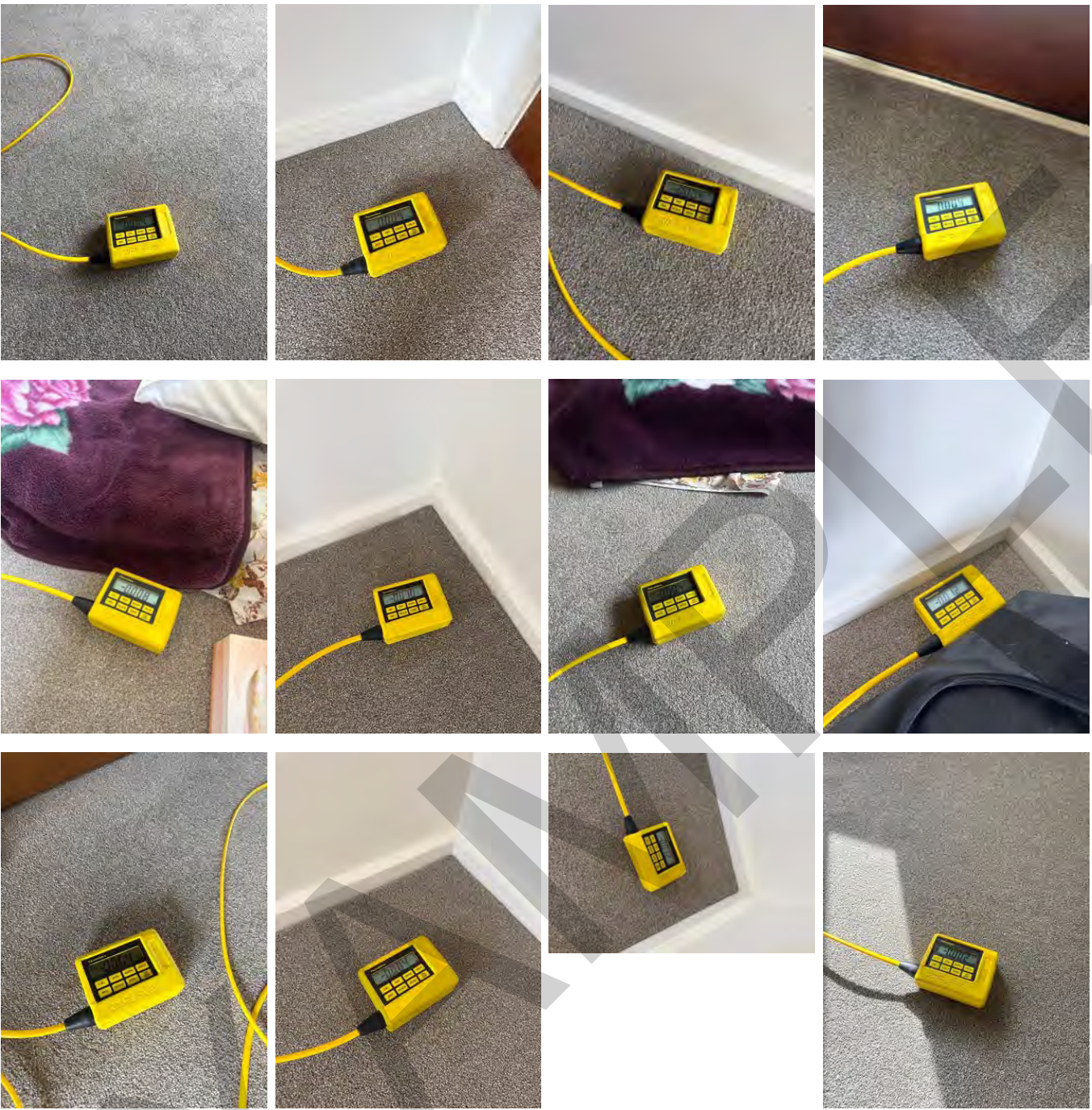
### Comments

The floor levels slightly exceed the MBIE guidelines for slope exceeding 0.5% in the eastern bedroom and the living room. We did not note anything that appeared concerning on the superstructure corresponding with these deviations however there are areas noted in the sub floor space of this report that need addressing, refer to sub floor section of this report for comments.



Datum.







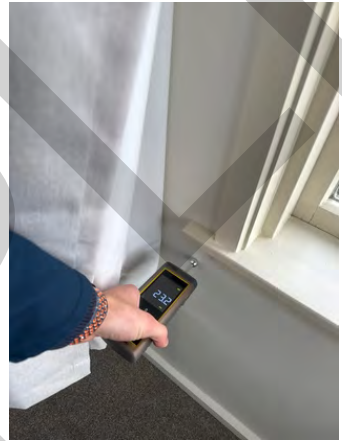
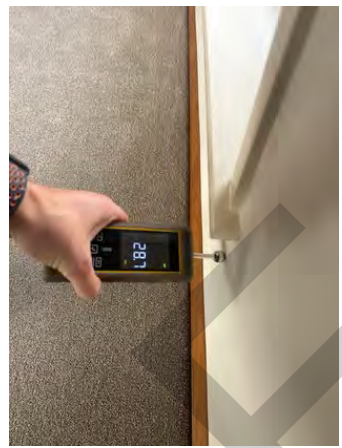
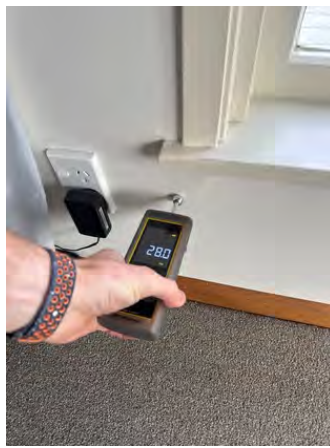
## INTERIOR MOISTURE

### Test type

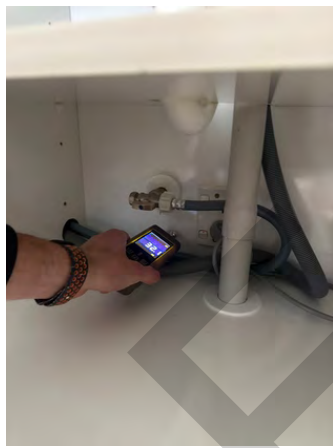
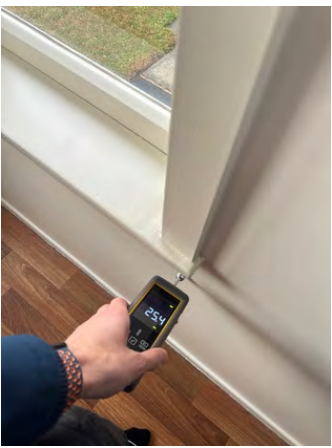
Non-invasive readings were taken using a Trotec T660 non-invasive moisture meter. Readings were taken internally at key locations most prone to moisture issues or ingress. Generally speaking, moisture content readings between 0 and 60 are considered dry, 60 to 80 is considered damp, and 80+ is considered wet; however, readings will always show an element of moisture because timber framing will always retain some level of moisture, even after it has been dried. Additionally, moisture content readings can be up to 3% higher than average during periods of high humidity and cooler air temperatures. Non-invasive moisture testing is used as an indicator and does not confirm an issue. Some anomalies can occur. We will specify areas of concern if they arise.

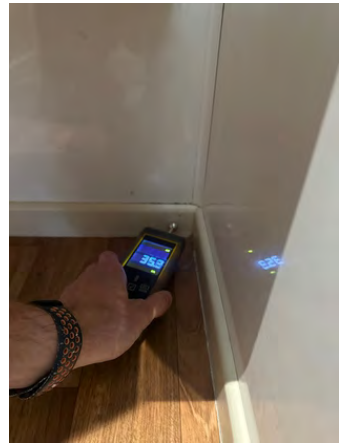
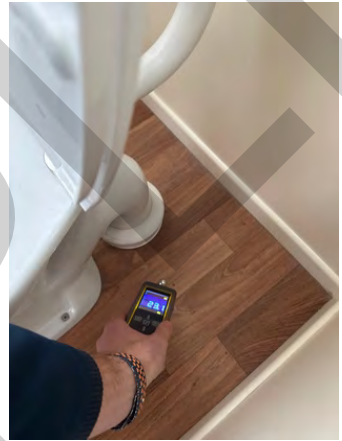
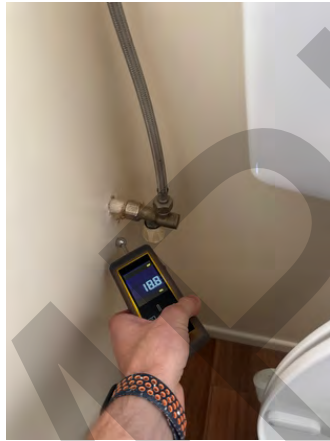
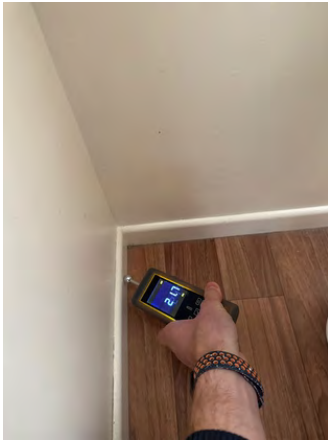
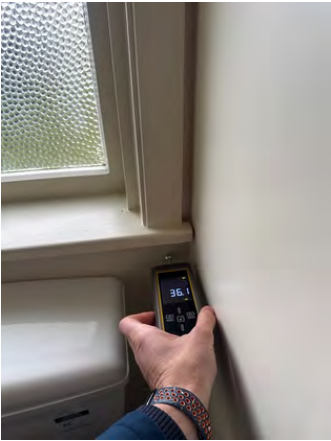
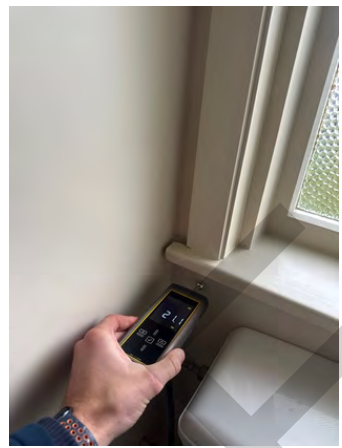
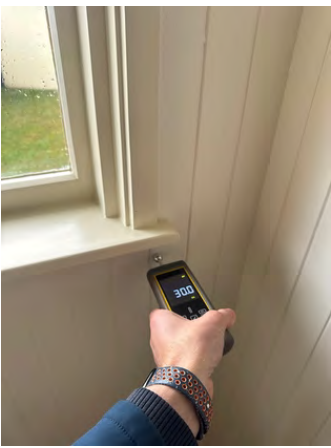
### Comments

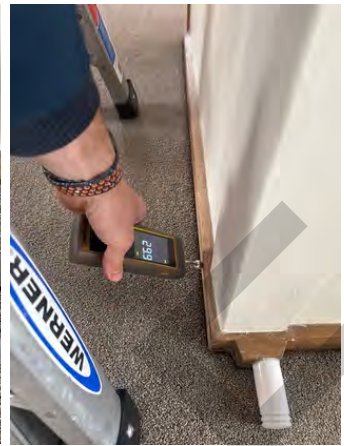
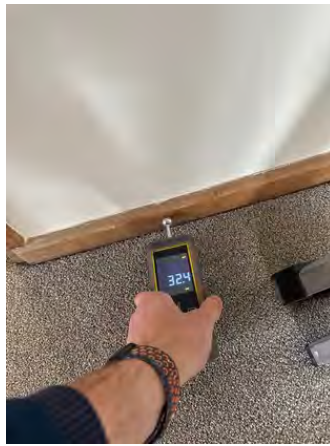
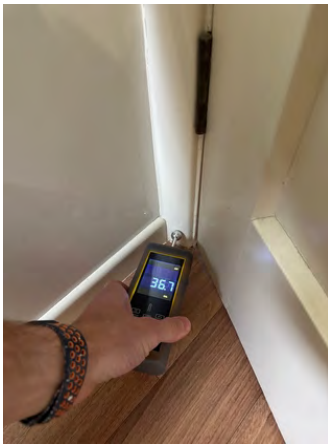
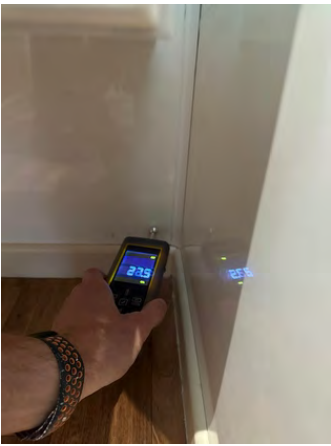
No concerning or elevated readings taken.











Behind shower.

Behind shower.



Behind shower.

Behind shower.

## MISCELLANEOUS STRUCTURE

### Comments

It is suspected that this home was relocated. The sub floor has also had full replacement of the original piles. It is recommended that you review relevant documentation and sign offs for this work.

### Who to Engage: Advice, Investigation or Repairs

Property Lawyer

## SUB FLOOR

### Sub floor access?

Yes

### Sub floor construction

Timber piles, Timber framing

### Structure comments

The original piles have been replaced throughout the sub floor with timber piles. Many of these have splits through them which is typical to occur to a certain extent; however many have severe splits or have been glued together. It is likely defective timber was used for some piles. These should be replaced or new piles fitted beside them. Some metal hardware strapping needs fitting or re-attaching noted in photos. We note that precast packers have been used to pack some piles. Best practice is to use H3.2 treated timber packers. Split or heavily notched bearers noted in photos should be professionally reinforced.

### Who to Engage: Advice, Investigation or Repairs

Licensed Building Practitioner (LBP)



Sub floor access on the NE exterior wall.



Split pile.



Split pile and example of precast packers.



Re-attach nail plate.



Monitor split pile.



Split.



Split bearer.



Split piles. One has been glued together.



Bearers have been notched out quite far here.



Pile not strapped in this side and not sitting properly under bearer.



Pile is split through and z nail detached. This has been glued together.



Reasonable split through to this bearer.



Monitor splitting on this pile.



Pile needs strapping.



Bearer not properly supported on piles here.



Moderate split to bearer.

**Insulation type**

Polyester

**Damp proof membrane installed?**

Yes

**Comments**

Fit any loose insulation anywhere it is slipping out of place. The polythene membrane barrier has not been fitted well or taped at the joins. This also has gaps in areas.

### Who to Engage: Advice, Investigation or Repairs

General Handyman/Maintenance Contractor



Some gaps in polythene membrane in places.

### Plumbing comments

No leaks identified. One waste pipe noted slopes uphill and needs to be adjusted to prevent blockages.

### Wiring comments

There is a combination of modern TPS and old wiring in the home; it is unknown if the old wiring is obsolete or not. Older wiring is prone to degrading and failure; a suitably qualified electrical specialist should confirm this.

### Who to Engage: Advice, Investigation or Repairs

Qualified Electrical Specialist



Bottom waste is running up hill. This needs adjusting.



Example - old non compliant power supply wiring.

## CEILING CAVITY

### Ceiling cavity structure

#### Pests

As ongoing maintenance, all homes should be periodically checked for pests, as they can cause damage to the construction material, plumbing, and electrical. Some signs of rodents noted. Due to the age of the home, it is typical to see some evidence of rodents. Often, this is historic if proper pest control measures have been taken throughout the time the current occupant has lived in the home, and it does not necessarily confirm any current infestation. If you are concerned about rodents, it is recommended that you seek advice from a suitably competent pest control specialist.

#### Framing type

Timber, Rafters

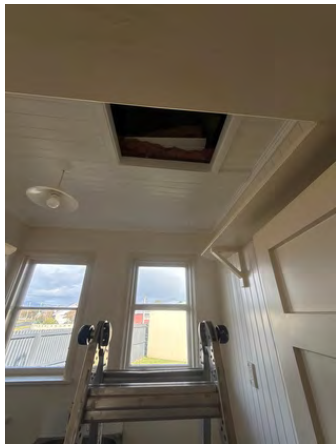
#### Structure comments

Old-style tile roofs can be prone to moisture ingress, especially if not maintained properly. It is not uncommon to see minor signs of moisture where tiles lap, with some visible signs of moisture on the underside of the tiles during times of rainfall. To assist with minimising or preventing this, ensure metal ties are tightened on the underside, tiles are properly set into place, and regular cleaning of the tiles is carried out. This ensures tiles are aligned properly, water channels are kept clear, and it assists with moving water to the guttering system, preventing moisture from entering the dwelling.

All the roof rafters and verticals have been cut through throughout the roof for some reason, it is suspected that this house was relocated and this was carried out at that stage. These are structural elements that should not be cut through. These all appear to have been reinforced with additional timber however much of it is thin decking timber. Due to this being extensive, it is recommended that this be further inspected by a suitably qualified structural engineer to ensure that this is an acceptable solution. Many tile cladding metal ties have been detached and need re-attaching.

### Who to Engage: Advice, Investigation or Repairs

Qualified Structural Engineer, Licensed Building Practitioner (LBP)



Ceiling cavity access in the laundry.



Example - rafters have been cut throughout and reinforced.



Vertical supports have been cut and reinforced.



Example - many metal tile ties need re-attaching.

### Roof underlay/sheathing

None

### Comments

### Insulation type

Fibre glass

### Comments

Some general aging and compressing to insulation.



### **Services types**

Header tank, Ducting, Plumbing

### **Services comments**

Header tank is best removed as it is obsolete.

### **Who to Engage: Advice, Investigation or Repairs**

Handyman

### **Wiring comments**

Modern TPS noted – Please note that due to the era of the home, there is still potential for some older wiring elements to be present. Houses from approximately the 1970s and earlier were generally wired with older non-compliant wiring unless these have been fully replaced. Therefore, we are unable to confirm the extent of the modern TPS wiring. It is recommended that you check any records of wiring work that has been carried out to confirm whether the home has been fully or partially rewired, and consult a suitably qualified electrical specialist if you are concerned about this.

### **Plumbing comments**

Please note that our view of the plumbing elements is limited to what can be visually sighted, and we cannot confirm anything beyond what is visible or enclosed behind wall linings, under insulation, etc. No general issues noted.



Obsolete header tank is best removed from the ceiling cavity.



## INTERIOR OVERVIEW

### LIMITATION(S) in this section

## FINISHES

### FLOORS

#### Type

Carpet, Vinyl

#### Comments

No obvious stains. Looks to be undamaged.

### WALLS

## Type

Drywall/plaster, Timber, Composite board, Waterproof sheeting

## Comments

Minimal marks or damage; nothing more than you would reasonably expect for its age.



Opening and gaps by rear laundry door could be closed off to prevent draught.



Some aging and splitting to timber in laundry.

## CEILINGS

### Type

Drywall/plaster, Timber

### Comments

No obvious signs of water damage.

# APPLIANCES

## Appliance list

Stove and oven, Dishwasher

## Comments

The Inspection did not include detailed testing or confirmation of the performance of household appliances or specialist systems such as alarms audio visual systems intercoms data cabling or smart home controls. Any comments are confined to obvious visible defects only. For assurance on operation safety or compliance of these systems a suitably qualified specialist should be engaged.

# SAFETY SYSTEMS

## Type

Smoke detector, Burglar alarm

## Comments

For older homes, photoelectric smoke alarms should be installed within 3 metres of every bedroom door or every room where someone sleeps. There should also be at least one on every level or storey of the home at a minimum. New builds, some modern properties, and dwellings that have undergone substantial renovations require hard-wired/interconnected smoke detectors in all bedrooms, living spaces, hallways, and landings. In multi level dwellings, there must be at least one smoke alarm on each level. Please review building plans and use the government agency online resources to determine any additional requirements, ensuring compliance with legal regulations and best practices for the home. No testing was done during this inspection.



## JOINERY

### DOORS

#### Comments

Many door knobs are a bit loose, typical of their age. These could be tightened up. The items in the photos below need attention; No other notable items.

#### Who to Engage: Advice, Investigation or Repairs

Qualified Carpenter



Some splitting to door panel. Striker plate has been notched out to a rough standard and the latch return on the handle is weak.



Example - many internal doors have some splitting to the panels from age.



Split in reveal.



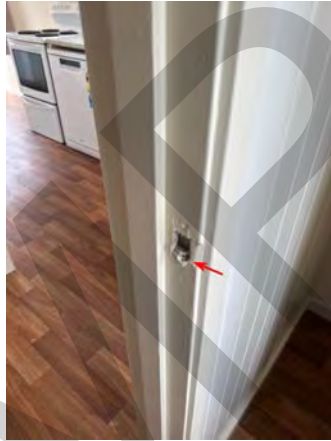
Trim door so it doesn't rub the carpet.



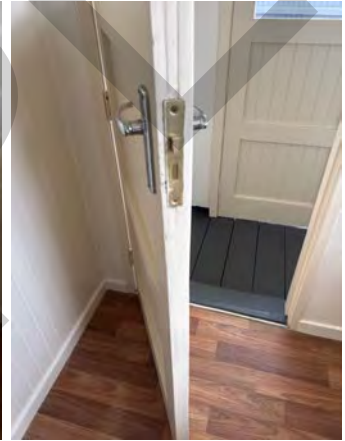
Door needs a slight ease.



Striker plate needs a slight adjust.



Laundry door striker plate is broken.



Some splitting and filler use in this door. Monitor this. Latch is also not recessed back into the door at the top.

## WINDOWS

### Material

Timber, Aluminium

### Glazing

Single

### Comments

The items in the photos below need attention; No other notable items.

### Who to Engage: Advice, Investigation or Repairs

Qualified Carpenter



Window needs an ease.



Window needs a slight ease. The latch is also catching the frame.

## CABINETRY AND COUNTER

### Comments

One drawer needs a slight adjust.

### Who to Engage: Advice, Investigation or Repairs

General Handyman/Maintenance Contractor



Bottom drawer catches slightly.

## PLUMBING OVERVIEW

### LIMITATION(S) in this section

The Inspection of plumbing components was limited to visual non invasive observation of accessible areas at the time of inspection. We did not assess concealed services including elements under ground or behind wall linings and ceilings. We are not plumbing specialists and do not provide opinions on technical or legal compliance of plumbing or fixtures. Items that appear to pose concern are noted in this report. If plumbing or drainage is a concern engage a suitably qualified plumbing or drainage specialist for further evaluation.

## WATER SUPPLY

## Water source

Public - Council supply

## Cold water shower pressure

Reasonably High

## Hot water shower pressure

Somewhat low

## Comments



## WATER HEATING

### Type

Hot water cylinder(s)

### Comments

No leaks observed. Proper seismic restraints installed to hot water cylinder. Cylinders, particularly older cylinders, can corrode inside and become compromised when harsh water is run through them; this is particularly evident when the water is chlorinated. Often, this cannot be physically sighted off a non-invasive check. Even if a leak is not picked up at the time of inspection, sudden leaks can occur

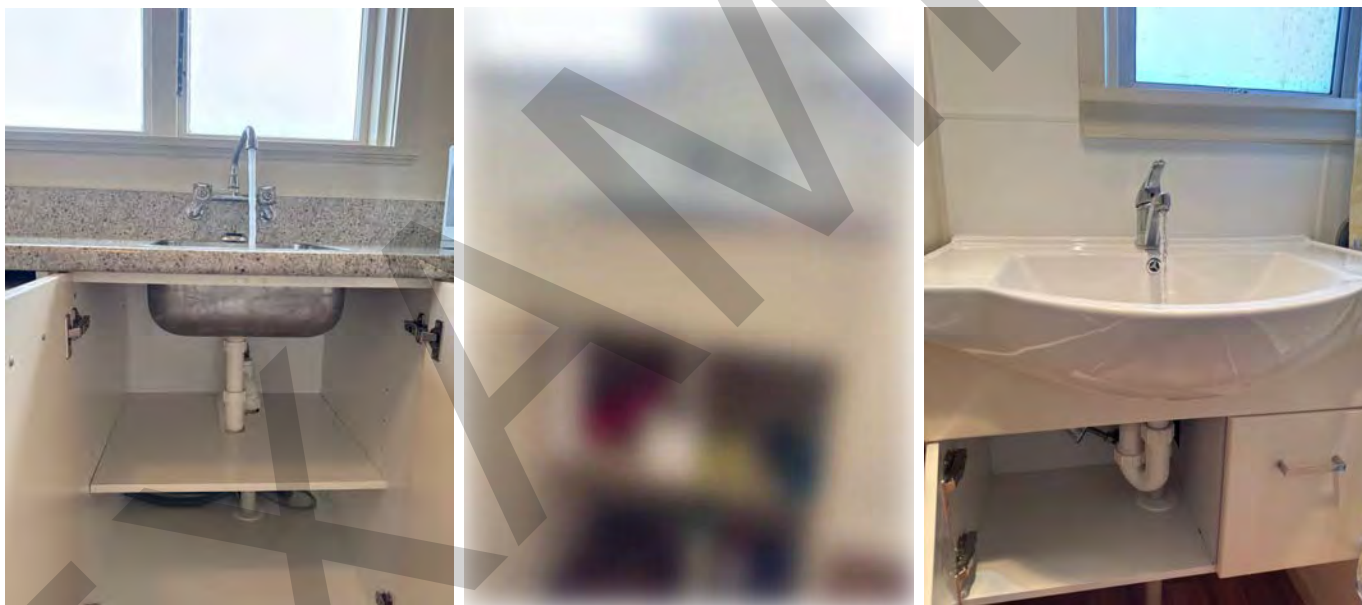
where corrosion to a fitting or the cylinder suddenly gives way. Ensure cylinders are periodically inspected for their condition and any leaking.



## WASTE PIPING & WATER SUPPLY (UNDER SINKS)

### Comments

Taps were turned on, and no leaks were observed from the waste piping. No leaks observed from water supply under sinks.



## TAPS

### Comments

All taps appear to be working and functioning as intended.

# SHOWER(S)

## How many showers?

1

## Leaks from shower(s)?

No leaks were detected at the time of inspection.

## Leaks from shower fittings?

No

## Comments



# TOILET(S)

**How many toilets?**

1

**Leaks observed from toilet(s)?**

No leaks were detected at the time of inspection.

**Cistern closing off water supply properly?**

Yes

**Comments**



# EXTRACTION FAN(S)

## Type

Extractor fan(s)

## Comments

Powered on and appears to be operating fine. From what can be physically sighted, the extractors appear to be ducted externally. It is recommended that a range hood be installed to the kitchen.

## Who to Engage: Advice, Investigation or Repairs

Rangehood Installer



# ELECTRICAL OVERVIEW

## LIMITATION(S) in this section

The overall electrical assessment is based on a visual inspection only and will only comment on electrical elements that are visible and reasonably accessible. We are not an electrical specialist; we cannot comment on the technical or legal compliance of electrical elements, nor can we warrant or confirm their safety. No specialist or thorough testing of electrical elements is undertaken; however, we will comment on signs of excess heat build-up or anything that visually poses a potential hazard. If electrical is a concern of yours, then it is strongly recommended that you engage a suitably qualified electrician.

## MAINS DELIVERY AND ANCILLARY POWER SOURCES

### Type

Subterranean/underground mains connection

### Comments

## SWITCHBOARD & METER BOX

### Breakers

Modern

### Comments

Modern meter box. Reasonably modern switchboard. Looks to have been professionally installed. No signs of excess heat build up. Electrical work has been carried out to the home; please review relevant documentation where it applies. Documentation like the Certificate of Compliance (COC) and Electrical Safety Certificates (ESC) should be reviewed to confirm compliance of these works.



## LIGHTS

**All interior lights work at the time of inspection?**

Yes

**Comments**

## POWER SOCKETS

**Comments**

Please note that only sockets that were readily visible and accessible and had nothing plugged into them at the time of inspection were tested; any others are excluded from this report. Sockets that were tested returned no fault.



Example of test carried out.

## HEATING/COOLING/VENTILATION OVERVIEW

### LIMITATION(S) in this section

## HEATING/COOLING/VENTILATION

### Type

Heat pump(s)

## Comments

Looks to have been professionally installed. No testing of these elements was carried out during this inspection. Please consult a suitably qualified specialist for testing of these elements.



Some surface rust to condenser enclosure.



# SUMMARY

Please read this report in its entirety. This summary is for information purposes and is not a substitute for the information provided in the body of this report. This summary will include aspects we consider most relevant in a brief form. It is our professional opinion that this property is in generally serviceable condition for its age, type and construction; however this is subject to further confirmation and specialist assessment of the ceiling cavity structure and rectification of the issues noted to the sub floor structure. Areas of remediation and maintenance are commented on in this report.

## EQC Scope of Works Comments

The EQC scope of works provided appears to have been mostly completed. The re-pointing of the tile ridge capping does not appear to have been completed, although some areas have previously been re-pointed. The epoxy repairs to the tilt panel garage have been partially completed. Some cracks have re-cracked due to them being plastered and not being epoxy repaired. Some typical re-easing of joinery is needed as general maintenance.

## Roof/Flashings/Gutters and Downpipes

The roof needs a clean and treatment for moss growth. The tile hips and ridge capping needs grinding out and re-pointing where it has cracking to the mortar. A proper penetration flashing should be installed to the hot water boiler over pipe.

## Soffit and Fascia

The soffit and fascia has notable weathering throughout. Some paint touch ups are needed in places. Cracked soffit sheets should be replaced but should be asbestos tested prior to any work.

## Detached Garage or Structure

The roof is fastened down with pop rivets, nails and screws. Nails are prone to popping overtime and should be replaced where necessary. The roof does look to lack in fixings and it would benefit from having additional fitted to the cladding and flashings to better secure it. The roof is also due for a clean and repaint. Epoxy crack repairs look to have been carried out to the walls and slab. Some minor cracks to the walls appear have just been plastered over and should be epoxy repaired. Interior lights weren't operating. They do appear to be disconnected at the power supply. It is recommended that a garage door rebate or gutter be installed to prevent water intrusion under the main doors.

## Exterior Dwelling (Walls)

Check weatherboards and replace any that have rot or moderate splitting where necessary. Some very minor paint and gap filling touch ups are needed in places as general maintenance.

## Exterior Joinery (Visual Assessment)

The joinery has general moderate weathering throughout. It appears okay but should be meticulously maintained to extend its lifespan. One rotten and one broken section of frame should be replaced.

## Ceiling Cavity

All the roof rafters and verticals have been cut through throughout the roof for some reason, it is suspected that this house was relocated and this was carried out at that stage. These are structural elements that should not be cut through. These all appear to have been reinforced with additional timber however much of it is thin decking timber. Due to this being extensive, it is recommended that this be further inspected suitably qualified structural engineer to ensure that this is an acceptable solution. Many tile cladding metal ties have been detached and need re-attaching.

## Subfloor

The piles have been replaced throughout the sub floor with timber piles. Many of these have splits through them which is typical to occur to a certain extent; however many have severe splits or have been glued together. These should be replaced or new piles fitted beside them. Some metal hardware strapping needs fitting or re-attaching noted in photos. We note that precast packers have been used to pack the piles. Best practice is to use H3.2 treated timber packers. Split or heavily notched bearers noted in photos should be professionally reinforced. Some old power supply wiring noted. This should be assessed by an electrical specialist.

### **Miscellaneous Structure**

It is suspected that this home was relocated. The sub floor has also had full replacement of the original piles. It is recommended that you review relevant documentation and sign offs for this work.

### **Joinery (Doors, Windows, Cabinetry and Counter)**

Some adjustments and attention needed to some joinery. Mainly doors.

EXAMPLE

# CERTIFICATE OF INSPECTION

## Client name

Joe Bloggs

## Property Address

123 Example Address Avenue, Christchurch

## Inspector details

Property Inspected by Adam Brownie 027 914 9087

Adam@inspectedresidential.co.nz Qualified builder and Licensed Building Practitioner

National Certificate in Carpentry

This inspection was carried out in accordance with NZS4306:2005

## Date/Time

22/04/2026

## The following Areas of the property have been inspected

Site

Yes  No  NA

Subfloor

Yes  No  NA

Exterior

Yes  No  NA

Roof Exterior

Yes  No  NA

Roof Space

Yes  No  NA

Interior

Yes  No  NA

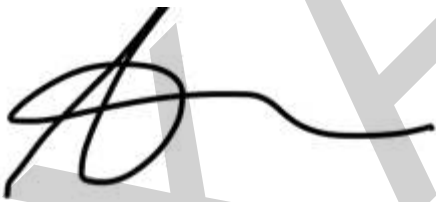
Services

Yes  No  NA

Accessory units, ancillary spaces and buildings

Yes  No  NA

## Inspector signature



## Areas inspected

### SITE

Orientation of living spaces

Yes  No  NA

Site exposure, contour & vegetation

Yes  No  NA

Retaining walls

Yes  No  NA

Paths, steps, handrails & driveways

Yes  No  NA

Fencing

Yes  No  NA

Surface water control

Yes  No  NA

Location of access point

Yes  No  NA

Accessibility

Yes  No  NA

Foundation type & condition

Yes  No  NA

Foundation walls

Yes  No  NA

Ground condition

Yes  No  NA

Ground vapour barrier

Yes  No  NA

Drainage

Yes  No  NA

Ventilation adequacy

Yes  No  NA

Electrical - wiring type & support

Yes  No  NA

Plumbing - Material types, leakage & support

Yes  No  NA

Insulation type, approximate thickness, coverage & condition

Yes  No  NA

Timber Framing & bracing

Yes  No  NA

Pile type, instability & condition

Yes  No  NA

Ground clearance of timber framing

Yes  No  NA

Obvious structural alteration

Yes  No  NA

Insect and pest infestation

Yes  No  NA

Floor Type (timber or suspended concrete)

Yes  No  NA

Pile to bearer connections

Yes  No  NA

Rotting timbers

Yes  No  NA

Debris

Yes  No  NA

Construction type

Yes  No  NA

Cladding

Yes  No  NA

Chimneys

Yes  No  NA

Exterior Stairs

Yes  No  NA

Balconies, verandahs, patios, etc

Yes  No  NA

Roof material

Yes  No  NA

Roof condition

Yes  No  NA

Roof water collection

Yes  No  NA

Downpipes

Yes  No  NA

Eaves, Fascia & soffits

Yes  No  NA

### ROOF SPACE

Accessibility

Yes  No  NA

Roof cladding

Yes  No  NA

Thermal insulation type, clearances, approximate thickness & coverage

Yes  No  NA

Sarking

Yes  No  NA

Party walls fire proofing

Yes  No  NA

Roofing underlay & support

Yes  No  NA

Roof frame construction & connections

Yes  No  NA

Ceiling construction

Yes  No  NA

Obvious structural alterations

Yes  No  NA

Insect and pest infestation

Yes  No  NA

Rotting timbers

Yes  No  NA

Discharges into roof space

Yes  No  NA

Plumbing - Material types, leakages & support

Yes  No  NA

Electrical - wiring type & support

Yes  No  NA

Tile fixings

Yes  No  NA

### INTERIOR

Timber floors

Yes  No  NA

Ceilings

Yes  No  NA

Walls

Yes  No  NA

**Concrete floors** Yes  No  NA**Doors & frames** Yes  No  NA**Electrical operation of switches** Yes  No  NA**Heating systems** Yes  No  NA**Kitchen** Yes  No  NA**Kitchen benchtop** Yes  No  NA**Kitchen cabinetry** Yes  No  NA**Kitchen sink** Yes  No  NA**kitchen tiles** Yes  No  NA**Kitchen air extraction system** Yes  No  NA**Bathroom, WC & ensuites** Yes  No  NA**Bathroom Floors** Yes  No  NA**Cistern, pan & Bidit** Yes  No  NA**Bathroom tiles** Yes  No  NA**Bath** Yes  No  NA**Shower** Yes  No  NA**Bathroom vanity/washbasin** Yes  No  NA**Bathroom ventilation** Yes  No  NA**Bathroom special features** Yes  No  NA**Laundry** Yes  No  NA**Laundry location** Yes  No  NA**Laundry floors** Yes  No  NA**Laundry tubs/cabinets** Yes  No  NA**Laundry tiles** Yes  No  NA**Fire warning & control systems** Yes  No  NA**Laundry ventilation** Yes  No  NA**Storage** Yes  No  NA**Stairs** Yes  No  NA**Exterior windows & doors** Yes  No  NA**Services****Heating systems** Yes  No  NA**Central vacuum systems** Yes  No  NA**Ventilation systems** Yes  No  NA**Security systems** Yes  No  NA**Electrical services** Yes  No  NA**Gas services** Yes  No  NA**Water Services** Yes  No  NA**Hot water services** Yes  No  NA**Foul water disposal** Yes  No  NA**Grey water recycling system** Yes  No  NA**Rainwater collection systems** Yes  No  NA**Solar heating** Yes  No  NA**Aerials & antennae** Yes  No  NA**Shading systems** Yes  No  NA**Telecommunications** Yes  No  NA**Lifts** Yes  No  NA**ANCILLARY SPACES****Exterior claddings** Yes  No  NA**Floors** Yes  No  NA**Roofs** Yes  No  NA**Subfloor** Yes  No  NA

**The following pages include some general information and maintenance advice. Tailor these to your specific property needs. A copy of our terms of service is also included.**

## **Maintenance**

**This comprehensive list covers a wide range of maintenance tasks to help homeowners keep their residential properties in excellent condition, extend the life of their systems and components, and avoid costly repairs. Tailor the list to the specific needs and features of your home as necessary.**

### **Monthly Maintenance:**

- **Test smoke detectors and carbon monoxide alarms: Replace batteries as needed.**
- **Clean garbage disposal: Prevent odours and maintain functionality.**
- **Inspect plumbing for leaks: Check under sinks and around appliances.**
- **Check for signs of pests: Look for droppings, nests, or entry points.**
- **Inspect and clean range hood filters: Remove grease buildup for fire safety.**
- **Clean and maintain dryer vent: Prevent lint buildup and fire hazards.**
- **Monitor for mould and mildew, especially in bathrooms, laundry, and exterior joinery.**

### **Quarterly Maintenance:**

- **Inspect and clean metal joinery tracks: Ensure proper operation.**
- **Check HVAC filters: Maintain efficient heating and cooling systems.**
- **Inspect and clean gutters and downspouts: Remove debris to prevent blockages.**
- **Clean fittings and taps: Remove mineral deposits.**
- **Inspect ceiling cavity and crawl spaces: Look for signs of pests or leaks.**
- **Clean kitchen and bathroom grout and sealant: Prevent mould and mildew.**
- **Trim trees and bushes: Prevent overgrowth and potential damage to any structures.**

### **Bi-Annual Maintenance:**

- **Check seals and grout in showers and tubs: Prevent water damage.**
- **Inspect windows and doors for proper seals: Address gaps or drafts.**
- **Test garage door opener safety features: Ensure auto-reverse is functioning.**

## Annual Maintenance:

- **Lubricate door hinges and locks:** Prevent squeaks and extend the products lifespan
- **Check for exterior paint damage:** Touch up or repaint as needed.
- **Inspect the roof:** Look for damage, leaks, or flashing issues.
- **Deep clean floors and carpets:** Professionally clean or rent equipment.
- **Clean and inspect chimney:** Ensure safe operation if you have a fireplace.
- **Pressure wash exterior surfaces:** Remove dirt, algae, and stains.
- **Inspect and clean dryer vent:** Prevent fire hazards and improve efficiency.
- **Check the foundation:** Look for cracks, settling, or water intrusion.
- **Inspect and clean oven and stove:** Remove built-up grease and debris.
- **Clean and seal wood decks and fences:** Protect against weathering.
- **Fertilize and aerate the lawn:** Promote healthy growth.
- **Inspect and clean outdoor lighting:** Ensure safety and visibility.
- **Flush hot water cylinder:** Remove sediment to maintain efficiency.
- **Service the HVAC system:** Schedule a professional tune-up for heating and cooling equipment.
- **Test and inspect irrigation system:** Address any leaks or malfunctions.
- **Review insurance policies:** Ensure adequate coverage for the property's value and location.

## Seasonal Maintenance:

- **Spring:** Clean and repair outdoor furniture, prepare garden beds, and check sprinkler systems.
- **Summer:** Maintain the lawn clean and seal outdoor wood surfaces.
- **Autumn:** Rake leaves, clean gutters, and prepare for winter weather.
- **Winter:** Check insulation and weatherstripping; clear snow and ice from walkways.

## As Needed Maintenance:

- **Address plumbing leaks:** Promptly repair any leaks to prevent water damage.
- **Electrical faults:** Get any potential issues checked by an electrical specialist as they arise, i.e. flickering lights, buzzing noises, signs of excessive heat build-up, etc.
- **Pest control:** Deal with infestations as they arise.
- **Appliance maintenance:** Follow the manufacturer's recommendations for your appliances.
- **Inspect and clean septic tanks:** If applicable, maintain septic systems as needed.
- **Evaluate and maintain swimming pools:** Ensure proper chemical balance and equipment maintenance.
- **Inspect and clean ventilation systems:** Ensure proper airflow and air quality.

## Wood borer information

### What is Borer?

Borer is a pest capable of causing significant damage to timber in homes and other structures throughout New Zealand. Small (2-4mm) flight holes on the surface of timbers, doors and furniture are signs that borer is present in your home. Another obvious sign is fine sawdust piles close to the holes.

### What causes Borer infestation?

Borer are drawn to seasoned or moist untreated timber. They are commonly found on the south-facing sides of buildings or in floor timbers that are prone to dampness. Borer prefer soft or untreated wood and are often found in untreated native timbers in older homes built before the 1960s. Some types of wood, such as macrocarpa, are naturally resistant to insect attack, and kiln-drying radiata pine improves its resistance to borer. Sawn timber is also more susceptible to borer attack than timber with a smooth surface.

### What do you do if you have a Borer infestation?

Timber infested with borer can be treated, but if the damage is severe, the timber may need to be reinforced or replaced. The only long-term solution for borer is a residual surface treatment with a product containing insecticide or preservative. It's essential that the treatment lasts longer than the borer's lifecycle, which can range from 4 to 11 years depending on the species. This treatment can only be applied to bare timber, so paint or varnish coatings may need to be removed first.

Airborne treatments like bombs, misting, or fogging will only kill the adult borers and won't stop the larvae from continuing to damage the timber. Furniture can be treated by fumigation through a certified pest control company or by injecting insecticide into the flight holes.

If your inspector has advised they believe borer may be present in the property, it is recommended that you engage a suitably qualified pest control professional to confirm this before proceeding with treatment

## Asbestos Information

### What is Asbestos?

Asbestos refers to a group of six naturally occurring minerals composed of thin, needle-like fibres found in rock and soil. These fibres are so small that they can only be seen under a microscope.

### Why was Asbestos used?

Asbestos was widely used in construction until the mid-1980s due to its resistance to heat, electricity, and corrosion. It is commonly found in materials like sprayed-on fireproofing, soundproofing, thermal insulation, decorative coatings, vinyl flooring, cement products, roofing sheets, and pipe lagging.

### Why is Asbestos dangerous?

When asbestos-containing materials (ACMs) are disturbed, they release tiny fibres into the air. Inhaling these fibres poses serious health risks, as they can become lodged in the lungs and lead to diseases such as asbestosis, lung cancer, and mesothelioma.

### What should you do if Asbestos is present?

Undisturbed asbestos poses minimal risk, and removal is typically unnecessary. However, if the material is damaged, it should be addressed promptly. In most cases, asbestos removal must be carried out by a qualified professional with a WorkSafe licence.

If your inspector suspects the presence of asbestos in your property, it's recommended to engage a suitably qualified professional to confirm this, especially if any damage is observed.

## Leaky homes information

### What is a leaky home?

A leaky home is where moisture gets trapped between the exterior cladding and interior wall frames due to cracks in the exterior cladding and the absence of a cavity system that is designed to ventilate any moisture that may get in. This can lead to rotting of the frames, mould growth and damage to the interior of the home. High-risk homes are typically Mediterranean-style homes with monolithic cladding, commonly built between the late 1980s and mid-2000s.

### How can I identify a leaky home?

There are often few visible signs that a building is leaky, but certain features, including its construction year, can suggest its likelihood of leaking. Major risk factors include insufficient ground clearance, cracks in the cladding or joinery, penetrations or openings in the cladding, window flashings, and enclosed balconies or cantilevered decks.

### What do you do if you think there are leaks/moisture issues?

Leaky buildings can be expensive to repair. A non-invasive moisture test is the first step to locating any potential moisture ingress.

Your inspector will advise if any high readings are taken and recommend that an invasive test be completed by a suitably qualified professional if required.

## TERMS OF SERVICE

1. How these Terms Apply You are taken to have exclusively accepted and are immediately bound, jointly and severally (where there is more than one purchaser), by these terms of service when any one of the following occurs:

- a. place an order or booking for Services from us directly or via any third-party booking system; and/or
- b. accept our Services by permitting entry by us to the nominated Premises to perform Services; and/or
- c. issue a purchase order to us following receipt of a Quote/Cost Estimate,

and together these terms apply in conjunction with any specific exclusions or additional terms specified in any Quote/Cost Estimate.

2. Our Contract Your acceptance of the Quote/Cost Estimate and these general terms together constitute our agreement with you (this Contract). This Contract governs the agreement between INSPECTED RESIDENTIAL LIMITED (COMPANY NUMBER 8466019) ("we" "us" and "our") and you, the named client in the Quote/Cost Estimate, in respect of the Services.

3. "Business Days" Any reference to 'Business Days' in these terms means a day on which banks are ordinarily open and excludes a Saturday, a Sunday or a public holiday. Any other reference to a 'day' shall mean a calendar day.

4. "Healthy Homes Standards" are the applicable standards set out in s13B of the Residential Tenancies Act 1986 and the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

5. "Premises" means the residential dwelling or commercial premises at which Services are to be performed (as the context requires).

6. "Report" means any category of building inspection report and/or a healthy homes report (as the context requires).

7. "You" Means the purchaser buying the Services as specified in any invoice, order, Quote/Cost Estimate or any other document. If the purchaser comprises more than one person, each of those persons' liability and agreement is joint and several.

8. "Us, "Our," or We" includes any contractor, employee, assignee, agent, transferees or approved subcontractor that we use.

9. Statutory References In these terms, a reference to a statute or statutory provision includes a reference to that statute or statutory provision as modified, consolidated and/or re-enacted from time to time and any subordinate legislation made under that statute or statutory provision.

### OUR SERVICES AND OBLIGATIONS

10. Services Our Services include:

- a. Building Inspection Report services; and
- b. Healthy Homes Inspection and Assessment services; and
- c. Invasive Testing Services; and
- d. Builders Walkthrough Service; and
- e. any other services described in our described in the Quote/Cost Estimate; and

together these are the Services in these terms as the context requires.

11. Scope Variations We will confirm any additional Services required via a Scope Variation email and/or an updated Quote/Cost Estimate.

12. Subcontractors Either we or our approved subcontractors will perform the Services for you.

13. Performance We will perform our Services with due skill and care and in a competent manner.

14. Licences Where required by law, we hold the applicable licences and accreditations to perform the Services.

15. Updates on Timing We will advise you of any anticipated delay to provide a Service.

16. Sufficiency of Time to Perform Services We will use our reasonable judgment to advise you of the estimated time to complete the Services you have requested at the time of booking. However, such timeframes are indicative only.

### CUSTOMER OBLIGATIONS

17. Authority for Approval Decisions You must nominate a single individual with authority to give instructions or approval to us, and where you are working with a third-party (including but not limited to a property agent, a facilities or building manager or a key-holder) that you wish to delegate approval and authority to, you must provide us with written confirmation of their contact name, status and basis on which approval or instructions can be accepted by us.

18. Consents You must make your own enquiries relating to the requirement of any consents required to enable us to access the applicable Premises to perform the Services including, but not limited to,

- a. building owner consent where you are a commercial tenant; or
- b. landlord consent where you are a residential tenant; or
- c. any other consent from a third party in connection with the Premises,
- d. and you must arrange for all such consents to be obtained at your sole cost.

19. Sub Floor and Roof Cavity Access You must provide unobstructed access to opening access doors or hatches to crawl spaces to enable us to perform sub-floor and roof cavity inspections.

20. Premises Preparation You must arrange the following in advance of us commencing the Services:

- a. Access you must arrange access to the Premises including, where applicable, gate access; and
- b. Deactivate alarm systems you must deactivate alarm systems; and
- c. Secure dogs you must ensure dogs are adequately restrained, crated or located in a closed environment (e.g. a garage, kennel) while the Services are being performed; and
- d. Remove obstructions this includes the removal of obstructions to access to the Premises and applicable opening access doors for sub-floor and roof cavities and at the exterior for access to roof.

#### BUILDING INSPECTION REPORT SERVICES

21. Report Compliance Written building inspection reports are carried out in accordance with NZS Standard 4306:2005 Residential Property Inspection (published by Standards New Zealand) on an "exceptions or information" basis and are not a statement that a property complies with the requirements of any statute, act, regulation or bylaw.

22. General Reliance Building inspection reports are intended to be relied upon as a general guide to you. They represent the overall condition of the Premises, and a Report does not constitute a warranty or guarantee of the current or future performance or fitness for purpose of the building, structure, systems or component parts comprising the Premises. To avoid doubt, such reports do not include any statements or confirmations as to the following:

- a. the fitness for purpose or workmanship quality of any system, including but not limited to, electrical, air conditioning, heating, plumbing, septic tank, solar, alarm, fire protection, audio visual or any other system (Systems); and/or
- b. the quality of the design of such Systems; and/or
- c. the quality or appropriateness of the components or placement or location of such Systems.

23. Visual Inspections A Report is assessed on the basis of a visual and non-invasive inspection only on specific areas of the Premises including, but not limited to, the following:

- a. Exterior roof; and
- b. Foundation and subfloor; and
- c. Accessory units and buildings; and
- d. Site improvements; and Roof space/ceiling cavity; and
- e. Exterior wall cladding and joinery; and
- f. General Interior; and
- g. Plumbing system; and
- h. Electrical system; and
- i. Landscaping/hardscaping; and
- j. Pest and potential hazards.

24. Multi-Unit Premises Building inspection reports on multi-unit Premises exclude items listed at sub-clauses (a) to (e) inclusive above except for accessible parts of immediate exterior of the unit to be inspected.

25. Sample Components We may report on a sample set of components only and are not an exhaustive report on all building components.

26. Floor Level Readings All readings taken for the purposes of a Report are indicative only and are not warranted to be a true floor level of the Premises.

27. Moisture Readings. We shall use our reasonable industry knowledge to assess moisture levels at the Premises. All and any moisture testing performed as part of the Services shall be non-invasive and we do not warrant that moisture ingress is not present at the Premises. Where we identify and recommend that invasive moisture testing is required, this is subject to an additional scope of services.

28. Limited Inspections Where we cannot access an area of your Premises, we shall exclude such area(s) from our final Report.

29. Building Inspection Report Exclusions A Report shall exclude inspection or reporting on the following (this list is not exhaustive, and any additional exclusions shall be stated in the building inspection report):

- a. Destructive testing; and
- b. Invasive testing (for example: wall opening); and
- c. Weathertightness; and
- d. Excavation; and
- e. Roof areas where access exceeds use of a 3.6m ladder; and
- f. Testing under furniture or appliances; and
- g. Disassembly of equipment or appliances; and
- h. Asbestos testing; and
- i. Live borer, termites or other infestation; and
- j. Concealed, submerged, buried, camouflaged, embedded or otherwise inaccessible components or areas (including but not limited to plumbing, drainage, septic/sewerage, private water, heating, air conditioning, ducting, framing, ventilation, insulation, wiring or reticulated services); and
- k. commentary, reporting or analysis of minor defects or maintenance requirements (including wear and tear); and
- l. common areas (including at cross-lease Premises, unit titles, multi-unit dwellings); and
- m. sheds and outhouses; and
- n. solar and PV systems; and
- o. building code compliance or other regulatory compliance (including local or territorial consent or resource consents); and
- p. seismic activity; and
- q. any other matter we elect to limit in the Report.

30. Specialist Recommendations We reserve all rights to include recommendations in a Report for specialist advice or assessments to be performed in respect of matters noted for concern. The contents of our Report are not reliant on such additional independent advice, and you undertake such additional services at your own cost and discretion.

#### INTRUSIVE TESTING SERVICES

31. Intrusive Testing Where we recommend intrusive testing to identify locations of water ingress or water leakage and you engage us to perform this service, the following shall apply:

- a. You shall be required to confirm your consent on behalf of you and all other homeowners to remove core samples of framing to perform the testing; and
- b. our intrusive testing shall not be relied upon as a weathertightness report, assessment or opinion in any way.

#### HEALTHY HOMES REPORT SERVICES

32. Report Compliance Healthy homes inspection Reports are prepared in accordance with the Healthy Homes Standards.

33. Visual Inspection Healthy homes inspections are based on visual inspections only and are limited to the nominated aspects of the Premises as prescribed by the Healthy Homes Standards, these being:

- a. Heating; and
- b. Insulation; and
- c. Ventilation; and
- d. Moisture Ingress and drainage; and

e. Draught stopping.

34. Healthy Homes Report Exclusions A healthy homes inspection is limited to the five aspects listed above and does not comment or report on the following (this list is not exhaustive, and any additional exclusions shall be stated in the healthy homes Report):

- a. other identifiable issues that may affect wellbeing or health of occupants of residential tenancy Premises.; and
- b. probe or destructive testing; and
- c. Testing under furniture or appliances; and
- d. Disassembly of equipment or appliances; and
- e. any other matter we elect to limit in the Report.

#### USE OF REPORTS

35. Reliance The information and contents of any Report is confidential and is for your exclusive use and that of any nominated additional addressee and is valid as at the date of issue only. We disclaim all responsibility and accept no liability for use of a Report by any party other than you or a specified addressee agreed as at the date of the Cost Estimate/Quote or as later agreed by us in writing.

36. Report-Addressee You are prohibited from altering the addressee of a Report and must obtain our express consent to re-issue any Report to alternative or additional addressee. This may be subject to an additional fee. Inspected Residential Limited reserves the right to reassign any report to other customers at their own discretion.

37. No Future Warranty A Report provides our opinion as at the date of the applicable inspection. Any Report or assessment provided in connection with the Services is not a warranty against any issues, defects or problems which may have not been identified via a visual inspection or that may develop after the date of performance of the Services

#### BUILDER'S WALKTHROUGH SERVICE

38. No Report Basis Our 'builder's walkthrough service' is an accompanied tour of a property nominated by the Client. Any observations of works or remedial actions made by us or our Personnel are supplied on an 'as is' basis via a visual inspection and is supplied on a 'no report basis'. You accept and acknowledge that we or our Personnel shall not supply any written report in connection with this category of service. To avoid doubt, this service is not a Building Inspection Report Service and shall not be supplied to the level of detail to meet the NZS Standard 4306:2005 Residential Property Inspection (published by Standards New Zealand).

39. No Reliance We accept no responsibility for your reliance or that of any third-party in respect of our verbal comments and observations supplied during a 'builder's walkthrough' service.

#### PAYMENTS AND INVOICING

40. Amounts Owing Payable on Due Date All amounts specified in an invoice will require payment on the due date specified in the invoice (Amounts Owing).

41. Invoice Payable Prior to Report Release All amounts specified in your invoice are payable in advance of release of a Report unless expressly agreed otherwise by us in writing.

42. Third Party Card Handling Fees We reserve the right to on-charge any third-party transaction fees associated with online card payment to your invoice or online payments. These may be subject to change without notice and the applicable % shall be published on our website or invoices. This shall be current as at the date of the applicable booking.

43. No Set Off or Deduction Payment of Amounts Owing Amounts Owing which are due and payable must be made without set-off or deduction of any kind.

44. If You Dispute the Amount Owing If you receive an invoice and you consider you owe us a lesser amount than the sum stated as the Amount Owing, you must notify us within five (5) Business Days of receiving our invoice.

45. Duty to Pay Undisputed Amounts Owing You acknowledge and agree that you will not be entitled to withhold payment in respect of any undisputed Amount Owing.

46. Overdue Amounts Owing If you do not pay an Amount Owing by the Due Date or any later date we have agreed in writing, this becomes an Overdue Amount Owing. After a period of 5 (five) Business Days, we shall have the right to apply late payment interest at a rate of 2.5%. This shall be calculated daily and compound monthly at that rate if we elect to do this. This applies before and after any judgment (if applicable).

47. Debt Collection or Recovery Costs If an Overdue Amount Owing remains unpaid for 14 (fourteen) Business Days or more, we reserve our rights to engage the services of a debt collection agency or solicitor to take proceedings to recover the Overdue Amount Owing. You will be liable for the costs incurred by us in the collection of any unpaid amounts including but not limited to legal costs, debt collection fees and internal administration fees.

48. Administration Fees In the event we are obliged to perform any additional actions to recover any monies owed by you, we reserve the right to apply reasonable administrative fees for phone calls, texts, emails and in-person visits to follow up and recover any

Overdue Amount Owing in addition to any costs or expenses stated in any clauses above.

## VARIATIONS

49. Variations to Price We reserve the right to issue a Variation Order to change the price to complete the Services where an extension to the Premises area is requested that extends the number of dwellings at the Premises on which we have provided our Quote/Cost Estimate.

## CANCELLATION AND MISSED APPOINTMENT FEES

50. Missed Appointment Fees Where we attend your Premises on the agreed date and time, and you fail to make the necessary arrangements or meet your Customer Obligations to enable us to perform our Services, the Missed Appointment Fee published on our Cost Estimate/Quote issued to you shall be invoiced to you.

51. Cancellation by You Where you request a cancellation of a Service, you must provide us with no less than forty-eight (48) hours' notice. Where such notice is not supplied, we reserve the right to deduct an amount equivalent to the Missed Appointment Fee published on our Cost Estimate/Quote issued to you and shall refund the balance to you.

52. Cancellation by Us Without prejudice to our other remedies at law, we reserve our rights to terminate this Contract (which includes any part the Services that remain unfulfilled) and shall not be liable to you for any delay, loss or damage suffered by you due to us exercising our rights under this clause, where:

- a. Inability to Access Premises we are denied access to or are unable to access the Premises to carry out the Services for whatever reason and we cannot reschedule to access at a later date; and
- b. Health and safety where we assess that the means of access to the Premises or the whole or part of the Premises is unsafe and would breach the relevant safety requirements under applicable health and safety legislation, and such safety concerns or issues cannot or will not be remedied by you.
- c. No consent Where we cannot obtain consent from you to perform invasive testing (where applicable).

53. Payment of a Missed Appointment Fee Where this clause is relied upon, we reserve the right to do one of the following:

- a. If no re-booking is made deduct an amount equivalent to the Missed Appointment Fee published on our Cost Estimate/Quote issued to you from your fee and shall refund the balance of any pre-payment to you if the service is not re-booked at a later date.; or
- b. If you re-book your appointment to issue an invoice to you for our published Missed Appointment Fee which shall become immediately due and payable prior to our attendance at your re-scheduled appointment.

## LIMITATION OF OUR LIABILITY

54. Limit of Liability Our total aggregate liability to you arising out of or in connection with the Services whether in contract, any indemnity, tort (including negligence) by statute or otherwise at law or in equity is limited to an amount equivalent to the value of the applicable Services performed under these terms.

55. Exclusion of Our Liability To the fullest extent permitted by law, and subject to our obligations under any applicable law that imposes guarantees on us, we exclude all liability to you for any indirect claims, expenses, losses, damages and costs (including any incidental, special and/or consequential damages or loss of profits, loss of anticipated savings or loss of expenses suffered or incurred by you resulting (either directly or indirectly) in connection with the Services.

56. When Limitations of Liability Cannot Apply These clauses do not limit our liability to the extent that it cannot be limited at law and/or arises out of or in connection with any wilful default, fraud or criminal conduct by us.

57. Force Majeure We shall not be liable for any delay or failure to perform the Services due to a force majeure event. For the purposes of these terms, "force majeure" means an event or circumstance which leads to a default of either party under this Contract due to any act of God, war, terrorism, strike, lock-out, industrial action, fire, flood, storm, port closure or border closure plus any national or global pandemic effects, including, for the avoidance of doubt, any default due to any implementation of any regulation, directive, rule or measure by any government, state or other authority under the governing law of this Contract.

## DISPUTE

58. Details of the Dispute must be Supplied If you or we consider that a dispute has arisen in relation to any matter governed by this Contract, you must give us written notice outlining the basis of the dispute within ten (10) Business Days of the date of the Report.

59. Remedy Where we agree a remedy is available, your remedies are limited to a re-performance of the Services or a refund of the amounts payable (at our discretion).

## PRIVACY

60. You authorise us and our agents to collect, use, retain and disclose "personal information" (as defined in Part 1, section 7 of the Privacy Act 2020) about you and your personnel that you or they provide to us for the following purposes:

- a. assessing creditworthiness and exercising our rights and/or performing our obligations under this Contract; and/or
- b. direct marketing purposes (including by email and other electronic means), unless you notify us that you do not wish to receive

direct marketing from us; and/or

- c. using the services of credit reporting and debt collection agencies and you consent to us disclosing personal information (including any information about default and repayment; and/or
- d. history) to a credit reporter, who may hold that information and use it to provide its credit reporting services; and/or
- e. registering any Security Interest under this Contract; and/or
- f. the use or transfer of personal information to a Related Company (as such term is defined by Companies Act 1993) in connection with the performance of our obligations or exercise of our rights under this Contract.

61. The clause above is authority and consent from you in accordance with sections in Part 3, Part 7, subpart 1 and all other relevant sections in the Privacy Act 2020.

62. You (if you are an individual) have the right under sections in Part 4, subpart 1 and Part 4, subpart 2 of the Privacy Act 2020 to access, and request correction of, any of your personal information held by us and if you provide any personal information about a third party (including your Personnel) to us, you confirm that you are authorised to do so by the relevant individual and you have informed the relevant individual that they have the right to contact us to access and, if applicable, request correction of any personal information that we hold about them.

#### GENERAL

63. Governing Law This Contract shall be governed by the laws of New Zealand and the parties irrevocably submit to the exclusive jurisdiction of the courts of New Zealand.

64. Severability If and to the extent any provision or part of a provision is illegal or unenforceable, such provision or part of a provision will be severed from this Contract and will not affect the continued operation of the remaining provisions of this Contract.

65. Entire Agreement This Contract sets out the entire agreement between the parties.

66. Electronic Acceptance The parties agree that any legal requirement may be met by using electronic means in accordance with the Contract and Commercial Law Act 2017. In this clause the term "legal requirement" has the meaning given to it by section 219(2) of the Contract and Commercial Law Act 2017.

END OF TERMS