GOOD BONES BUILDING INSPECTIONS LIMITED
+64 27 346 9993
sam@goodbonesbuildinginspections.co.nz
http://www.goodbonesbuildinginspections.co.nz



RESIDENTIAL BUILDING INSPECTION

5 Aranoni Track
Christchurch, Canterbury Region 8081

Jamie Dawson
07/09/2026

Inspector
Sam Harrison
LBP Carpentry, Level 4 Carpentry
+64 27 346 9993
sam@goodbonesbuildinginspections.co.nz

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OBSERVATION

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3.2.1 Exterior - Fascia and Soffit: Paint Peeling to Soffit
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5.3.4 Foundation (Subfloor) - Foundation Type: Loose wire dog
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1: INSPECTION DETAILS

Information

Date
01/07/2026

In Attendance
Home Owner

Occupancy
Furnished, Occupied

Type of Building
Multi Storey, Standalone House

Weather Conditions
Clear, Dry

Certificate of Inspection in Accordance with NZS 4306:2005 : Site
Partial (limited)

Certificate of Inspection in Accordance with NZS 4306:2005 : Subfloor
Partial (limited)

Certificate of Inspection in Accordance with NZS 4306:2005 : Exterior
Yes

Certificate of Inspection in Accordance with NZS 4306:2005 : Roof Exterior
Yes

Certificate of Inspection in Accordance with NZS 4306:2005 : Roof Space
Partial (limited)

Certificate of Inspection in Accordance with NZS 4306:2005 : Interior
Yes

Certificate of Inspection in Accordance with NZS 4306:2005 : Services
Partial (limited)

Certificate of Inspection in Accordance with NZS 4306:2005 : Accessory Units, Ancillary Buildings
Yes

Site Exposure
High

Site Exposure relates to location and is determined by the property address classification from BRANZ

General Condition Summary
Reasonable

The overall condition of the property has been assessed based on age, construction type, and maintenance observed at the time of inspection. The condition is summarised using the following scale:

Good – Elements are performing as intended, with no significant defects observed.

Reasonable – Typical age-related wear and tear is present. No immediate repairs or major deferred maintenance identified.

Fair – Components remain functional but show visible deterioration or defects that warrant attention.

Poor – Notable defects or damage are present, with extensive repair or replacement likely required.

These categories provide a broad overview of the property's general condition. The full report should be read in detail for complete findings and context.

Scope of Inspection: Scope of Inspection

Pre Purchase Inspection

This report provides a general overview of the condition of the property as identified, based on a visual and non-invasive inspection. The inspection is carried out in accordance with NZS 4306:2005 - Residential Property Inspection.

The scope of the inspection is outlined in our Terms and Conditions.

How To Read This Report: How To Read This Report

This report uses a colour-coded system to help you quickly understand and prioritise findings:

 Red – Attention Required
Significant defects, safety concerns, or urgent maintenance items. These should be addressed promptly to prevent further damage or risk.

Orange – Observation Only
Non-critical observations noted during the inspection. These do not require immediate action but may be useful for monitoring or future planning.

 Blue – General Maintenance
Routine maintenance items typical for a property of this age and type. Attending to these will help keep the home in good condition.

Each comment provides a concise summary of the issue, its location, and a recommendation for the appropriate next steps.

Certificate of Inspection in Accordance with NZS 4306:2005 : Certificate of Inspection in Accordance with NZS 4306:2005

This inspection has been carried out in general accordance with the requirements of New Zealand Standard NZS 4306:2005 – Residential Property Inspection. This standard sets out the minimum requirements for the visual assessment of residential buildings. The findings in this report are based on the areas accessible at the time of inspection and reflect the condition of the property as observed on that day.



Important Information: Report Content and Recipient

This report has been prepared solely for the client named within the report and is based on the condition of the property at the time of inspection. The inspection and report are intended to assist the named client in making an informed decision regarding the property's condition and maintenance requirements.
The content of this report should not be relied upon by any other person or entity without the express written consent of the inspector, as context, scope, and limitations are specific to the commissioning client. Good Bones Building Inspections accepts no responsibility or liability for use or interpretation of this report by any third party.

Important Information: Maintenance Statement

Regular maintenance is essential to preserve the condition and value of any property. All buildings require ongoing care including repainting, resealing of junctions and penetrations, cleaning of spoutings and downpipes, maintenance of ground levels and drainage, and timely repair of minor defects before they worsen.
This report identifies specific defects and maintenance items observed at the time of inspection; however, it should be noted that normal wear and tear is expected for a dwelling of this age and type. A proactive maintenance schedule is recommended to ensure durability, compliance, and weather-tight performance of the building envelope over time.

Important Information: Systems Limitations

System Limitations

Inspection of the property's service systems, including plumbing, electrical, heating, and cooling, is restricted to visual observation only. No diagnostic testing or operation beyond confirming basic accessible functions has been carried out.

Use of Moisture Meter

This report does not provide or imply any guarantee of waterproofing performance. A standard non-invasive inspection cannot replicate the conditions that cause moisture penetration. The inspector actively checks for visible evidence of moisture and undertakes spot readings with a GANN BL Compact B2 meter. This instrument is maintained and calibrated in line with the manufacturer's specifications. It operates in non-invasive mode, providing a useful indication of potential moisture presence, but results are not conclusive. The type or treatment of internal timber cannot be confirmed without invasive investigation.

Interpretation of Readings

The GANN meter provides relative readings, not absolute moisture percentages. Results are best interpreted by comparing known dry reference points (datums) against suspected damp areas. The inspector is trained to interpret these readings as indicators of potential water ingress or watertightness failure and will recommend further invasive testing when appropriate.

GANN reference guidance for relative readings:

4.4 Display Values (Digits) in Relation to the Bulk Density

Density (specific wt.) of the building material kg/m³	Corresponding Relative Air Humidity 30 — 50 — 70 — 80 — 90 — 95 — 100 Display in Digits					
	very dry	normal dry	semi dry	moist	very moist	wet
up to 600	10 - 20	20 - 40	40 - 60	60 - 90	90 - 110	more than 100
600 -1200	20 - 30	30 - 50	50 - 70	70 - 100	100 - 120	more than 120
1200 -1800	20 - 40	40 - 60	60 - 80	80 - 100	110 -130	more than 130
above 1800	30 - 50	50 - 70	70 - 90	90 - 120	120 - 140	more than 140

Limitations of Non-Invasive Testing

Non-invasive moisture scanning provides indicative results only. It cannot identify concealed moisture or confirm that a structure is dry. Elevated readings may signal an increased risk of timber decay and should be further assessed. Moisture content varies seasonally, and decayed timber can sometimes appear dry due to fibre breakdown. Inactive plumbing leaks or extended dry weather may conceal active ingress.

Thermal imaging was used only at the inspector's discretion and is intended as a supplementary diagnostic tool. Its ability to identify moisture or leaks is limited by ambient temperature and environmental conditions, and it cannot guarantee detection of all defects, moisture issues, or insulation gaps

If the inspector records elevated or irregular readings, invasive testing may be advised. Such work can only proceed with the written authorisation of the property owner or their authorised representative.

Important Information: Other Limitations

This report provides a visual overview of the property's condition based on what was accessible and visible at the time of inspection. It represents a professional and reasonable effort to identify observable defects but is not an exhaustive evaluation of every building element.

Security systems and smoke detectors were observed but not function-tested. Their operation and compliance should be confirmed by a suitably qualified specialist.

Repair cost estimates are not included. Independent contractors may be recommended to provide quotations for any identified work.

All fireplaces should be inspected and cleaned periodically by a qualified professional to ensure safety and performance. Verification of fireplace compliance is beyond the scope of this report.

This document is provided as a general guide to assist the client in forming their own opinion of the property. It does not assign value or offer advice on the suitability of purchase. The contents reflect the professional judgment of the inspector based on the site conditions observed on the day.

Cosmetic imperfections such as minor scuffs, marks, or general age-related wear are considered normal and are not individually reported. Assessing the source of odours or other subjective environmental factors lies outside the inspection's scope.

The inspection is confined to exposed interior surfaces and fixtures. Wall linings, paneling, floor coverings, furniture, and stored items may hide defects or damage. Conditions beneath floor coverings, within wall cavities, or above ceiling insulation are not accessible for inspection.

Important Information: Excluded From Scope

The following items and conditions are not included in this inspection and have not been assessed. This list is not exhaustive but covers the main exclusions.

Assessment of zoning, regulatory compliance, and security systems does not form part of this inspection.

Systems or components that were inoperable or inaccessible at the time of inspection are also excluded.

The performance or efficiency of insulation, heating, and cooling systems is not evaluated. Similarly, plumbing or drainage that is concealed, internal, or located underground cannot be inspected.

Environmental hazards such as asbestos, lead-based paints, mould, formaldehyde, or flammable and toxic materials, as well as pest activity, fall outside the scope of this report.

Any general observations made regarding excluded systems are provided only as background information and should not be taken as a formal or comprehensive assessment.

Important Information: Compliance

This report is not a compliance inspection and should not be relied upon to confirm conformity with any building codes, regulations, or industry standards, whether governmental or otherwise. It is not a warranty or guarantee of future condition, performance, or suitability of the structure or its components. No express or implied assurance of fitness for purpose is provided. Any comments regarding adequacy, serviceability, or remaining lifespan of materials or systems are general observations only, based on normal expectations for comparable construction elements.

Summary: Summary

The home is of timber framed construction with a profile metal and metal corrugate roof, weatherboard cladding and aluminium and timber window joinery. The home is set on a subfloor and concrete retaining foundation. The home has been reasonably maintained, with multiple areas of deferred maintenance, and is in reasonable condition for its age.

The home is in comparable condition to other homes of this age and style, and defects are consistent with those expected of a dwelling of this age.

The dwelling was revisited on 07/09/2026 for reinspection for the purposes of readdressing and subsequent supply of the report to the dwelling owners.

Limitations

General

FURNISHED PROPERTY

The property was furnished at the time of inspection. Furnishings, stored items can obstruct access to areas, limiting the ability to fully inspect them. We recommend that further inspection is undertaken when the property is vacant (prior to settlement) to check for and defects that were concealed at the time of initial inspection'

2: ROOF

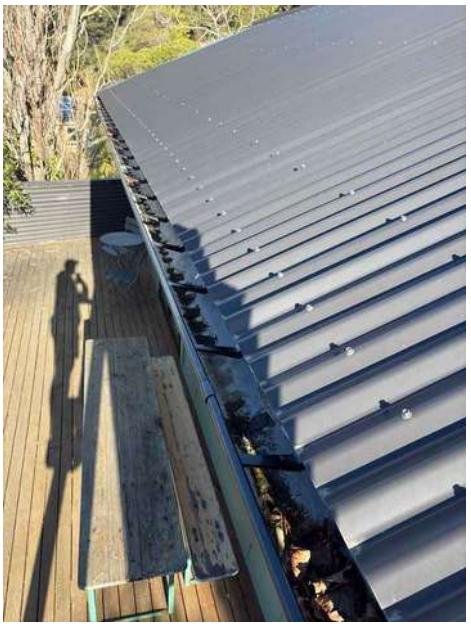
		IN	NI	NP	O
2.1	Roof Material	X			
2.2	Flashings	X			
2.3	Roof Penetrations and Skylights	X			
2.4	Roof Drainage Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

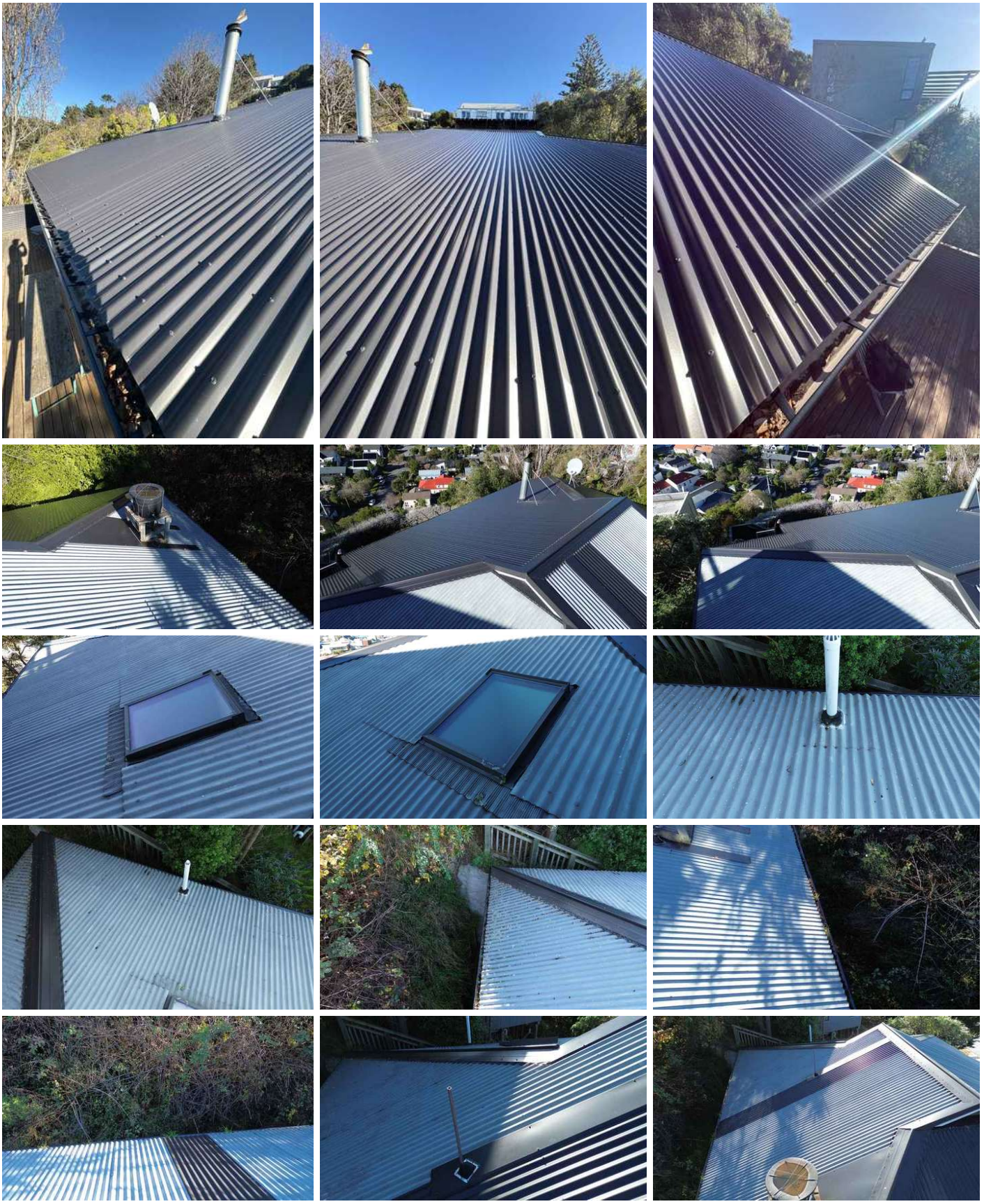
Inspection Method
Drone, Ladder

Roof Drainage Systems: Spouting and Downpipes
PVC



Roof Photos

Roof Photos











Roof Material: Material

Profiled Metal, Painted Corrugate




Flashings: Roof Flashing Material

Metal






Roof Penetrations and Skylights: Penetrations

Metal, PVC, Dektite installed




Roof Penetrations and Skylights: Skylights

Skylights, Appears well flashed




Limitations

General

LIMITATION

Inspection of the roof was limited by factors such as roof pitch, height, fragile surfaces, and/or accessibility constraints. Where safe access was not possible, inspection was undertaken from ground level, accessible points via ladder, or with the aid of drone photography where conditions allowed. Some roof areas may not have been fully visible, and concealed defects could remain undetected

Observations

2.1.1 Roof Material

Maintenance Item

REPLACE LEAD HEAD NAILS

SHEETS BENEATH HEADER TANK



Lead head nails are partially used to secure the roofing iron. These fastenings are prone to deterioration and loosening over time, which can compromise the roof's security and weather tightness. Replacement with modern screw fixings is required to ensure the long-term performance of the roof

Recommendation

Contact a qualified roofer

2.4.1 Roof Drainage Systems

Maintenance Item

BLOCKED SPOUTINGS

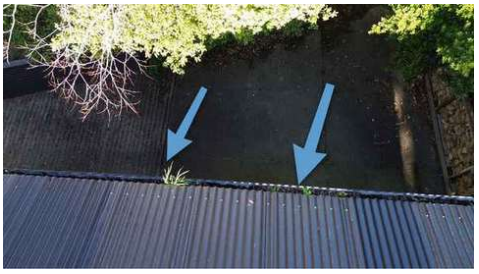
Debris has accumulated to the spoutings. Recommend cleaning to facilitate water flow

Recommendation

Contact a qualified roofer







3: EXTERIOR

		IN	NI	NP	O
3.1	Structural Construction Type	X			
3.2	Fascia and Soffit	X			X
3.3	Cladding	X			X
3.4	Joinery	X			X
3.5	Spouting and Downpipes	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Structural Construction Type:
Structural Construction Type
Timber framed

Joinery: Doors
Aluminium and Glass



Photo









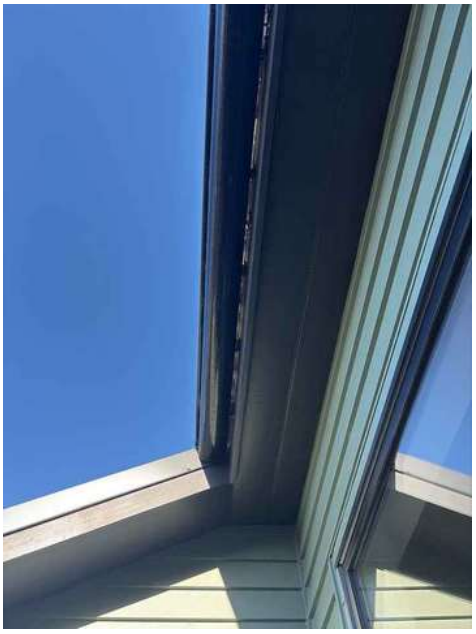

Fascia and Soffit: Fascia and Barge Boards

Timber




Fascia and Soffit: Soffit

Fibre Cement, Timber


Cladding: Cladding Type

Timber Weatherboard, Fibre Cement Weatherboard





Cladding: Cladding Limitation

Inspection of the cladding was limited to visible and accessible areas only. Sections were obscured by vegetation, height, adjoining structures, or stored items. The condition of concealed framing, building paper, or wall cavity systems cannot be confirmed without invasive inspection.

Cladding: Wall Insualtion

Presence of wall insulation cannot be determined during this non-invasive inspection. Given the age of the dwelling and apparent original wall lining condition it is unlikely exterior wall insulation is present. Early batt style insulation may be present, but if so the batts have likely slumped and shrunk, limiting thermal performance

Joinery: Windows

Aluminium, Timber



Joinery: Aged Joinery Limitations

The window joinery is partially original, and showing signs of its age. Units may not close as designed, with seals having deteriorated and the sashes being warped. Most often it is not cost effective to repair the old joinery to perform as new, and modern double glazed units are installed. Weather seals can be installed to negate drafts occurring

Spouting and Downpipes: Spouting and Downpipes

PVC







Observations

3.2.1 Fascia and Soffit

Maintenance Item

PAINT PEELING TO SOFFIT

The soffit shows paint breakdown and surface deterioration. Repainting is required to protect the timber and maintain weather resistance

Recommendation

Contact a qualified decorator



3.2.2 Fascia and Soffit

Maintenance Item

LOOSE SOFFIT

Soffit linings are loose or inadequately fixed. Re-securing is required to ensure weathertightness and prevent detachment in high winds

Recommendation

Contact your builder.



3.3.1 Cladding

Maintenance Item

PEELING PAINT

The paint coating is peeling from the cladding surface. Loss of coating exposes the substrate to weathering and decay. Preparation and repainting are required to maintain protection.

Recommendation

Contact a qualified decorator




3.3.2 Cladding

Maintenance Item

BORER TO TIMBER WEATHERBOARDS

Borer activity is evident in timber weatherboards. Borer weakens timber components and treatment and/or replacement of severely affected boards is required

Recommendation

Contact your builder.












3.3.3 Cladding

REMEDIAL SEALING REQUIRED

Maintenance Item

Minor sealing defects are visible to multiple areas across the extent of the cladding. Re-sealing is recommended to maintain weathertightness



3.3.4 Cladding

Maintenance Item

SPIDER TREATMENT REQUIRED

Spider webs and residue are present to cladding surfaces. Cleaning and application of pest treatment are recommended

Recommendation

Recommended DIY Project





3.3.5 Cladding

Maintenance Item

CRACKING TO WEATHERBOARDS

Cracking is present to the weatherboards to the highlighted area. Repair is required to ensure weathertightness

Recommendation

Contact your builder.




3.3.6 Cladding

Observation

MINIMAL CLADDING CLEARANCES (HARD PAVING)

The vertical clearances between the cladding and hard paving are minimal and do not meet current building code requirements of minimum 150mm although were likely compliant at the time of construction. Minimal clearances heightens the risk of moisture ingress at the base of the timber framed wall. Pavement falls are away from the dwelling. Monitoring to the areas during high rainfall events is recommended




3.3.7 Cladding

Maintenance Item

UNFILLED FIXINGS

ACROSS EXTENT OF EXTERIOR

The weatherboard fixings have not been filled and painted. Filling and painting to complete the cladding install is recommended

Recommendation

Contact a qualified decorator






3.3.8 Cladding

Maintenance Item

LOOSE TRIMS

The eaves trim to the highlighted area is loose. Refixing is required

Recommendation

Contact your builder.



3.3.9 Cladding

Maintenance Item

NO SOAKERS

No soakers are installed to the cladding butt-joins. Installation of flat soakers is recommended





3.4.1 Joinery

Maintenance Item

DETERIORATED COATING (WINDOWS)

The paint or coating to the window joinery is flaking and weathered. This exposes the substrate to moisture damage. Repainting or recoating is required.

Recommendation

Contact a qualified decorator



3.4.2 Joinery

Maintenance Item

CORRODED HEAD FLASHINGS

The metal head flashings to the extension are corroding. Cleaning back, rust treatment and recoating is required. Replacement of the flashings may be required if corrosion has progressed beyond repair

Recommendation

Contact your builder.









3.5.1 Spouting and Downpipes

Maintenance Item

LEAKING SPOUTING JOINS

Leaks are visible at spouting and downpipe joints or corners. This allows water to discharge against cladding and soffits. Resealing or replacement of joints is required.

Recommendation

Contact your builder.





3.5.2 Spouting and Downpipes

Maintenance Item

DISCONNECTED DOWNPIPES

The downpipe is disconnected from the spouting or discharge point. This allows uncontrolled discharge near the foundation. Reconnection and secure fixing are required.

Recommendation

Contact your builder.



4: ROOF SPACE

		IN	NI	NP	O
4.1	Roofspace	X			
4.2	Access	X			
4.3	Roof Framing	X			
4.4	Insulation	X			X
4.5	Pest and Insect	X			X
4.6	Ventilation	X			
4.7	Roof Underlay	X			
4.8	Signs of Ingress/Leaks	X			X
4.9	Plumbing	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Access: Access
Dropdown Stairs, Hallway



Insulation: Insulation Type
Fiberglass



Insulation: R Value and Dimensions
100mm

Insulation: Condition of insulation
Reasonable

Pest and Insect: Pest and Insect
Rodent Signs

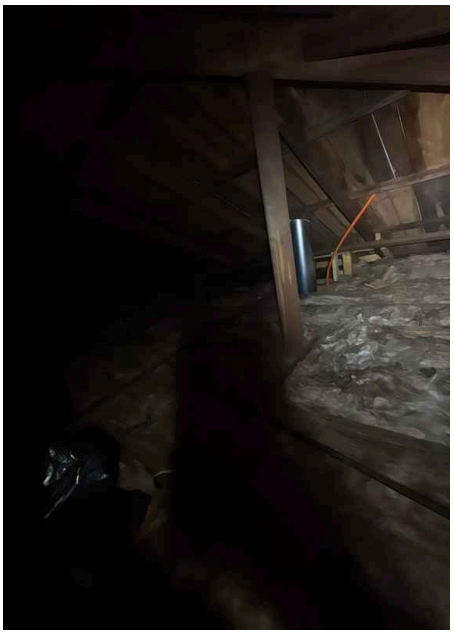
Ventilation: Moisture Extractor Ventilation
None visible

Signs of Ingress/Leaks: Signs of ingress/leaks
Historical Leaks observed

Plumbing: Plumbing
None visible

Roofspace: Photos






Roofspace: Roofspace Limitations

Inspection of the roofspace was limited to safe and readily accessible areas only. Access was restricted where insulation, framing, ducting, or stored items obscured visibility. No destructive investigation was undertaken, and concealed elements could not be assessed. Observations made relate only to visible components at the time of inspection

Roof Framing: Roof Framing

Pitched Roof, Timber Framing

Roof framing is the structural skeleton that supports a roof's shape and transfers its weight to the building's walls. It typically consists of rafters, trusses, or a combination of structural members that provide critical support and stability.





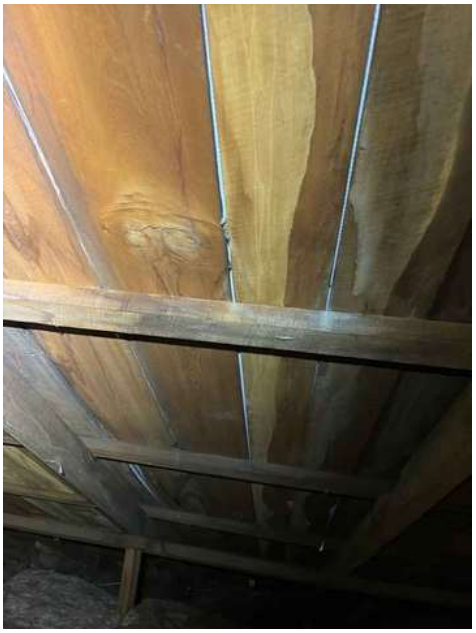
Roof Framing: Signs of Structural Alteration

No structural alteration observed

Structural alterations appear to have been made in a trades like manner consistent with the time of construction

Roof Underlay: Roof Underlay

Modern Synthetic Vapour Barrier Underlay, Timber Sarking

Observations

4.4.1 Insulation

Maintenance Item

NO INSULATION TO SKYLIGHT WELL

The skylight well is not insulated. This creates a thermal bridge and reduces the overall energy efficiency of the dwelling. Installation is required



4.5.1 Pest and Insect

Maintenance Item

RODENT SIGNS

Rodent droppings and odour are present. This indicates rodent activity which can damage insulation, wiring, and stored items. Pest control treatment is required.

Recommendation

Contact a qualified pest control professional

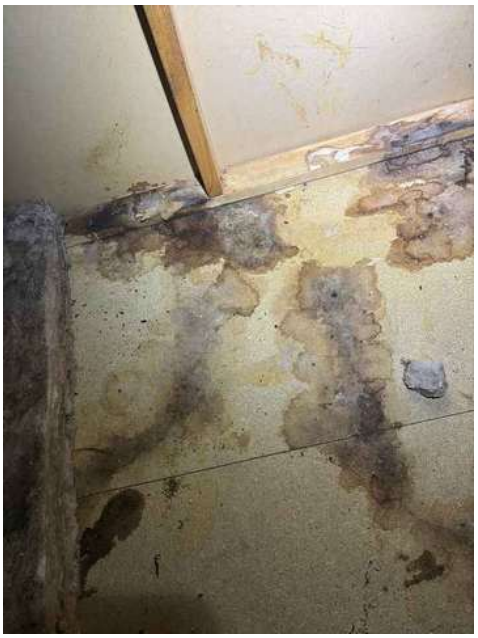
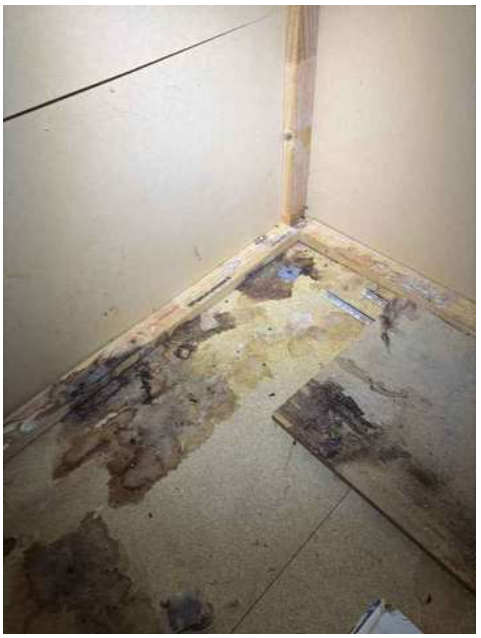
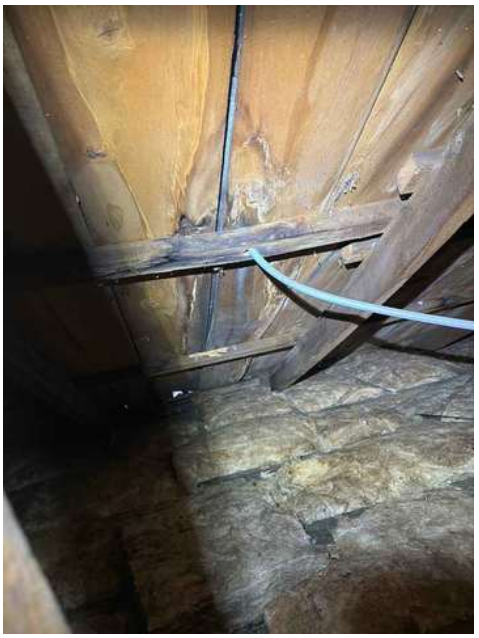


4.8.1 Signs of Ingress/Leaks

Observation

HISTORICAL LEAKS

Discolouration on roof framing indicates past moisture entry. Area appears dry at time of inspection, but ongoing monitoring is recommended to ensure the issue has been resolved.

5: FOUNDATION (SUBFLOOR)

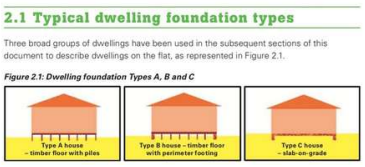
		IN	NI	NP	O
5.1	General	X			
5.2	Access	X			
5.3	Foundation Type	X			X
5.4	Insulation/Vapour Barrier	X			X
5.5	Condition of Subfloor/Ventilation	X			X
5.6	Plumbing	X			
5.7	Spot Floor Level Check	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Foundation Type

Type A - timber floor with piles



Access: Access Hatch

Foundation Exterior



Foundation Type: Pile/Bearer Connections

Z Nail/Wire Dog, Metal Strap



Insulation/Vapour Barrier: Insulation
Polyester, None



Insulation/Vapour Barrier: Vapour Barrier
No Vapour Barrier

Condition of Subfloor/Ventilation: Condition of Subfloor
Dry

Condition of Subfloor/Ventilation: Ventilation
Ventilation Installed

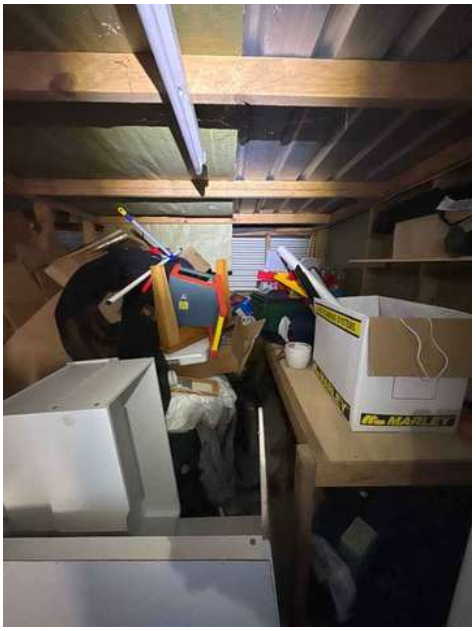
Plumbing: Plumbing Type
None visible

Spot Floor Level Check: Floor Level Variation

Floor level variation of 46mm was observed to the extent of the dwelling

General: Foundation Photos

All subfloor photographs were taken using a remote inspection rover. The rover allows access to areas that may be restricted or unsafe for entry, but visibility is still limited to the camera's line of sight. These images represent conditions as observed at the time of inspection








Access: **Limited Access (Insufficient Clearance)**

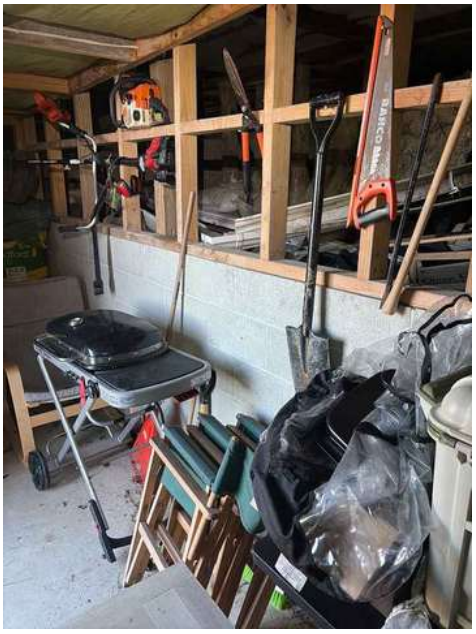
Inspection of the subfloor was limited due to insufficient clearance for safe entry. Only visible areas from the access hatch and via the inspection rover could be assessed. Concealed areas were not able to be inspected



Foundation Type: **Foundation Type**

Timber Pile, Timber Framing, Concrete ring foundation, Metal corrugate baseboards





Spot Floor Level Check: **Spot Floor Level Check**

A spot floor level check was carried out using a ZipLevel Pro 2000 altimeter level across accessible areas of the dwelling. This method provides indicative readings of relative floor levels to help identify signs of differential settlement or re-levelling works.

It is not a full floor survey and markup. Minor variations in levels are common in older homes due to natural settlement and construction tolerances. Significant variations or areas of concern may warrant further assessment via a full floor level survey.

Spot Floor Level Check: **Spot Check Variation**

Within the MBIE set parameter of >50mm floor level variation across the dwelling footprint, Within the MBIE set parameter of up to 1:50 slope (10mm over 2m)

The Ministry of Business, Innovation and Employment (MBIE) provides guidance on acceptable floor level tolerances following the Canterbury earthquake sequence. A variation of up to 10mm within any 2 m length of floor, and up to 50 mm across the footprint of a dwelling is considered within the serviceability limits for residential floors. Variations beyond these parameters were assessed post-EQ and determined that relevelling was required.

Spot Floor Level Check: **Interpretation of post-EQ assessment MBIE parameters**

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.

Observations

5.3.1 Foundation Type

BORER TO TIMBER FRAMING

Maintenance Item

Borer damage is visible in subfloor timber. Active infestation reduces structural strength. Pest treatment is required. Replacement of structurally compromised timbers has occurred to areas of the subfloor, presumably at the time of foundation works/repiling.

Recommendation

Recommended DIY Project





5.3.2 Foundation Type

REPILING OBSERVED

Observation

Repiling works are visible to the subfloor. The workmanship appears to be made in a trades like manner. Approval for the re-piling/foundation works was noted to the LIM but no plans/specifications were reviewed.



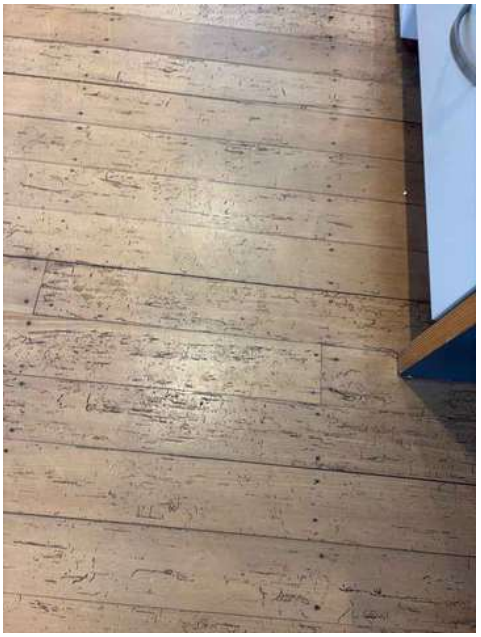


5.3.3 Foundation Type

BORER TO FLOORING PLANK

Observation

Evidence of borer activity was observed to the timber flooring planks. This is common occurrence to floorings in dwellings of this age due to sapwood being used for flooring plank. Borer can reduce the durability of timber over time. The affected areas should be monitored for signs of ongoing activity, with ongoing treatment recommended.



5.3.4 Foundation Type

LOOSE WIRE DOG

Maintenance Item

BENEATH DINING ROOM

The wire dog pile/bearer connection is loose to one pile. Refixing is required

Recommendation

Contact your builder.



5.4.1 Insulation/Vapour Barrier

Maintenance Item

NO INSULATION

No insulation is present to approximately 50% of the subfloor. Lack of insulation reduces thermal efficiency, contributes to heat loss, and can increase energy costs. Retrofitting insulation is recommended if access can be achieved

Recommendation

Contact a qualified insulation installer



5.4.2 Insulation/Vapour Barrier

Maintenance Item

NO VAPOUR BARRIER

No ground vapour barrier is installed beneath the dwelling. Without a vapour barrier, ground moisture can rise into the subfloor area, increasing humidity, contributing to timber decay, corrosion of fixings, and reduced insulation performance. Installation of polyethene vapour barrier is recommended if access can be achieved

Recommendation

Contact a qualified insulation installer



5.5.1 Condition of Subfloor/Ventilation

Maintenance Item

DEBRIS TO SUBFLOOR

Building debris and/or rubbish is present in the subfloor area. Debris can obstruct ventilation, retain moisture, and provide a harbourage for vermin, all of which may contribute to deterioration of the subfloor environment. Removal of all debris is recommended to maintain clear access and a dry, durable subfloor.





6: HALLWAY

		IN	NI	NP	O
6.1	General	X			
6.2	Door	X			
6.3	Walls	X			X
6.4	Ceilings	X			X
6.5	Floors	X			
6.6	Windows	X			
6.7	Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Door: Door Type
Solid Core, Timber

Walls: Wall Material
Plasterboard

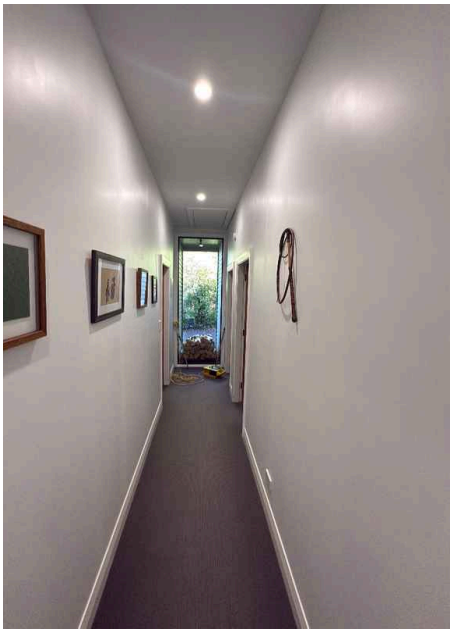
Ceilings: Ceiling Material
Plasterboard

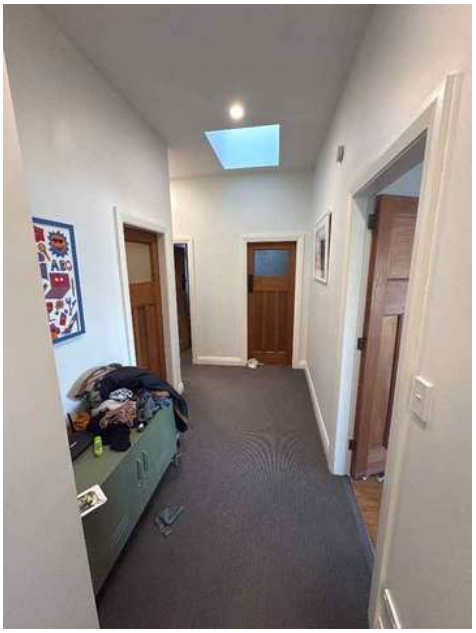
Floors: Floor Coverings
Carpet

Windows: Window Type
Double Glazed, Aluminium

Electrical: Electrical
Lights, Powerpoints

General: Photo





Observations

6.3.1 Walls

Maintenance Item

CRACKING TO WALL LININGS

Cracking to the wall linings is observed to the highlighted areas. Repair is recommended

Recommendation

Contact a qualified internal plasterer



6.3.2 Walls

GENERAL WEAR TO WALL LININGS

Observation

General wear is observed to the wall linings, consistent with the age of the dwelling

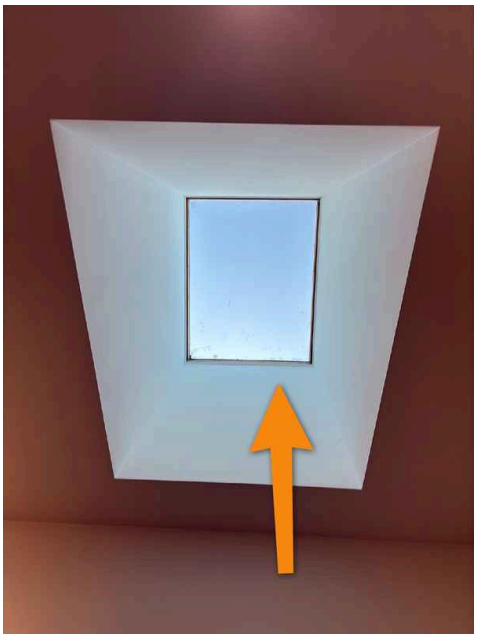


6.4.1 Ceilings

SKYLIGHT NOT INSPECTED

Observation

The skylight and surrounds were not inspected due to working from heights restrictions



7: KITCHEN

		IN	NI	NP	O
7.1	General	X			
7.2	Walls	X			
7.3	Ceilings	X			
7.4	Floors	X			
7.5	Windows	X			X
7.6	Electrical	X			
7.7	Cabinets, Sink and Benchtop	X			X
7.8	Oven, Hobbs and Rangehood	X			X
7.9	Dishwasher	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Photo



Walls: Wall Material
Plasterboard

Ceilings: Ceiling Material
Plasterboard

Windows: Window Type
Double Glazed, Aluminium

Electrical: Electrical
Lights, Powerpoints

Cabinets, Sink and Benchtop:

Sink

Stainless Steel, Double Bowl



Cabinets, Sink and Benchtop:

Splashback

Tile



Oven, Hobbs and Rangehood:

Oven

Electric, Cabinet Mounted



Oven, Hobbs and Rangehood:

Hobbs

Electric



Oven, Hobbs and Rangehood: Rangehood

Vented to Exterior



Dishwasher: Dishwasher

Dishwasher



Floors: Floor Coverings

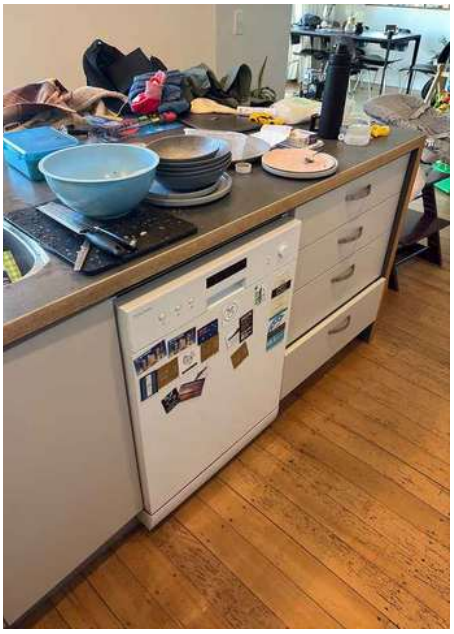
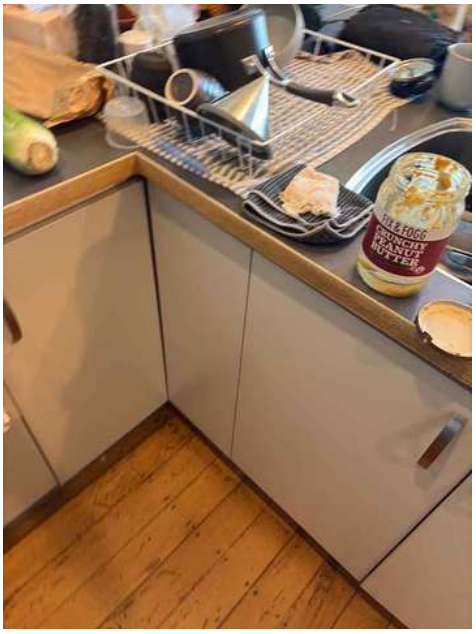
Timber





Cabinets, Sink and Benchtop: Cabinets

Melamine


Cabinets, Sink and Benchtop: Benchtop

Laminate




Observations

7.5.1 Windows

Maintenance Item

DAMAGED WINDOW LATCHES

The plastic packer to the window latch closing mechanism has snapped off, resulting in the window sash not sealing hard on the frame. Repair or replacement of the latches is recommended



7.7.1 Cabinets, Sink and Benchtop

Maintenance Item

DAMAGED BENCHTOP

The benchtop has water damage to the highlighted area. Repair or replacement is required

Recommendation

Contact a qualified joiner



7.7.2 Cabinets, Sink and Benchtop

Maintenance Item

MISALIGNED CUPBOARD/DRAWER FRONTS

The cupboard or drawer fronts are misaligned and require adjustment

Recommendation

Contact a qualified joiner





7.7.3 Cabinets, Sink and Benchtop

Maintenance Item

WATER DAMAGE TO CABINET CARCASS

Water damage is evident to cabinetry. Replacement of affected sections may be required.



7.8.1 Oven, Hobbs and Rangehood

Maintenance Item

LOOSE DOOR

The oven door is loose and requires repair or replacement

Recommendation

Contact a qualified appliance repair professional.



7.8.2 Oven, Hobbs and Rangehood

Maintenance Item

BULB BLOWN

The rangehood bulbs are blown and require replacement

Recommendation

Recommended DIY Project



8: DINING ROOM

		IN	NI	NP	O
8.1	General	X			
8.2	Walls	X			
8.3	Ceilings	X			
8.4	Floors	X			
8.5	Windows	X			
8.6	Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Walls: **Wall Material**
Plasterboard

Ceilings: **Ceiling Material**
Plasterboard

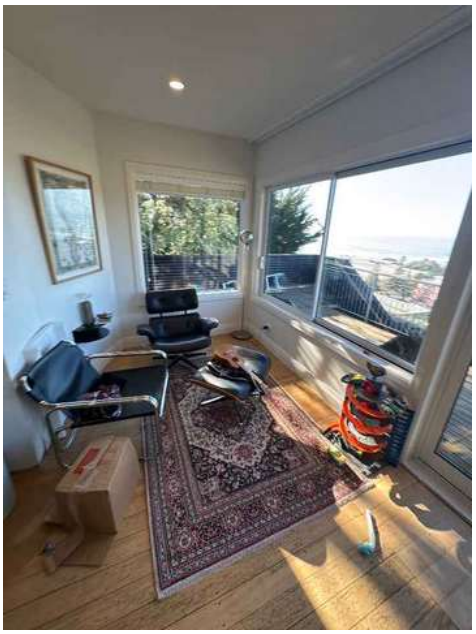
Floors: **Floor Coverings**
Timber

Windows: **Window Type**
Double Glazed, Aluminium

Electrical: **Electrical**
Lights, Powerpoints

General: **Photo**





9: LIVING ROOM

		IN	NI	NP	O
9.1	General	X			
9.2	Doors	X			
9.3	Walls	X			
9.4	Ceilings	X			
9.5	Floors	X			
9.6	Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Photo



Doors: Door Type
Solid Core, Timber

Walls: Wall Material
Plasterboard

Ceilings: Ceiling Material
Plasterboard

Floors: Floor Coverings
Timber

Electrical: Electrical
Lights, Powerpoints

10: MASTER BEDROOM

		IN	NI	NP	O
10.1	General	X			
10.2	Doors	X			X
10.3	Walls	X			
10.4	Ceilings	X			
10.5	Floors	X			
10.6	Windows	X			X
10.7	Wardrobe			X	
10.8	Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Doors: **Door Type**
Solid Core, Timber

Walls: **Wall Material**
Plasterboard

Ceilings: **Ceiling Material**
Plasterboard

Floors: **Floor Coverings**
Carpet

Windows: **Window Type**
Double Glazed, Aluminium

Electrical: **Electrical**
Lights, Powerpoints



General: Photo





Observations

10.2.1 Doors

Maintenance Item

HARDWARE ALIGNMENT ISSUES

Door latch and/or striker plate is out of alignment. Adjustment is required

Recommendation

Contact your builder.



10.6.1 Windows

Maintenance Item

DAMAGED WINDOW LATCHES

The plastic packer to the window latch closing mechanism has snapped off, resulting in the window sash not sealing hard on the frame. Repair or replacement of the latches is recommended




10.6.2 Windows

HEAVY SASHES

Maintenance Item

The window sashes are heavy to operate and would benefit from lubricating/easing to operate as designed




11: BEDROOM 2

		IN	NI	NP	O
11.1	General	X			
11.2	Doors	X			
11.3	Walls	X			
11.4	Ceilings	X			
11.5	Floors	X			X
11.6	Windows	X			
11.7	Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Photo



Doors: Door Type
Solid Core, Timber

Walls: Wall Material
Plasterboard

Ceilings: Ceiling Material
Plasterboard

Floors: Floor Coverings
Carpet

Windows: Window Type
Double Glazed, Aluminium

Electrical: Electrical
Lights, Powerpoints

Observations

11.5.1 Floors

Maintenance Item

MINOR DAMAGE TO FLOORING

Minor damaged is observed to the highlighted areas. Repair can be made if desired



12: BEDROOM 3

		IN	NI	NP	O
12.1	General	X			
12.2	Doors	X			X
12.3	Walls	X			X
12.4	Ceilings	X			
12.5	Floors	X			
12.6	Windows	X			
12.7	Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Photo



Doors: Door Type
Solid Core, Timber

Walls: Wall Material
Plasterboard

Ceilings: Ceiling Material
Plasterboard

Floors: Floor Coverings
Carpet

Windows: Window Type
Double Glazed, Aluminium

Electrical: Electrical
Lights, Powerpoints

Observations

12.2.1 Doors

Maintenance Item

NO HARDWARE

No door hardware is installed. Installation is required

Recommendation

Contact your builder.



12.2.2 Doors

Observation

BORER TO DOOR JAMB

Borer activity is evident in timber door jamb. Borer weakens timber components and treatment is required



12.3.1 Walls

Observation

GENERAL WEAR TO WALL LININGS

General wear is observed to the wall linings, consistent with the age of the dwelling



13: BEDROOM 4

		IN	NI	NP	O
13.1	General	X			
13.2	Doors	X			
13.3	Walls	X			X
13.4	Ceilings	X			
13.5	Floors	X			X
13.6	Windows	X			
13.7	Electrical	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Photo

Doors: Door Type
Solid Core, Timber, Glass

Walls: Wall Material
Plasterboard

Ceilings: Ceiling Material
Plasterboard

Floors: Floor Coverings
Carpet

Windows: Window Type
Double Glazed, Aluminium

Electrical: Electrical
Lights, Powerpoints

Observations

13.3.1 Walls

Maintenance Item

IMPACT DAMAGE

Impact damage to the wall linings is observed to the highlighted area. Repair is required

Recommendation

Contact a qualified decorator



13.5.1 Floors

Maintenance Item

CARPET STAINS

Carpet had areas of staining or discoloration. A thorough steam clean is recommended

Recommendation

Contact a carpet cleaner.



13.5.2 Floors

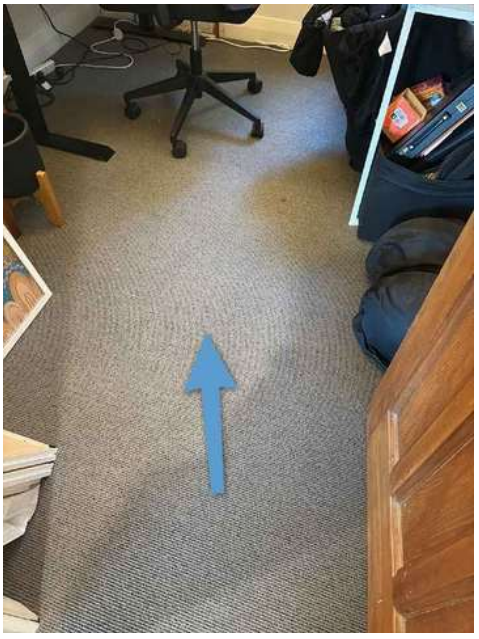
Maintenance Item

SQUEAKY FLOORING

Squeaking is observed in the highlighted areas, usually because the flooring substrate is nailed rather than glued and screwed to the framing. This is common in older houses. The flooring can be screwed at the next floor covering replacement to reduce squeaking

Recommendation

Contact your builder.



14: BATHROOM

		IN	NI	NP	O
14.1	General	X			
14.2	Doors	X			
14.3	Walls	X			
14.4	Ceilings	X			
14.5	Floors	X			
14.6	Windows	X			
14.7	Electrical	X			
14.8	Ventilation	X			
14.9	Vanity/Basin	X			X
14.10	Shower	X			X
14.11	Bath	X			
14.12	Towel Rail	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Photo



Doors: Door Type
Solid Core, Timber

Walls: Wall Material
Plasterboard, Tile

Ceilings: Ceiling Material
Plasterboard

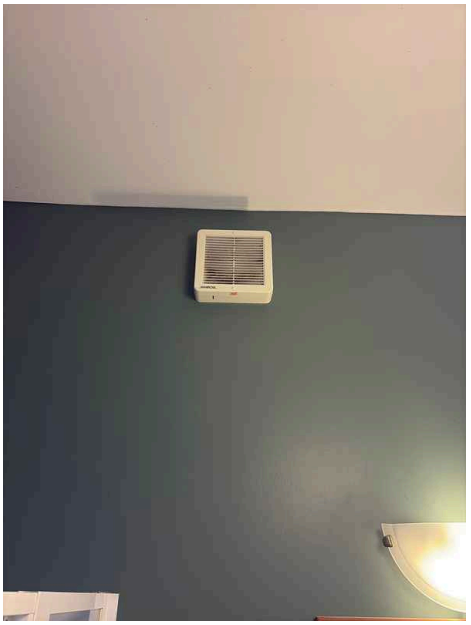
Floors: **Floor Coverings**
Vinyl



Windows: **Window Type**
Single Glazed, Timber

Electrical: **Electrical**
Lights, Powerpoints

Ventilation: **Ventilation**
In Wall Extractor



Vanity/Basin: **Vanity/Basin**
Floor Mounted, Melamine Carcass, Ceramic Bowl



Vanity/Basin: **Plumbing**
Flexi Feed, PVC waste



Shower: **Screen and Door**
Aluminium Frame, Glass Infill, Hinged Door



Shower: **Wall Lining**
Acrylic Liner

Shower: **Shower Pressure**
Good - mains pressure feed

Bath: **Bath**
Enamel, Tile surround



Towel Rail: **Towel rail**
Heated towel rail



Shower: Tray

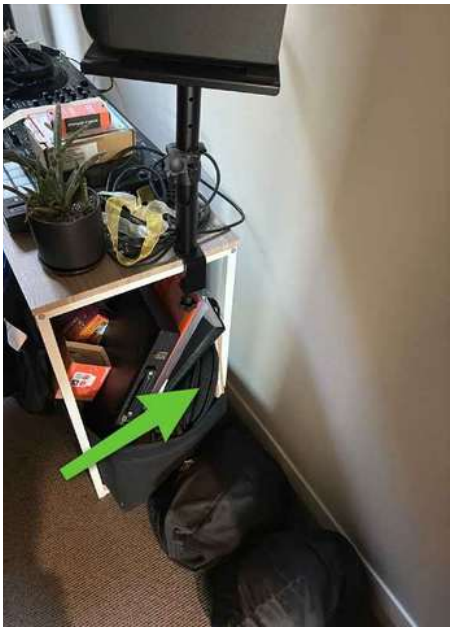
Acrylic





Shower: Moisture testing to rear of shower enclosure

Moisture testing to the rear of the shower enclosure to the adjacent room(s) as highlighted could not be undertaken due to the presence of fixed joinery and/or vendor belongings.



Shower: Proprietary Acrylic Shower

A proprietary acrylic shower is installed. These units perform well if professionally installed to the manufacturer's specifications. Visible installation issues (if any) are outlined in the defects section below

Shower: Non-invasive moisture testing (tile and dense surfaces/substrates)

Non-invasive moisture meter readings may appear elevated on tiled surfaces, masonry, or other dense materials. This is a normal response caused by the density and conductivity of the material rather than the presence of moisture. Elevated readings in these areas are not considered significant unless supported by visible evidence of a defect or specifically referenced within a related comment in this report.

Observations

14.9.1 Vanity/Basin

Observation

CRAZY CRACKING

Crazy cracking is observed in the vanity basin surface. This is an aesthetic defect and does not compromise the watertightness or structure of the bowl. Replacement of the bowl/top can be undertaken if desired



14.10.1 Shower

Observation

LEAK TO SHOWER SCREEN (REPAIRED)

The shower screen is leaking, with elevated moisture levels noted to the surrounding wall linings. The condition of the internal framing and floor substrate cannot be determined during this non-invasive inspection. Resealing of the shower is required to prevent further leaking and damage

Update 14/10/26 - The shower has been resealed as per BDQ plumbing invoice 06 Oct '26. The elevated moisture levels to the surrounds will likely subside with time

Recommendation

Contact a qualified plumber





BDQ

BDQ Plumbing Limited
35 Buchan Street
Sydenham
Christchurch, 8023
ben@bdqplumbing.com
03 365 7711 | 0278729930

Jaimee Frederick Dawson
5 Aranoni Track
Clifton
Christchurch, 8081

Site Address
5 Aranoni Track
Clifton
Christchurch, 8081

Invoice Number: INV-8792
Job Number: #8873
Invoice Date: 6th Oct 2026
Due Date: 13th Oct 2026
GST Number: 121-666-146

Pay Invoice

Tax Invoice | INV-8792

Thanks for choosing BDQ Plumbing! We take pride in our quality work – it's what the 'Q' stands for.
If anything isn't right, please reach out so we can fix it. If you're happy with our work, a quick Google review would make our day!

https://g.page/r/CRJavUOIneb5EAE/review

Quantity Total

#8873a 5 Aranoni track- Walk on access(See map)

Travel to site. Cut out silicon along tray and resealed base of shower.

Investigate leak from toilet, found drip off tee connecting cistern and bidet to water supply.
Tighten up, nut was loose.
Cistern running through into bowl, old siphon valve.
Rubber on bottom all wrinkly and brittle.

To see if replacement parts an option if not wil need to replace whole flush valve and buttons.

15: TOILET

		IN	NI	NP	O
15.1	General	X			
15.2	Doors	X			
15.3	Walls	X			X
15.4	Ceilings	X			
15.5	Floors	X			
15.6	Windows	X			X
15.7	Electrical	X			
15.8	Toilet	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Photo



Doors: Door Type
Solid Core, Timber, Glass

Walls: Wall Material
Plasterboard

Ceilings: Ceiling Material
Plasterboard

Floors: **Floor Coverings**
Vinyl

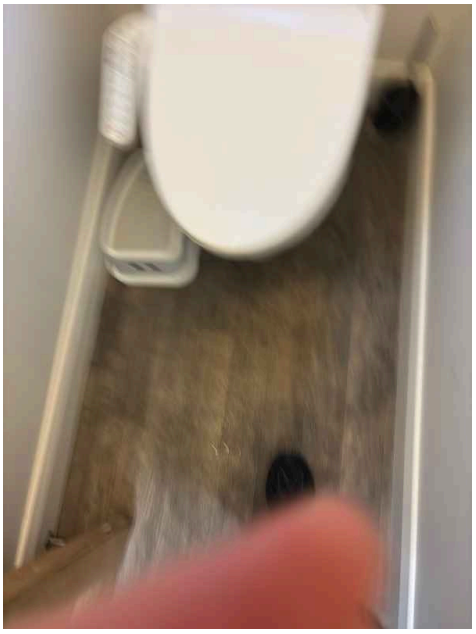


Windows: **Window Type**
Single Glazed, Timber

Electrical: **Electrical**
Lights

Toilet: Toilet

Floor Mounted, Double Flush



Observations

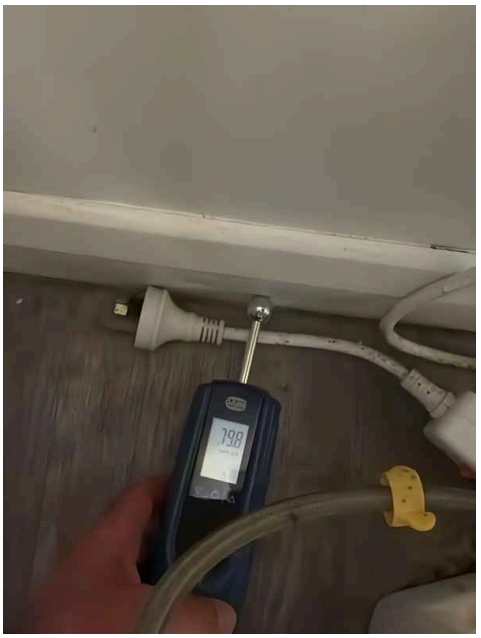
15.3.1 Walls

Observation

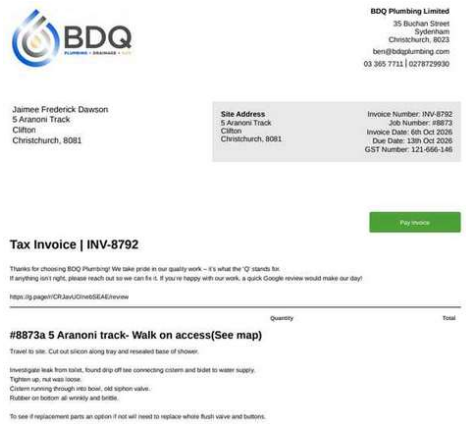
SLIGHTLY ELEVATED MOISTURE LEVELS OBSERVED (REPAIRED)

Update 14/10/26 - The toilet feed leak has been repaired as per BDQ plumbing invoice 06 Oct '26. The elevated moisture levels to the wal surrounds will likely subside with time









BDQ Plumbing Limited
35 Buchan Street
Sydenham
Christchurch, 8023
ben@bdqplumbing.com
03 365 7711 | 0278729930

Jaimee Frederick Dawson
5 Aranoni Track
Clifton
Christchurch, 8081

Site Address
5 Aranoni Track
Clifton
Christchurch, 8081

Invoice Number: INV-8792
Job Number: #8873
Invoice Date: 6th Oct 2026
Due Date: 13th Oct 2026
GST Number: 121-666-146

Pay Invoice

Tax Invoice | INV-8792

Thanks for choosing BDQ Plumbing! We take pride in our quality work – it's what the "Q" stands for.
If anything isn't right, please reach out so we can fix it. If you're happy with our work, a quick Google review would make our day!

https://g.page/r/CRJavUCIne6SEAE/review

Quantity Total

#8873a 5 Aranoni track- Walk on access(See map)

Travel to site. Cut out silicon along tray and resealed base of shower.

Investigate leak from toilet, found drip off tee connecting cistern and bidet to water supply.
Tighten up, nut was loose.
Cistern running through into bowl, old siphon valve.
Rubber on bottom all wrinkly and brittle.

To see if replacement parts an option if not will need to replace whole flush valve and buttons.

15.3.2 Walls

SUB-STANDARD PLASTERING

Maintenance Item

Sub-standard plastering is observed in the highlighted area, likely DIY. Repair is required

Recommendation

Contact a qualified internal plasterer



15.6.1 Windows

INSTALL WEATHER SEAL

Maintenance Item

A weather seal is missing or inadequate. Installation is recommended to improve thermal efficiency and prevent water ingress

Recommendation

Recommended DIY Project



16: LAUNDRY

		IN	NI	NP	O
16.1	General	X			
16.2	Doors	X			X
16.3	Walls	X			
16.4	Ceilings	X			
16.5	Floors	X			
16.6	Windows	X			X
16.7	Electrical	X			
16.8	Cabinetry/Tub	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Photo



Doors: Door Type
Solid Core, Timber, Glass

Walls: Wall Material
Plasterboard

Ceilings: Ceiling Material
Plasterboard

Floors: Floor Coverings
Vinyl



Windows: Window Type
Single Glazed, Timber

Electrical: Electrical
Lights, Powerpoints

Cabinetry/Tub: Cabinetry/Tub
Supertub



Cabinetry/Tub: Plumbing
Flexi Feed, PVC waste



Observations

16.2.1 Doors

Maintenance Item

HARDWARE ALIGNMENT ISSUES

Door latch and/or striker plate is out of alignment. Adjustment is required

Recommendation

Contact your builder.



16.6.1 Windows

BINDING WINDOW

Maintenance Item

The window is binding within the frame. Adjustment is required to restore proper operation

Recommendation

Contact your builder.



16.8.1 Cabinetry/Tub

LOOSE SUPERTUB

Maintenance Item

The tub is loose and requires securing to the floor or wall



17: MOISTURE TESTING

		IN	NI	NP	O
17.1	Moisture Testing	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Moisture Testing: Areas of Testing

External Walls, Surrounding
External Windows and Doors, Surrounding Internal Plumbing

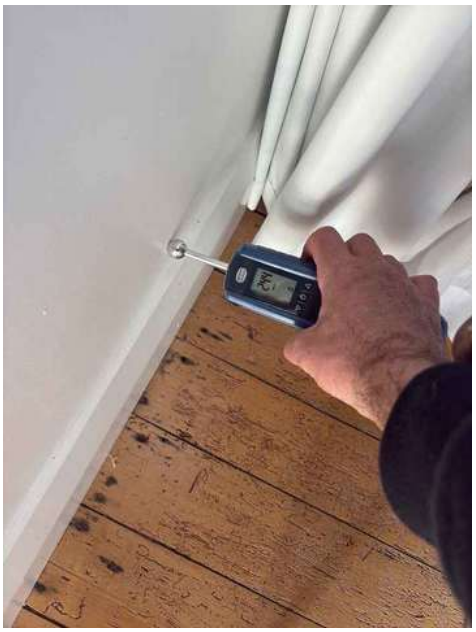
Moisture Testing: Results

Moisture levels within normal range







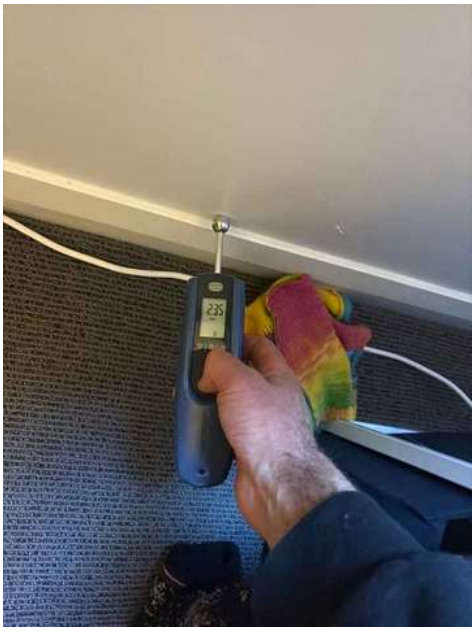



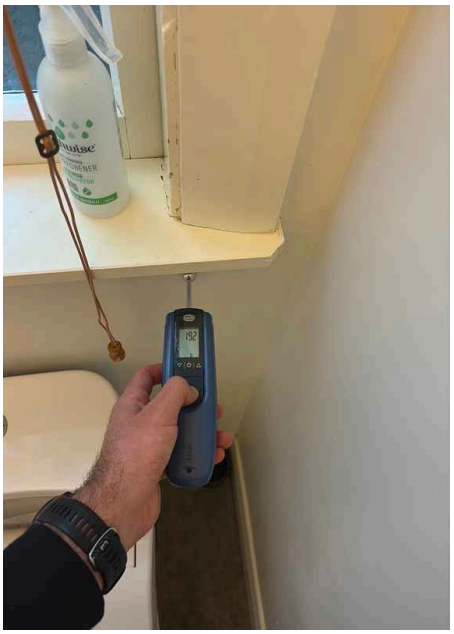






















Moisture Testing: Results 07/09/2026

Moisture levels within normal range















Moisture Testing: Non-invasive Moisture Testing

Non-invasive moisture testing was undertaken throughout accessible areas using a Gann BL Compact B2 Moisture Meter, which operates on the capacitance principle. The meter measures the relative electrical conductivity of the material surface to provide a comparative indication of moisture content.

The Gann BL Compact B2 displays results on a 0–100 scale, which should be interpreted as relative readings rather than exact percentages.

0–40 - Readings within normal range for most wall linings under typical ambient conditions.

40–70 - Readings are slightly elevated and may warrant monitoring or correlation with nearby readings.

70+ - Readings are considered elevated and may indicate underlying moisture or leakage requiring further invasive investigation.

Results are influenced by the density, conductivity, and composition of the material, meaning that dense substrates (e.g., tiles, plasterboard with fibreglass mesh, or structural framing) may naturally return higher readings without the presence of moisture.

Moisture testing was limited to accessible internal wall and ceiling surfaces only. Fixed joinery, furniture, stored goods, and finishes such as tiles restricted testing in some areas.

This testing method is non-destructive and provides a comparative indication only; it cannot confirm hidden decay or the exact source of moisture. Where elevated readings are recorded, invasive investigation is required

18: ELECTRICAL

		IN	NI	NP	O
18.1	Meter Box	X			
18.2	Switchboard	X			
18.3	Mains Supply	X			
18.4	Electrical Wiring	X			X
18.5	Lighting	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Meter Box: Meter Box

External, Smart Meter Installed



Switchboard: Switchboard

Modern Board, Modern Circuit Breakers



Mains Supply: Mains Supply

Overhead



Electrical Wiring: Electrical Wiring
Modern TPS



Electrical Wiring: Location Observed
Roofspace

Electrical Wiring: Earthing Cable
External



Lighting: Lighting

Lighting defects are highlighted in the relevant section of the report

Electrical Limitations

I am not a licensed electrician. All electrical comments contained within this report are general observations only and do not constitute a formal electrical inspection. Where concerns are identified, further evaluation and/or remedial work should be undertaken by a registered electrician

Electrical Wiring: Power points not tested

Power points were not tested during this inspection. Only a visual assessment was undertaken

Observations

18.4.1 Electrical Wiring

Observation

REWIRED

The dwelling appears to have been rewired with modern electrical cabling. Visible inspection alone cannot confirm whether the rewiring is complete throughout the dwelling. Confirmation of the extent of rewiring and compliance with current standards should be obtained through review of the electrical Certificate of Compliance (CoC)

19: PLUMBING

		IN	NI	NP	O
19.1	General	X			
19.2	Water Supply	X			
19.3	Plumbing Within Dwelling	X			
19.4	Dwelling Storm Water	X			
19.5	Dwelling Waste Water	X			X
19.6	Site Storm Water	X			X
19.7	Hot Water Heating	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Supply: Water Supply
Council Connection

Water Supply: Water Toby
Not Observed, Check Council GIS for location information

Water Supply: Water Shutoff
Water Toby

Plumbing Within Dwelling: Plumbing Within Dwelling
PVC, Copper, Polybutylene

Plumbing Within Dwelling: Hot Water Pressure
Mains Pressure

Dwelling Storm Water: Storm Water
Council Connection, PVC

Hot Water Heating: Seismic Strapping
Seismic strapping installed

Hot Water Heating: Plumbing
Copper, Polybutylene



General: Plumbing Limitation

Plumbing within walls, floors, and other concealed areas cannot be observed during this inspection. I am not a licensed plumber. All plumbing comments contained within this report are based on general visual observations only and do not constitute a formal plumbing inspection. Where concerns are identified, further evaluation and/or remedial work should be undertaken by a licensed plumber

Dwelling Storm Water: Buried Stormwater pipework not inspected

The stormwater pipework is located below ground and was not able to be inspected. Only above-ground components visible at the time of inspection have been reported on. Further assessment of buried stormwater services can be undertaken by a registered drainlayer via specialist camera if required

Dwelling Waste Water : Waste Water Connection

Council Connection, PVC




Dwelling Waste Water : Wastewater Ventilation

PVC, Terminal Vent




Dwelling Waste Water : Buried wastewater pipework not inspected

The wastewater pipework is located below ground and was not able to be inspected. Only above-ground components visible at the time of inspection have been reported on. Further assessment of buried wastewater services can be undertaken by a registered drainlayer via specialist camera if required

Site Storm Water: Site Stormwater

Curb and channel




Hot Water Heating: Hot Water Heater

Hot Water Cylinder




Hot Water Heating: HWC Limitation

I am not a licensed plumber, gasfitter, or electrician. All comments in this report regarding hot water, plumbing, electrical, or other building systems are visual observations only and do not constitute a formal inspection. Testing was limited to confirming basic operation at accessible internal fixtures where possible. The testing and reporting on the product, installation, or performance of any system is outside the scope of this inspection. A full assessment of system operation, installation, or performance would require a specialist report from a suitably qualified professional. All systems should be serviced in accordance with the manufacturer's specifications, and it is recommended that you obtain any available service records and documentation from the property owner

Observations

19.5.1 Dwelling Waste Water

NO DEBRIS GRILL TO GULLY TRAP

Maintenance Item

The gully trap is not fitted with a debris grill. This increases the likelihood of blockages from leaves and debris entering the system. Installation of a debris grill is required

Recommendation

Contact a qualified drainlayer





19.6.1 Site Storm Water

Maintenance Item

DEBRIS TO STORMWATER

The stormwater channel has debris present. Routine clearing of debris from the channel is required to allow stormwater to run freely as designed

Recommendation

Recommended DIY Project





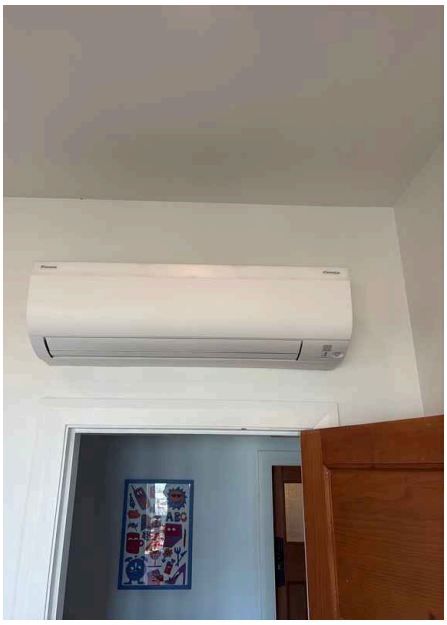
20: HEATING

		IN	NI	NP	O
20.1	Heating	X			
20.2	Fireplace	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Heating: **Heating**
Heatpump



Heating: **Bathroom Heating**
Electric Wall Heater



Fireplace: **Fireplace**
Wood Burner, Freestanding



Heating: **External Unit**





Heating: Heating Limitations

The testing and commenting on the performance, efficiency, or installation compliance of heating systems is outside the scope of this inspection under NZS 4306:2005. Inspection is limited to the presence and visible condition of installed heating appliances. Operation is restricted to basic functionality testing only, where safe to do so. No determination is made as to compliance with manufacturer's specifications, Building Code requirements, or serviceability. Confirmation of compliance and performance should be obtained from a qualified service technician or installer, and service records should be requested (where applicable)

Fireplace: Chimney/Flue

Metal Flue, Restraints In Place, Appears well flashed







Fireplace: Fireplace limitations

The testing and commenting on the performance, efficiency, draft, or compliance of fireplaces and solid-fuel burners is outside the scope of this inspection under NZS 4306:2005. Inspection is limited to the presence and visible condition of accessible components only. Operation is restricted to visual assessment; no fires are lit during inspection. No determination is made as to compliance with manufacturer's specifications, clean air regulations, or Building Code requirements. Confirmation of compliance and performance should be obtained from a qualified installer or service technician, and council records should be reviewed for relevant consent or certification.

21: ADDITIONAL DWELLING INFORMATION

		IN	NI	NP	O
21.1	Canterbury Earthquake Sequence Damage	X			
21.2	Smoke Detectors	X			
21.3	Pests observed	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Canterbury Earthquake Sequence Damage: Earthquake Repair Works Status

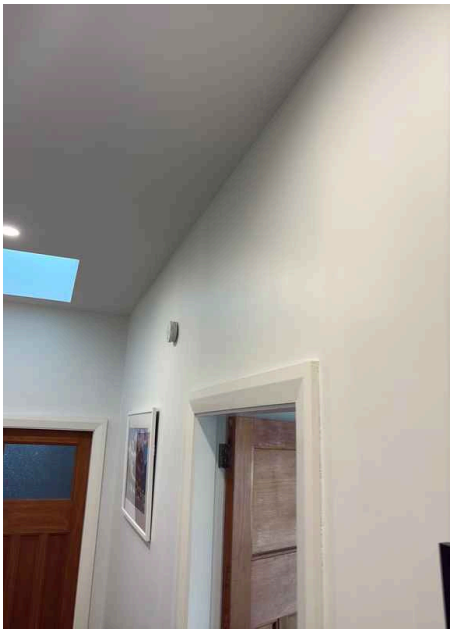
All EQ repair works appear completed, No outstanding EQ damage observed

Canterbury Earthquake Sequence Damage: Earthquake Damage Review

All relevant properties are assessed for evidence of outstanding earthquake damage. Available EQC and insurance documentation relating to earthquake claims and repair works is reviewed and considered against the condition of the property at the time of inspection. Any inconsistencies or areas of concern will be noted within this report.

Smoke Detectors: Smoke Detectors Not Tested

Smoke detectors were present at the time of inspection however operation was not tested as part of this visual inspection. Testing and maintenance of smoke detectors fall outside the scope of this inspection. It is recommended that all smoke detectors be tested upon occupancy and maintained in accordance with the manufacturer's instructions, with batteries replaced annually.
If smoke detectors are not currently installed, installation of modern photoelectric smoke alarms with sealed 10-year batteries is recommended to improve safety and comply with current best practice.



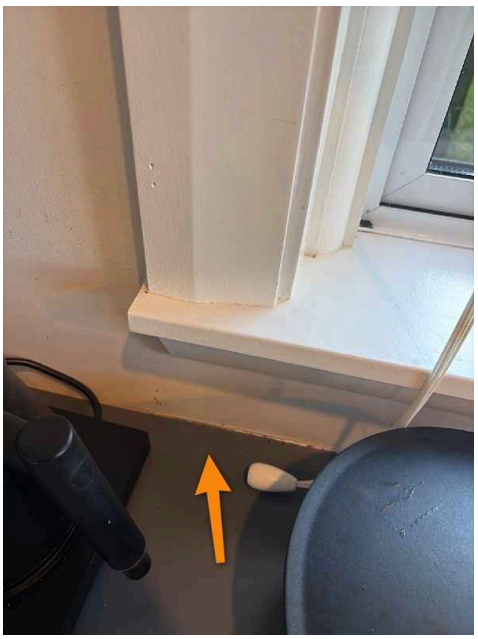
Observations

21.3.1 Pests observed

Observation

ANT INFESTATION

Evidence of ant activity was observed at the dwelling. The affected areas should be monitored, and pest treatment should be considered if the infestation persists or increases.





21.3.2 Pests observed

Observation

BORER TO OLDER DWELLINGS

Evidence of borer activity is relatively common in older timber-framed dwellings. Ongoing monitoring for signs of active infestation and undertaking treatment where required forms part of the routine maintenance of many older homes. The presence of borer does not necessarily indicate significant structural deterioration; however, timber showing evidence of active infestation or advanced damage should be further assessed and treated as appropriate.

22: GROUNDS

		IN	NI	NP	O
22.1	General	X			
22.2	Fencing	X			X
22.3	Retaining Walls	X			X
22.4	Deck	X			X
22.5	Hard Landscaping	X			X
22.6	Soft Landscaping	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Photo



General: Grade

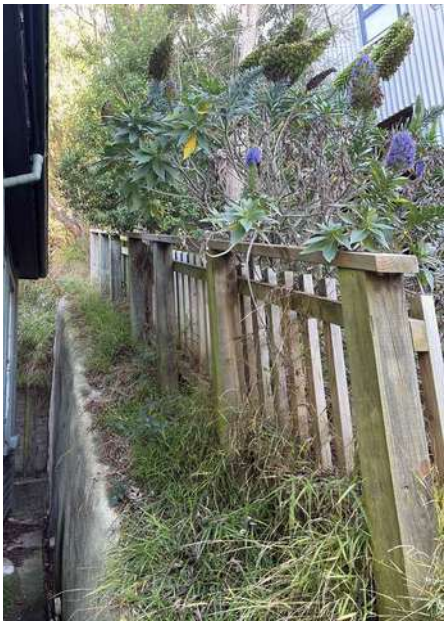
Steep Slope

General: Ground Conditions

Damp

Fencing: Fencing Type

Timber



Fencing: Letterbox

Metal



Soft Landscaping: Lawn



Soft Landscaping: Vegetation and Gardens

General: Landscaping Limitation

The inspection of the grounds was limited to visible areas only. Subsurface conditions, buried services, and boundary positions were not assessed, and confirmation of boundary locations or encroachments should be sought from a licensed surveyor or council records if required. Weather and surface conditions at the time of inspection may have restricted assessment, with standing water, recent rainfall, or dry ground potentially concealing drainage issues. Dense vegetation, stored items, or other obstructions also limited visibility of fences, retaining walls, and boundary features. Drainage performance can vary seasonally, and a single inspection cannot confirm year-round adequacy; ongoing monitoring during varied conditions is recommended

Retaining Walls: Retaining Walls

Timber, Shotcrete, Wire mesh and anchor



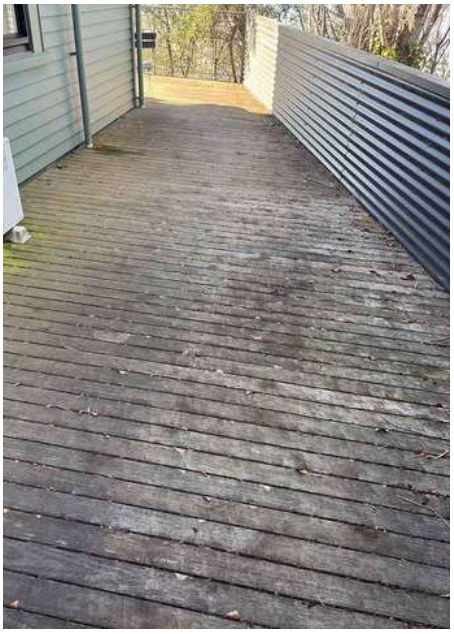
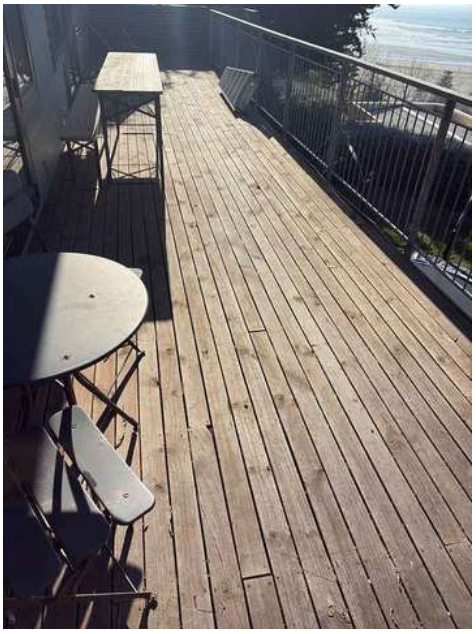






Deck: Deck

Timber Deck, Timber Framing



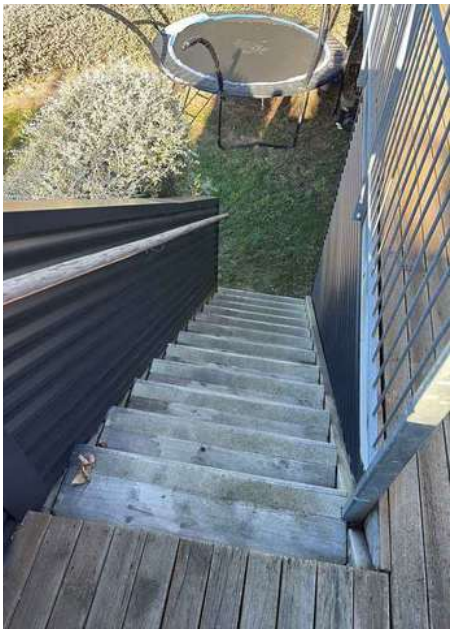
Deck: Balustrade

Steel, Metal Corrugate




Deck: Stairs

Timber




Hard Landscaping: **Paths and Patio**

Concrete






Observations

22.2.1 Fencing

Maintenance Item

AGED FENCE

The fence to the highlighted area is aged, with multiple areas of deterioration and loose members. Widespread repair or replacement is recommended as part of ongoing routine maintenance



22.3.1 Retaining Walls

LEANING RETAINING WALL

Maintenance Item

The retaining wall is leaning to the southern end, indicating movement or inadequate support. The wall was presumably assessed at the time of inspection/replacement in 2020 of the multiple retaining walls as undertaken. Further clarity from Riley Consultants if the following statement relates to this wall is recommended.

Note that another timber pole wall (designated Wall 2 on the plans) was briefly considered for repair, however, the existing damage was of a very minor nature and incorporated into the adjacent Wall 1 construction works.



Recommendation

Contact your builder.

22.3.2 Retaining Walls

GARDEN RETAINING

Maintenance Item

The lawn area is retained to approximately 300mm with pegs and boxing. This will likely subside with time





22.3.3 Retaining Walls

Observation

DIY RETAINING WALL

The highlighted wall appears to have been built in a DIY manner. Routine monitoring for verticality and performance is recommended



22.4.1 Deck

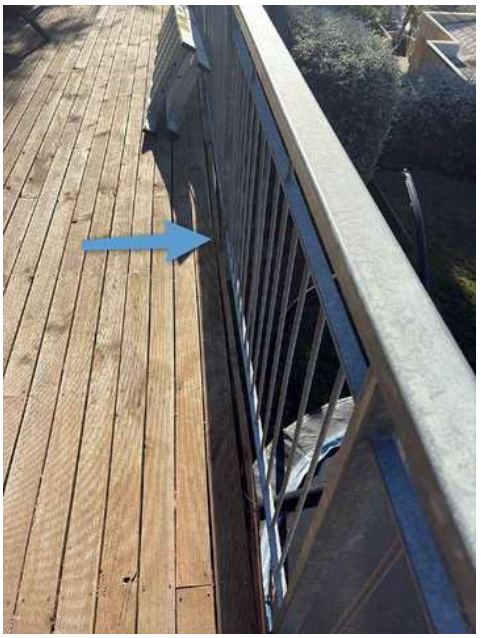
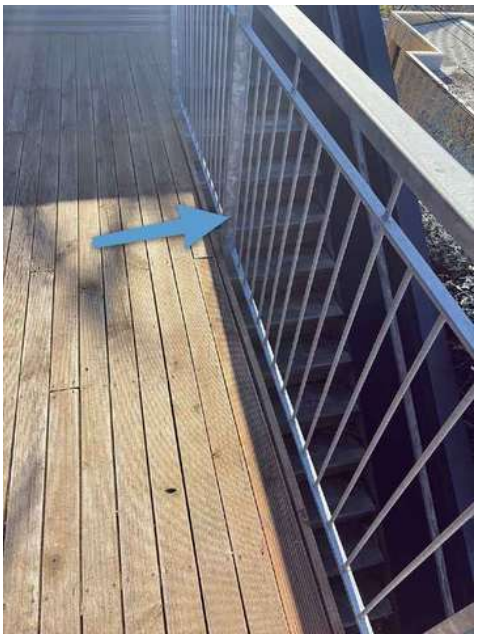
Maintenance Item

LOOSE/DAMAGED DECKING BOARDS

The decking boards are loose, cracked, or damaged. Re-fixing or replacement is required to restore safety

Recommendation

Contact your builder.


22.4.2 Deck

AGED STRUCTURE

Observation

The structure is of older construction and materials. While it remains functional, components may not meet current Building Code standards and could show reduced durability compared to modern systems. Ongoing maintenance should be expected

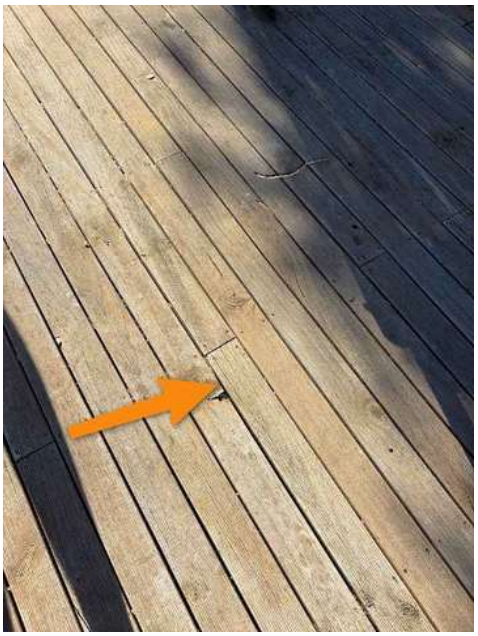


22.4.3 Deck

MERCH GRADE DECKING

Observation

Merch grade decking is installed. This grade presents knots and is susceptible to warping and cracking





22.4.4 Deck

LOOSE CAP FLASHING

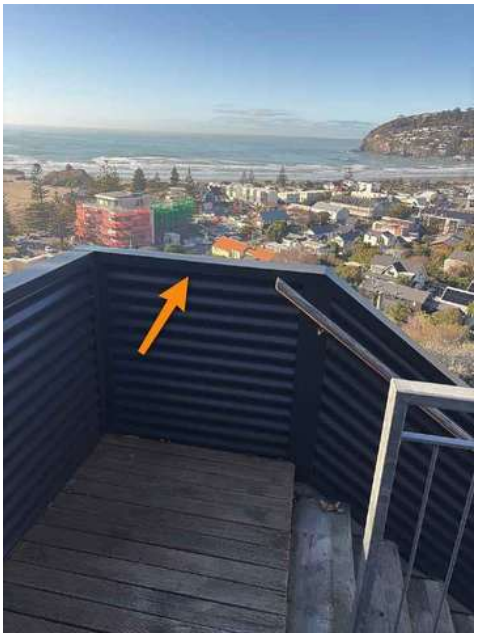
Maintenance Item

The metal capping flashing to the balustrade is loose and requires fixing.

Recommendation

Contact your builder.









22.4.5 Deck

Maintenance Item

AGED STAIRS

The timber landscaping stairs are aged and have slumped. Structural stability is compromised and repair or replacement should be considered

Recommendation

Contact your builder.



22.5.1 Hard Landscaping

Observation

SETTLEMENT OF PAVING

Areas of the paving have settled, creating uneven surfaces and potential trip hazards. This may also impact drainage. Repair can be made if desired

Recommendation

Contact your builder.





23: STANDALONE GARAGE

		IN	NI	NP	O
23.1	General	X			
23.2	Roof	X			
23.3	Cladding	X			
23.4	Garage Door	X			
23.5	Walls	X			
23.6	Ceilings	X			
23.7	Floors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Roof: Material
Profiled Metal

Cladding: Cladding Type
Profiled Metal



Garage Door: Garage Door
Roller, Metal



Walls: Wall Material
Unlined



Ceilings: Ceiling Material
Unlined



Floors: Floor Coverings
Concrete



General: Photo



