



Non-Invasive Condition Report

Prepared for: Mr Smith

2211 Sample Street
Orakei



Inspected by:
John Naisbett
Buysafe Home Inspections Ltd



00:04 February 19, 2024

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Safety Issue	Safety concern and will need to be repaired or made safe
Weathertightness Issue	

Introduction

We have enclosed the report for the property inspection we conducted for you on the date provided under the section general information.

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a snapshot of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify,



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Introduction (Continued)

defend and hold inspector harmless from any third-party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

We thank you for the opportunity to be of service to you.

Sincerely,
Inspector, John Naisbett
Buysafe Home Inspection Ltd

General Information

Information Copyright Buysafe Home Inspection Ltd 2015 All Rights Reserved

CONFIDENTIAL REPORT (Not to be given or shown to the vendor or property agents)
Prepared Solely for Client only and not for Distribution without Prior Written Consent From Buysafe Home Inspections Ltd. No liability is accepted in respect of its use by any other party.

This is NOT a weather tightness report and cannot be used in any dispute or litigation involving weather tightness issues.

Scope of inspection: The scope of this inspection is as set out in the Buysafe Home Inspections Ltd terms and conditions and is limited to a visual pre-purchase, or pre-sale inspection. No invasive inspections have taken place.

DONT BUY A LARGE INVESTMENT WITHOUT COMPLETING YOUR DUE DILIGENCE.

We highly recommend before purchasing this home you follow through with a weathertightness assessment to confirm there is no internal or external framing decay; this can be from water ingress to dry-rot or mould all being a major expense and health concern. We recommend you use only a licensed specialist. Seek a contractor which is Auckland City Council approved.

We also highly recommend you follow through with a (Meth) drug inspection as this is proving to be a very common occurrence in our New Zealand homes. Note the clean up costs can be extremely costly.

All properties have cosmetic imperfections and general wear and tear.



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General Information (Continued)

Property Information

Client Name Mr Smith

Client Phone

Property Inspected 2211 Sample Street

Agents Disclosure The agent was asked if there was any disclosure provided by the vendor or known concerns

Agent Name John Row

Agent Phone 0213455680

Client Information

Agent Email Not provided

Inspection Company

Inspector Name John Naisbett

Company Name Buysafe Home Inspections Ltd

Company Address: PO Box 42154

Suburb: Orakei State: NZ Post Code: 42154

Contact Number: 0212791259

Company Email: john@buysafehomes.co.nz

Conditions

Others Present Listing Agent Occupied Status: Owner Occupied

QV Estimated Age (Check council records) Entrance Faces Client to determine they are happy how the house is facing the sun

Inspection Date Friday 01/02/2024

Inspection Type Building Basic Inspection

Start Time 10:00 End Time 12:00

Electric On Yes

Gas On Yes

Water On Yes

Legal Description We highly recommend consulting your lawyer

Weather Partly sunny Soil Conditions Dry

Subfloor Area: None

Garaging Yes

Carport N/A

Additions/modifications N/A

Meth Sampling Not inspected as part of this inspection

Permits Obtained We would recommend obtaining all council files How Verified NI



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Disclaimer

PLEASE READ CAREFULLY

Buysafe Home Inspections Limited agrees to perform a non-invasive, visual inspection and offer an opinion as to the general condition of the building, as further described in the scope and limitation sections below.

REPORT FOR CUSTOMER ONLY

This report has been prepared solely and exclusively for the benefit of the customer to whom this report is addressed, on the basis of the instructions and scope set by that customer. This report may not be relied upon by any other party and Buysafe Home Inspections Limited's responsibility in connection with this report is limited to the customer.

CONFIDENTIALITY

The customer agrees to maintain the confidentiality of this inspection report and not to disclose any part of it to any other person, except where required to provide a copy to a vendor in accordance with clause 9.3 of the ADLS Agreement for Sale and Purchase of Real Estate. However, the inspector does not intend to benefit the vendor directly or indirectly through this report. Neither the vendor nor any third party are entitled to use or rely upon this report. The customer agrees to indemnify, defend and hold Buysafe Home Inspections Limited harmless from any third-party claims arising out of the unauthorized distribution or use of this report.

SCOPE

This report is based on a preliminary visual, above ground and non-invasive inspection of the areas of the building which were readily accessible at the time of inspection.

The inspection did not include areas:

- (a) Which are below ground or concealed or closed in behind finished surfaces, walls, floors or ceilings; or
- (b) That required the moving of anything which impeded access or limited visibility, including, without limitation, floor coverings, furniture, appliances, personal property, vehicles or vegetation.

Therefore, this report does not identify any potential defects that are hidden or inaccessible and excludes the structure, wiring, plumbing, ducting, gas, insulation, ventilation and roofing.

The inspector does not conduct invasive or destructive inspections and health, safety and other considerations (such as where damage may be caused by the inspectors activities) may have also restricted or limited the scope of the inspection.

Any area, system or component of the building not specifically identified in this report as having been inspected was not included in the scope of the inspection.

The following are also excluded from the inspection: chattels, pests, termites and insects of any kind, asbestos, lead, mould, fungi, formaldehyde, soil conditions, water filtration systems, drainage, wells, telecommunications and intercom systems, floor coverings, appliances, Sky satellite, window treatments, septic systems, air-conditioning systems, electrical compliance and safety, footings, heating (including solar heating) systems, HRV/DVS systems, swimming pools, spa pools, saunas and associated equipment, fireplaces and chimneys, structural stability and any other item which the inspector, in its reasonable and sole discretion, considers is beyond the scope of a general, preliminary visual building inspection.



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Disclaimer (Continued)

LIMITATIONS OF REPORT

This report is a guide only and is representative of the inspectors opinion of the observable conditions on the day and time of inspection. Future performance or predicting future performance of components and elements of the building is outside the scope of this inspection.

Any opinions provided by the inspector in this report are for information purposes only and may differ from the opinions of others.

This report does not constitute a guarantee, warranty or insurance policy. Specifically, this report is not a guarantee against moisture ingress or structural failure and if any potential defect is identified, or recommendation is made, it may be followed up at the election of the customer with further invasive or non-invasive investigations.

Where this report indicates that moisture readings have been taken, those readings are taken from around windows and external doors only, using a non-invasive meter. The accuracy of these readings can be affected by the weather conditions at the time of the inspection (i.e. long dry spells may affect the level of moisture present) and, the rotting of timber framing and/or the presence of toxic mould, can only be determined by invasive testing which requires removal of the wall linings. Invasive moisture tests can be arranged at the customers election and with the consent of the building owner.

The inspector may not have identified some defects because:

- (a) The defect occurs intermittently;
- (b) The defect has been deliberately concealed; or
- (c) The inspector has been given incorrect information by the customer or a third party.

This report:

- (a) Is not an engineering evaluation nor is it technically exhaustive or all encompassing;
- (b) Is not a structural survey, engineering or architectural report or weathertightness inspection;
- (c) Does not assess compliance with any legislation / regulations including the NZ Building Code, including the Codes weather tightness requirements, or structural aspects;
- (d) Does not include any positioning of buildings or improvements in relation to site boundaries and no survey or search of information held by the territorial authority or any other relevant authority has been undertaken.

The building inspector is a generalist, not a specialist, and may refer the customer to specialists for further investigations. On request, specialist inspections can be arranged for weathertightness or structure or of any systems including electrical, plumbing, gas or heating.

The customer understands that the inspector did not build or perform work on this building and is not responsible or liable for anything other than the completion of the attached checklist and providing an opinion on the areas reviewed.

CLAIMS & DISPUTES

Should any claim or dispute arise as a result of the inspection or this report, it must be notified to Buysafe Home Inspections Limited in writing within 10 working days of the date of this report. In the event the customer nonetheless enters into an unconditional sale and purchase agreement or makes an existing agreement unconditional prior to the resolution of the dispute, the customer shall be deemed to have waived the customers right to continue with and/or make any future claim against Buysafe Home Inspections Limited or its agents. If a claim or dispute is not notified within 10 working days of the date of this report, then the customer shall be deemed to have accepted the report.



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Disclaimer (Continued)

EXCLUSIONS

1.Exclusion of Warranties

BuySAFE Home Inspections Limited makes no warranty or representation concerning the completeness, accuracy or reliability of the information or opinions expressed or implied in this report. To the fullest extent permitted by law, any such warranties or representations are expressly excluded.

2.Liability Excluded

(a)BuySAFE Home Inspections Limited shall not be liable, and its employees or contractors shall not be liable, to any customer, the customers agents or any other person for any direct, indirect, incidental or consequential damage or loss of any nature howsoever caused (whether based in tort (including negligence), contract or otherwise) including, but not limited to, loss of profit, loss of sales opportunity, damage to equipment or property (including any costs or loss relating to any invasive inspection) or any other claim whatsoever arising directly or indirectly or in any way attributable to the performance or non-performance of BuySAFE Home Inspections Limiteds services or other obligations arising from or relating to its inspection or this report.

(b)Without limiting paragraph (a), insofar as BuySAFE Home Inspections Limited may be found liable to the customer or any other person in connection with this report, for any loss, damage or injury arising directly or indirectly from any cause, the liability of BuySAFE Home Inspections Limited for all claims made shall, in all cases, be limited to the price paid by the customer for this report.

3.Indemnity

The customer shall at all times indemnify BuySAFE Home Inspections Limited in respect of all actions, proceedings, damages, costs, claims, demands, payments, losses or expenses, special or consequential (including legal expenses on a solicitor and client basis), which may be paid, incurred or suffered by BuySAFE Home Inspections Limited as a direct or indirect result of the customers unauthorised disclosure of this report, or the reliance or attempt to rely on this report by any other party, or any claims made against BuySAFE Home Inspections Limited (whether by the customer or a third party) for damages or other relief excluded or disclaimed by this report or by law.

SEVERABILITY

Should a Court of competent jurisdiction determine and declare that any portion of this report is void, voidable, illegal, invalid or unenforceable, in whole or in part, such provision or part shall be severed from this report and the remaining provisions and portions shall remain in full force and effect.

John Naisbett

BuySAFE Home Inspections Ltd
(021) 279 1259



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Qualifications

Experience & Qualifications

Our Experience as follows,

- 5 Years Super yacht interior construction at Thackeray Yachts and Alloy Yachts
- 3 Years Cabinet Making
- 1 Years Bathroom Fit-outs
- 20 Years Building industry
- Project management
- 6 Years Pre-purchase Visual Inspections

Inspections

We have made no survey of the property and assume no responsibility in connection with such matters. Unless otherwise stated, it is assumed that all improvements lie within title boundaries and that no adjoining improvements encroach onto the boundaries. Unless otherwise stated, our report is subject to there being no detrimental registration (S) affecting the land other than those appearing on the title (s) valued in this report. Such registrations may include wahi tapu and Historic Places Trust registrations.

We draw your attention to the various qualifications contained within sections of the report. These qualifications are an integral part of this report and can be identified by the bold italics print within each relevant section of this report.

General Notes Of This Report

Notes To Accompany This Report

The Inspectors Thought Process (How we go about it)..

The following report is the inspectors personal opinion based on their industry knowledge.

All areas of concern noted are detailed in a way that they believe may be of a concern or further investigation needed by a specified professional suitable licensed contractor. Note BuySAFE homes inspection ltd recommends when purchasing a large investment like this, you proceed with a full weather tightness report and drug testing, as in some cases areas may have been covered over or drug activities may have taken place. Note if concerns are uncovered in either of these areas the repairs can be costly. As we have (only) carried out a non-invasive inspection, these will not show up in the inspection report.

What you need to Know before reading the report

This report is based on a visual inspection only, (No) invasive testing was performed.

This report is based on the condition of the property on the day of the inspection.

This report is the exclusive property of the inspection company and the client whose name herewith and its use by any unauthorised person is prohibited. This report in whole or part may not be reproduced or translated in any medium. The contents of this report shall not be relied upon any third party.



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General Notes Of This Report (Continued)

This report is based on an overall assessment of nine major areas of the property, Not an all-encompassing report detailing every minor defect or minor outstanding maintenance issue.

This report does not comment on the particular building element but rather rates the overall concern level. For example, if there are rotten weather boards over the entire south wall of the house the inspectors level of concern is likely to be high (red/3) if the dwelling has a few weather boards that require filling the inspectors level is likely to be low (Green/1).

Roof Inspections

Important note if we have not commented/inspected the roof by walking over this then you must proceed with a licensed roofer as part of your decision as some roofs are aged and the tiles can crack by walking on them.

Reporting Information and Limitations

Moisture meters and Weathertightness:

This report cannot give any waterproofing guarantee, as it is not readily possible nor required to create simulated conditions to induce moisture ingress. However, signs of moisture ingress are looked for and spot checking is carried out predominantly around windows, doors and identified risk areas with a moisture meter.

The moisture meter used during this inspection is a Trotec T3000, which is calibrated in accordance with the manufacturer's specifications. This device is used in its non-invasive mode and while this mode is deemed non-conclusive, it can be a good indicator of the presence of moisture. However, the condition and treatment type of any internal timbers is not known.

The manufacturer stipulates that the moisture meters in their non-invasive mode should not be used to provide percentage readings. In fact, the only time percentages can be provided with any certainty is when invasive probe testing is undertaken.

Definition of terms used for indications of moisture readings:

These are guidelines only, determined by the manufacturer of the Protimeter.

Normal generally indicates moisture readings up to approximately 16%

Slightly high generally indicates moisture readings between 17% to 22%

Higher generally indicates moisture readings between 23% to 30% Very high generally indicates moisture readings 30% and above.

Accurate moisture readings can only be obtained by intrusive means, which is not carried out during this inspection. However, where slightly high or greater moisture readings are indicated during the inspection, further investigation would be required to determine the source of the reading.

Where moisture readings exceed 20%, the risk of timber decay is high.

Moisture meters are a useful tool to assist our Surveyors in their assessment of a property, in relation to the possibility of moisture issues or ingress. It is for this reason buysafe trained in the correct use, with a good understanding of their scope and limitations.

It is important to be aware that the lack of moisture indicators does not confirm that a property does not have moisture issues. Because water accumulates and travels immediately behind the external cladding, the external cladding is ideally what should be tested. However, this is not practical, nor possible with some claddings and weather conditions, therefore the meters are predominantly used from the interior of the home. As visual inspections and non-invasive testing may provide no initial evidence of leaking, knowledge of known weather



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General Notes Of This Report (Continued)

tight risk details and/or signs to look for become more critical. Further investigation will be needed.

Accessibility

1. Areas Inspected The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection, Refer also to our listing of obstructions and limitations.
2. List -Exterior
 - Interior
 - Roof Exterior
 - The Site
 - Timber Retaining wall (If Applicable)
 - Wall Exterior

Elevations Photos

1. Homes Elevations Reference photos





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Roof

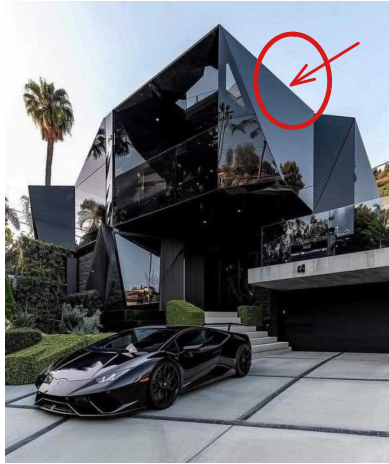
Note, Due to safety reasons, we are in some cases unable to inspect the homes roofing in detail, either due to the height or if the roof is dirty and could cause the inspector to slip. We would recommend a licensed roofer inspects the roof to ensure no current or future problems. If the home is over 20 years the roof can require replacing.

E.g. Corrugated Iron, Pitched, Timber Framed Etc Roof Surface

1. Method of Inspection: Ground level and from a ladder
2. Acceptable
3. Marginal

Material Type: Coloursteel / Iron Roof

Roof Condition: Maintenance to required - Due to the amount of roof junctions where the roof changes pitches and lack of roof overhang we would highly recommend a license (ROOFER) inspects the roof and flashings in place due to risk of Weather Tightness.



4. Acceptable
5. Marginal

Roof Pitch: Acceptable

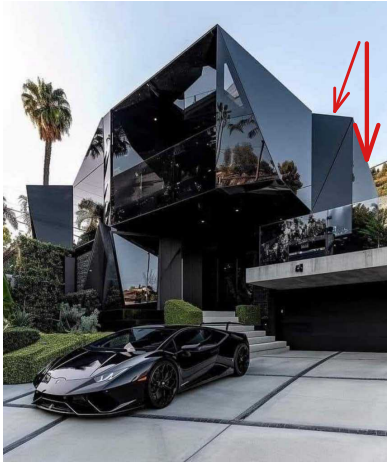
Flashings: License roofer to inspect - Some of the front roof flashings are lifting, we would recommend a license refer checks the roof fixings to ensure Weather Tightness of the home.



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Roof (Continued)

Flashings: (continued)



- 6. Marginal
- 7. Acceptable
- 8. Acceptable
- 9. Defective

Roof Penetration Flashings: License roofer to inspect

Skylights: Aluminum

Fascia: Timber painted

Barge Boards: Painted timber - The timber barge board is too short leaving a gap at the end this will need to be replaced





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Roof (Continued)

Barge Boards: (continued)



10. Marginal

11. Acceptable

Soffits/Eaves: Lacks soffits or over hangs - **Roofs without roof overhangs can increase the risk of weathertightness.**

Guttering: Metal



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Roof (Continued)

12. Marginal

Downpipe: PVC/Plastic - We would recommend downpipe spreaders are installed where the pipes from upper ruse are discharging onto a low roof



N/A Chimney

Exterior

Joinery flashings are fitted before the windows and doors are installed which makes it difficult to inspect if there are flashings fitted.

All elevations are inspected from ground level only. unless scaffold is provided Exterior Surface

1. Acceptable
2. Marginal

Cladding Type: Timber Weatherboard and concrete block

Cladding Condition: General maintenance and repairs will be required - The cladding will need general maintenance to ensure Weather Tightness of the building.

The cladding is sitting under ground in places on the far right rear corner of a home this will need to be inspected closely by removing the ground/dirt against all areas of the nature and all the drainage and water proofing will need to be inspected due to high risks relating to weather tightness.

We would highly recommend a full Weather Tightness including invasive inspection is carried out on this property due to several areas of risk

The cracked weatherboard above the lounge off the front entrance will need to be replaced immediately .



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Exterior (Continued)

Cladding Condition: (continued)





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Exterior (Continued)

Cladding Condition: (continued)

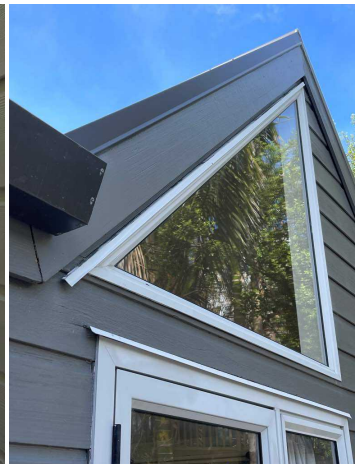


3. Defective

Joinery Condition: Aluminium - We would highly recommend side scribes are installed to all windows and doors to ensure Weather Tightness are home..

The top head flashings that are angling will need to have stop in on the bottom to prevent water running in behind the cleaning further investigation required in these areas.

We would recommend the roots skylight is closely inspected on its flashings due to Weather Tightness risks.





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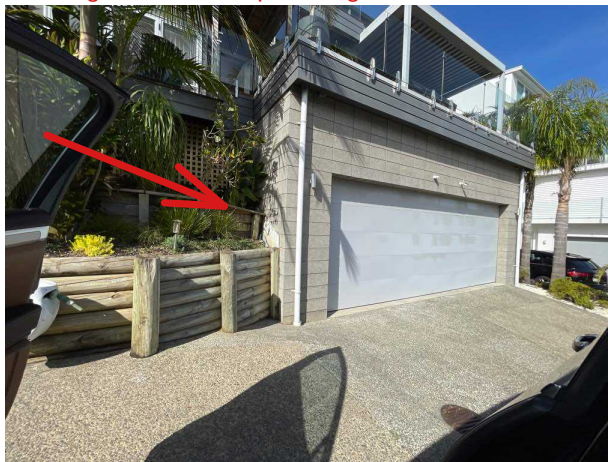
Exterior (Continued)

Joinery Condition: (continued)



4. Marginal

Ground Levels/Heights: Drainage contractor to inspect the drainage - **Ground levels higher than the floor level of the home is always classed as a high risk. This strictly relies on good drainage and Waterproofing. we would suggest a licensed drain layer checks the drainage and Waterproofing on its condition**



5. Not Inspected

Exterior Lighting: Not inspected - **We have not inspected the homes wiring, due to we are not licensed to do so, please contact a licensed electrician.**

6. Not Inspected

Exterior Electric Outlets: Not inspected

7. Not Inspected

Gas Meter: NI - **We would recommend checking if the gas is from the road or bottles, also a gas certificate will need to be obtained by safely reasons.**

8. Not Inspected

Main Gas/Bottles: NI - **A licensed Gas contractor is recommended to test all gas connections for safety reasons**

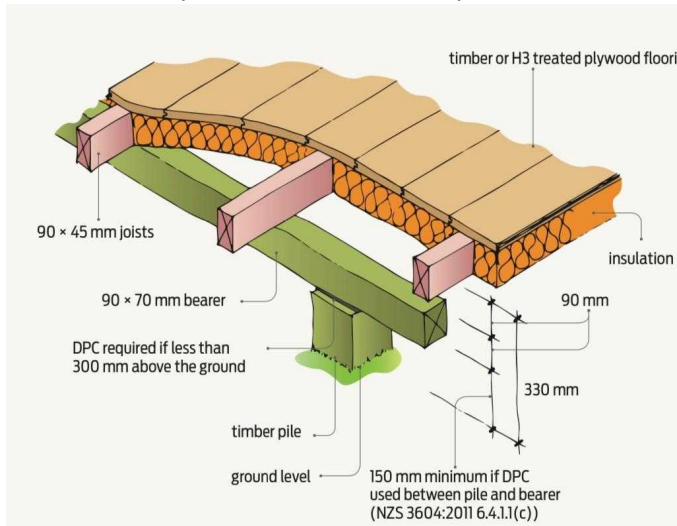


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Crawl Space

Front of the home Crawl Space

1. Method of Inspection: In the crawl space



2. Acceptable
3. Acceptable
4. Acceptable
5. Acceptable
6. Acceptable
7. Acceptable

Subfloor Access : Side hinged Wooden door

Piles/Foundations

Joists

Bearer

Flooring

Insulation: Insulation Statements are now compulsory with all new tenancy agreements. Insulation is now compulsory in all rental homes.

Ceiling and underfloor insulation is compulsory in all rental homes where it is reasonably practicable to install. It must comply with the regulations and be safely installed.

A landlord who fails to comply with the regulations will be committing an unlawful act and may be liable for exemplary damages of up to \$4,000.

Landlords may be eligible for help from their local council. A number of councils allow homeowners to add the cost of insulation to their rates and pay it back over about nine years.

Connection Plates/Ties:

Subfloor clearance

Bracing:

Ventilation:

8. Acceptable
9. Acceptable
10. Acceptable
11. Acceptable



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Crawl Space (Continued)

12. Acceptable	Ground Moisture:
13. Not Present	Borer:
14. Acceptable	Electrical: Wiring has not been inspected or tested as part of this inspection

Concrete Foundation

1. Acceptable	Concrete Footings
2. Acceptable	Floor Slab
3. Acceptable	Floor Height The rules for minimum clearances are set out in the building code (Acceptable Solution E1/As1 and NZS 3604.

Top of concrete slab on ground veneer cladding above paving 100 mm
 Top of concrete slab on ground veneer cladding above soil 150 mm
 Top of concrete slab on ground other cladding above paving 150 mm
 Top of concrete slab on ground other cladding above soil 225 mm
 Top of timber pile above finished ground level 300 mm or 150 mm with DPC
 Top of concrete pile above finished ground level 150 mm with DPC
 Top of foundation wall above finished ground level 225 mm
 Suspended timber floor construction bottom of cladding 200 mm
 Suspended timber floor construction underside of joists (i.e. crawlspace) 450 mm

4. Not Inspected	Bottom of cladding to paving except masonry veneer 100 mm Bottom of cladding to unpaved ground except masonry veneer 175 mm Drains/Piping Beneath Obtain the drainage plans of the home and consult a licensed drainlayer - Note, we are unable to test or check if there is drainage under the floor slab. We would recommend checking the drainage plans. (Drainage under concrete floor slabs can cause significant amount of damage and very costly repairs if they become broken (Allowing water to become trapped causing cracking to the floor slab) Seek a licensed drainage specialist to determine where the drainage is sitting. (Some cases a line-camera would be required to see if any drainage is damaged)
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Garage

Front Garage

- Type: Built within the home Car Spaces: 2



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Garage (Continued)

2.



3. Acceptable

Internal Door: Hollow Core type door

4. Acceptable

Ceiling: Open framing

5. Acceptable

Walls: Concrete block

6. Acceptable

Floor/Foundation: Poured concrete

7. Marginal

Main Garage Door: Sectional door - **Large door in length we would recommend a garage door contractor confirms the motor in spring system is adequate for the length of the door**

8. Marginal

Door Operation: Mechanized - **Side mount motor Merlin. As the Door is of a large type door over 6 meters long, we would recommend checking with a licensed Door specialist that this is adequate.**



9. Marginal

Roof: Membrane roof - **Due to membranes are prone to fail without regular maintenance, we would highly recommend the membrane is checked from by a licensed membrane specialist and Check the fall is adequate and if the drainage is clear from debris.**



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Garage (Continued)

- 10. Marginal
- 11. Acceptable
- 12. Marginal

Gutters: Internal

Downpipes: PVC/Plastic

Exterior cladding: Concrete block - **The left and right side of the garage the cladding his Gardens against it we would suggest the drainage in Waterproofing is inspected by a licensed contractor and some cases the area will need to be updated.**



- 13. Not Inspected
- 14. Not Inspected

Electrical: Wiring has not been inspected or tested as part of this inspection

Smoke Detector: NI

Lots and Grounds

- 1. Not Inspected
- 2. Marginal
- 3. Acceptable
- 4. Acceptable

Electrical: Wiring has not been inspected or tested as part of this inspection

Driveway Concrete - **The Deck is unsupported on the left side at the top as the retaining wall has moved away.**

Paths: Acceptable

Fences/Gates: Acceptable



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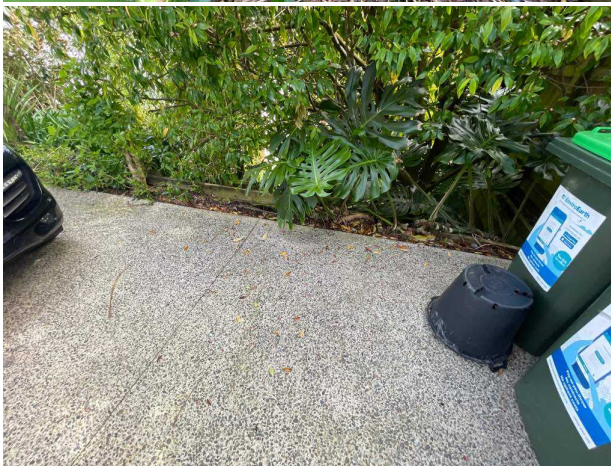
Lots and Grounds (Continued)

5. Marginal

Retaining Walls: Timber and concrete Keystone - **We would suggest checking the drainage.**

The drainage supporting the Drive is starting to lean outwards and may require extra support or engineering as this moves away the driveway can come unstable and crack. Recommend contacting a structural engineer for further advices

We did notice at the rear of the section the keystone is starting to move forward these areas may require removing and replacing.





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Lots and Grounds (Continued)

Retaining Walls: (continued)





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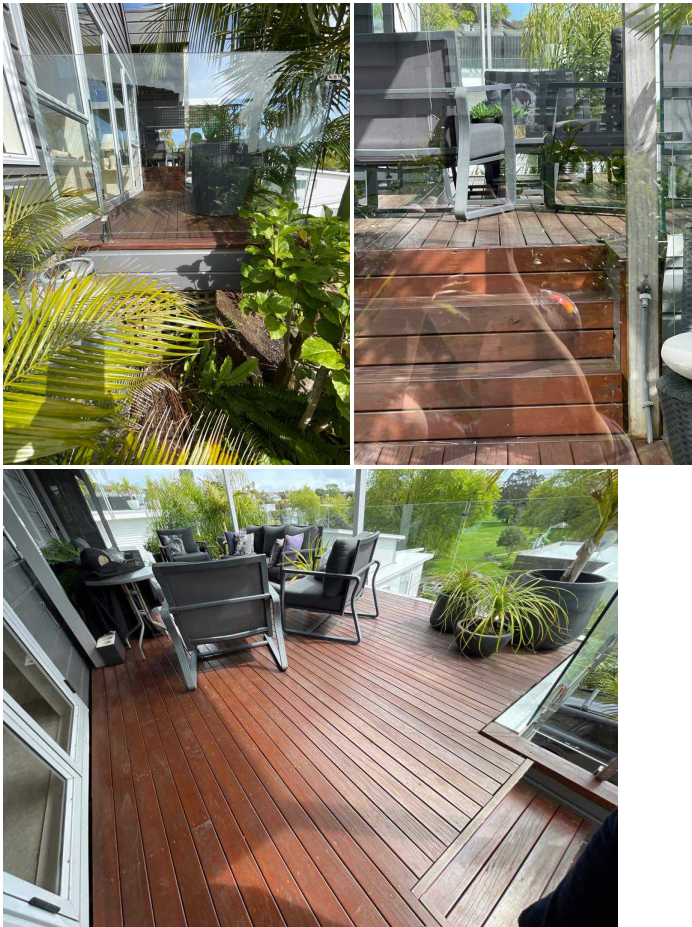
Lots and Grounds (Continued)

6. Marginal

Deck: Deck construction - The deck over the garage we would recommend the membrane and inspected this will involve removing the Deck boards above for this inspection.

The upper deck framing will need repairs. Due to movement splitting and lacking of SUPPORT brackets on the juice we would recommend checking to see if the Deck is consented.

The dick plate has been bolted directly onto the weatherboards this should be spaced off the cleaning by a minimum of 12 mm is water camp come trapped causing rot to the weatherboard timber structure and behind

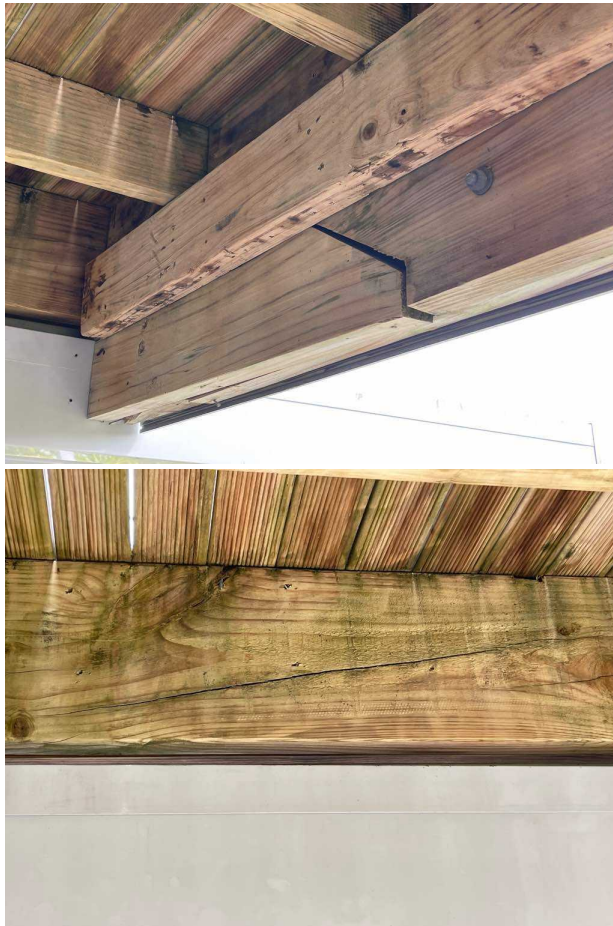




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Lots and Grounds (Continued)

Deck: (continued)





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Lots and Grounds (Continued)

Deck: (continued)





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Lots and Grounds (Continued)

Deck: (continued)



7. Acceptable

Handrailings: Glass balustrades - We would recommend checking that the glass balustrades are consented as part of the properties plans

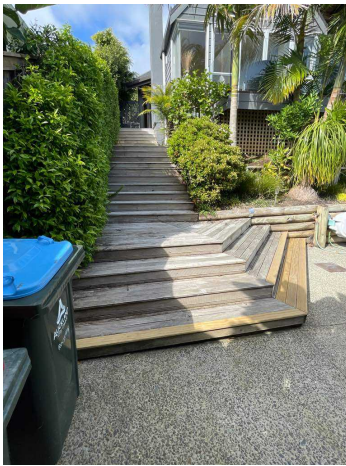


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Lots and Grounds (Continued)

8. Marginal

Stairs Timber - Tim Steve on the left side of the home of a reasonable condition some areas have been replaced on the bottom timber structure under this is not accessible, so we cannot comment on the condition



9. Marginal

Section Grading: Stair stepped - Due to the section Gradence we would recommend an evaluation by a civil engineer is recommended to assess drainage problems

10. Acceptable

Vegetation: Acceptable

11. Not Inspected

Exterior Surface Drain: Not inspected as part of this inspection

Front Entrance

Main Entrance Living Space

1.



2. Acceptable

Front door: Timber door



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Front Entrance (Continued)

- | | |
|------------------|--|
| 3. Acceptable | Window: Timber joinery |
| 4. Acceptable | Walls: Painted |
| 5. Acceptable | Ceiling: Painted |
| 6. Acceptable | Floor: Tiled with no underfloor heating |
| 7. Not Inspected | Electrical: Wiring has not been inspected or tested as part of this inspection |
| 8. Not Inspected | Alarm System: The alarm was not tested as part of this inspection - If there is a alarm system in the home we have not tested or inspected this as part of this inspection, you will need to contact a alarm contractor. |

Kitchen

Ground floor Kitchen

1.



- | | |
|-------------------|--|
| 2. Acceptable | Internal Door: Hollow Core type door |
| 3. Acceptable | Walls: Painted |
| 4. Acceptable | Ceiling: Painted |
| 5. Acceptable | Floor: Lino |
| 6. Acceptable | Window: Aluminum |
| 7. Acceptable | Cabinets: Melteca or Similar |
| 8. Acceptable | Bench Tops: Granite Tops |
| 9. Not Inspected | Chattels & Appliances: Note, we have not inspected any chattles or appliances - We strongly encourage you to check all appliances are functioning correctly before purchasing the home. Also check the chattel list to ensure what is listed as coming with the property. |
| 10. Not Inspected | Electrical: Wiring has not been inspected or tested as part of this inspection |
| 11. Acceptable | Plumbing/Fixtures: No signs of leaking |



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Dining

Dining Area Living Space

1.



2. Acceptable

Internal Door: Hollow core door

3. Acceptable

Walls: Painted

4. Acceptable

Ceiling: Painted

5. Acceptable

Floor: Carpet

6. Acceptable

Windows: Aluminium

7. Acceptable

External Door: French doors

8. Not Inspected

Electrical: Wiring has not been inspected or tested as part of this inspection

Lounge

Lounge off front entrance Living Space

1.





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Lounge (Continued)

- 2. Acceptable
- 3. Acceptable
- 4. Acceptable
- 5. Acceptable
- 6. Acceptable
- 7. Acceptable
- 8. Not Inspected

Internal Door: Hollow double core doors

Walls: Painted

Ceiling: Painted

Floor: Carpet

Windows: Aluminium

Outside Door: French doors

HVAC Source: Gas fire place - **It is important to have the fireplace inspected by a licensed gas inspector every few years**



- 9. Not Inspected

Electrical: Wiring has not been inspected or tested as part of this inspection

Lounge off the kitchen Living Space

10.



- 11. Acceptable
- 12. Acceptable

Internal Door: Hollow core

Walls: Painted



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Lounge (Continued)

- 13. Acceptable
- 14. Acceptable
- 15. Acceptable
- 16. Acceptable
- 17. Not Inspected

Ceiling: Painted

Floor: Carpet

Windows: Aluminium

External Door: French doors

HVAC Source: Heat pump should be serviced every few months (Inside and external unit)



Bedroom

- 1. Cavius 10 Year Photoelectric Smoke Alarm

★★★★★ 4.0 (4 reviews)



Bedroom 1 Bedroom



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Bedroom (Continued)

2.



- | | |
|-------------------|--|
| 3. Acceptable | Internal Door: Hollow Core door |
| 4. Acceptable | Wardrobe: Double |
| 5. Acceptable | Ceiling: Painted |
| 6. Acceptable | Walls: Painted |
| 7. Acceptable | Floor: Carpet |
| 8. Acceptable | Windows: Aluminium |
| 9. Acceptable | External Doors: Aluminum door |
| 10. Not Inspected | Electrical: Wiring has not been inspected or tested as part of this inspection |
| 11. Marginal | Smoke Detector: Installed outside the bedroom - We would recommend this as replaced due to its age |

Landlords must have the right type of smoke alarms installed in the right places to meet new regulations which came into force on 1 July 2016. Both landlords and tenants now have responsibilities to keep smoke alarms working. Never damage, remove or disconnect a smoke alarm that includes removing the batteries.

Smoke alarms Tenancy Services

<https://www.tenancy.govt.nz/maintenance-and-inspections/smoke-alarms/>

Bedroom 2 Bedroom



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Bedroom (Continued)

12.



- 13. Acceptable
- 14. Acceptable
- 15. Acceptable
- 16. Acceptable
- 17. Acceptable
- 18. Acceptable
- 19. Acceptable
- 20. Not Inspected
- 21. Marginal

Internal Door: Hollow Core door

Wardrobe: Two double

Ceiling: Painted

Walls: Painted

Floor: Carpet

Doors: Aluminum

Windows: Aluminium

Electrical: Wiring has not been inspected or tested as part of this inspection

Smoke Detector: We would recommend this as replaced due to its age - **Landlords must have the right type of smoke alarms installed in the right places to meet new regulations which came into force on 1 July 2016. Both landlords and tenants now have responsibilities to keep smoke alarms working. Never damage, remove or disconnect a smoke alarm that includes removing the batteries. Smoke alarms Tenancy Services**
<https://www.tenancy.govt.nz/maintenance-and-inspections/smoke-alarms/>

Bedroom 3 Bedroom



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Bedroom (Continued)

22.



- 23. Acceptable
- 24. Acceptable
- 25. Acceptable
- 26. Acceptable
- 27. Defective

Internal Door: Hollow Core door

Wardrobe: Single

Ceiling: Painted

Walls: Painted

Floor: Carpet - **There is signs of water ingress invasive inspections required. The floor is rotten.**

(Weathertightness concerns)





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Bedroom (Continued)

Floor: (continued)



28. Defective

Doors: Aluminum - This door opens up to the outside which is on to a louvre roof System the door should be permanently closed it only has one screw at the bottom



29. Acceptable

Windows: Aluminium

30. Not Inspected

Electrical: Wiring has not been inspected or tested as part of this inspection

31. Not Present

HVAC Source: NP

32. Marginal

Smoke Detector: We would recommend this as replaced due to its age - Landlords must have the right type of smoke alarms installed in the right places to meet new regulations which came into force on 1 July 2016. Both landlords and tenants now have responsibilities to keep smoke alarms working. Never damage, remove or disconnect a smoke alarm that includes removing the batteries.

Smoke alarms Tenancy Services

<https://www.tenancy.govt.nz/maintenance-and-inspections/smoke-alarms/>



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Bedroom (Continued)

Bedroom 4 Bedroom

33.



- 34. Acceptable
- 35. Acceptable
- 36. Acceptable
- 37. Acceptable
- 38. Acceptable
- 39. Acceptable
- 40. Acceptable
- 41. Not Inspected
- 42. Not Inspected
- 43. Acceptable

Internal Door: Hollow Core door

Wardrobe: Double x2

Ceiling: Painted

Walls: Painted

Floor: Carpet

Doors: French doors

Windows: Aluminium

Electrical: Wiring has not been inspected or tested as part of this inspection

HVAC Source: Heat pump wall mounted - We have not tested the heat pump

Smoke Detector: We would recommend this as replaced due to its age - Landlords must have the right type of smoke alarms installed in the right places to meet new regulations which came into force on 1 July 2016. Both landlords and tenants now have responsibilities to keep smoke alarms working. Never damage, remove or disconnect a smoke alarm that includes removing the batteries.

Smoke alarms Tenancy Services

<https://www.tenancy.govt.nz/maintenance-and-inspections/smoke-alarms/>



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Hallway



- 2. Acceptable Wall: Painted
- 3. Acceptable Ceiling: Painted
- 4. Acceptable Flooring: Carpet
- 5. Acceptable Hall Cupboards: Acceptable
- 6. Not Inspected Electrical: Wiring has not been inspected or tested as part of this inspection

Bathroom

Main Bathroom Bathroom

1. Area Inspected **We would recommend checking to see if the shower is consented due to tiled walls and floor**



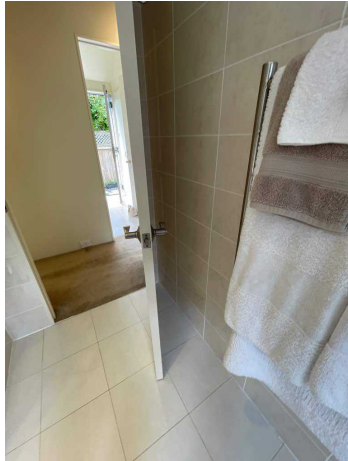


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Bathroom (Continued)

2. Marginal

Internal Door: Hollow Core door - **No doorstop has been fitted when opening the door hits on the wall**



- 3. Acceptable
- 4. Acceptable
- 5. Defective

Walls: Tiled

Ceiling: Painted

Floor: Tiled with no underfloor heating - **The floor tiles are cracked these will need to be replaced however the tiles may now not be able to be matched which may result to replacement on all walls and floors**





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Bathroom (Continued)

6. Marginal

Windows: Aluminium - We noticed the glass in the window above the bath is not safety glass this can be dangerous if somebody slipped. We would recommend the glass is replaced for safety glass



7. Acceptable

8. Acceptable

9. Acceptable

10. Acceptable

11. Marginal

Sink/Basin: Built In with the bench top

Faucets/Traps: Single Tap

Vanity/Cabinet: Melteca or similar

Bath: Tiled wall and base

Shower: Tiled wall and base - Showers must be serviced every three years to prevent leakage resulting to costly bills. We would recommend checking to see if the shower is consented due to no enclosure water will splash every ware, note also there is no additional floor waste if this flooded water can travel into the other areas of the home.

Important note, tiled showers must be serviced ever 3 to 5 years due to movement, failing to have them checked can result to very costly repairs.



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Bathroom (Continued)

Shower: (continued)



12. Not Present

Extraction Fan: No extraction fan has been installed in bathroom - **A external extraction fan will need to be installed in the bathroom to comply.**



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Bathroom (Continued)

13. Defective, Not Inspected Electrical: Wiring has not been inspected or tested as part of this inspection - **The light is not working over the bath**



Ensuite Bathroom

14.



- 15. Acceptable
- 16. Acceptable
- 17. Acceptable
- 18. Acceptable
- 19. Acceptable
- 20. Acceptable
- 21. Acceptable
- 22. Acceptable
- 23. Acceptable

Internal Door: Cavity Slider
Walls: Tiled
Ceiling: Painted
Floor: Tiled with no underfloor heating
Windows: Aluminium
Toilet: Floor mounted toilet
Sink/Basin: Single type sink on top of the vanity
Faucets/Traps: Single Tap
Vanity/Cabinet: Melteca or similar



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Bathroom (Continued)

24. Acceptable

Shower: Tiled wall and base - We would recommend checking to see if the shower is consented due to no enclosure water will splash every ware, note also there is no additional floor waste if this flooded water can travel into the other areas of the home.

Important note, tiled showers must be serviced ever 3 to 5 years due to movement, failing to have them checked can result to very costly repairs.



25. Acceptable

Extraction Fan: Wall fan

26. Not Inspected

Electrical: NI

Seperate Room Half Bathroom



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Bathroom (Continued)

27.

Internal Door:



- 28. Acceptable
- 29. Acceptable
- 30. Acceptable
- 31. Acceptable
- 32. Acceptable
- 33. Acceptable
- 34. Acceptable
- 35. Not Inspected

Internal Door: Hollow Core door
Walls: Painted
Ceiling: Painted
Floor: Tiled with no underfloor heating
Windows: Aluminium
Toilet: Floor mounted toilet
Ventilation: Window
Electrical: Wiring has not been inspected or tested as part of this inspection

Laundry

Separate Room Laundry Room/Area

1.





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Laundry (Continued)

2. Acceptable	Entrance Door: Hollow core door
3. Acceptable	Walls: Painted
4. Acceptable	Ceiling: Painted
5. Acceptable	Floors: Tiled
6. Acceptable	Windows: Aluminum
7. Acceptable	Outside Door: Aluminum door
8. Acceptable	Laundry Tub: Under bench (Melteka cupboard)
9. Not Inspected	Plumbing: No signs of leaks during this inspection
10. Not Inspected	Electrical: Wiring has not been inspected or tested as part of this inspection
11. Not Present	Dryer Vent: No vent has been installed

Stairwell

Stairwell Living Space

1.



- | | |
|---------------|------------------|
| 2. Acceptable | Walls: Painted |
| 3. Acceptable | Ceiling: Painted |



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Stairwell (Continued)

4. Marginal

Windows: Glass to be replaced - **Glass cracked on the leftside window**

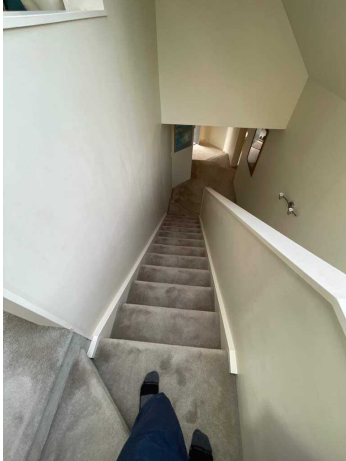


5. Acceptable

Stairs/Landings Acceptable

6. Defective

Handrails: Not fitted - **A handrail will need to be installed**



7. Not Inspected

Electrical: Wiring has not been inspected or tested as part of this inspection

8. Not Present

Smoke Detector: NP

Lift platform Living Space



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Stairwell (Continued)

9. Area Inspected **We would recommend checking to see what service is required and when last this was serviced**



- 10. Acceptable Internal Door: Acceptable
- 11. Acceptable Walls: Painted
- 12. Acceptable Floor: Carpet

Moisture Testing

Note, we have only carried out a spot test around the windows and door of this property, we strongly recommend a full weathertightness assessment is continued by a weathertightness specialist.

1.



Front Entrance (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____

- 2. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.

Bedroom 1 (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____

- 3. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.



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Moisture Testing (Continued)

- Bedroom 2 (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____
4. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- Bedroom 3 (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____
5. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- Bedroom 4 (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____
6. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- Bedroom 5 (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____
7. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- Bedroom 6 (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____
8. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- Office (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____
9. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- Lounge (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____
10. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- Family Room (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____
11. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- Dining (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____
12. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- Kitchen (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____
13. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- Main Bathroom (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____
14. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- Ensuite (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____
15. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.



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Moisture Testing (Continued)

- Guest Bathroom (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____
- 16. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- Guest Toilet (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____
- 17. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- Laundry (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____
- 18. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- Garage (Windows/Doors Only) Non-Invasive Testing(Surface Scan) _____
- 19. Acceptable Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.

Electrical

No part of the homes electrical wiring, switches, power sockets, Lighting, Power Boards have been inspected as part of this inspection due to this must be inspected by a licensed electrician. Note any updated lights, switches, wiring, bathroom fan, electric towel rails these must have an electrical certificate provided by the licensed electrician.

- Laundry Electric Panel _____
- 1. Area Inspected We highly recommend obtaining the electrical certificate for the new wiring board.
- 2. Not Inspected Switch Board Not inspected



- 3. Not Inspected Main Breaker type: Not tested as part of this building inspection
- 4. Not Inspected RCD Breakers: Not tested as part of this building inspection



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Electrical (Continued)

5. Not Inspected

Smoke Detectors: Smoke detectors must be tested before you move in (Replace the battery) - **Landlords must have the right type of smoke alarms installed in the right places to meet new regulations which came into force on 1 July 2016. Both landlords and tenants now have responsibilities to keep smoke alarms working. Never damage, remove or disconnect a smoke alarm that includes removing the batteries.**

Smoke alarms Tenancy Services

<https://www.tenancy.govt.nz/maintenance-and-inspections/smoke-alarms/>

6. Not Inspected

Ground/Earth:

7. Not Inspected

Wiring type: NI - **A licensed electrician is recommended to inspect any areas of wiring or switches/power points as this is a specialised field - this is particularly important in older homes. Note the contractor must be a master licensed electrician. Any updated wiring, heat-pumps, lights etc (MUST) have an electrical certificate provided for safety reasons.**

The wires coming out the wall will need to be checked these are not live we would recommend checking the fuse can't be switched on to make these live due to electric shock concerns.



8. Not Inspected

Electrical: Wiring has not been inspected or tested as part of this inspection

9. Not Inspected

Service NI

10. Is the panel bonded? **Not tested as part of this inspection.**

11. Maximum Capacity: Not inspected (Any inspection must be carried out by a licensed electrician)



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Plumbing

No plumbing or drainage has been inspected as part of this inspection due to this is a field for a licensed plumber, connections can become brittle and split causing in some case to flood out the home. It is important to ensure all plumbing work is carried out by a master licensed plumber and a producer statement provided for the work. Note is some of the older type homes there was piping installed called Dux Quest and is failing this type must be replaced.

We would recommend all drains are checked with a camera and cleared if need be. On our visual inspection we cannot determine the condition of the pipe work. Blocked drains can occur at any time so it does pay to check, even though there were no signs during the inspection.

- | | |
|------------------|--|
| 1. Not Inspected | Drainage: Any ground levels higher than the homes floor levels, (including the road) we highly recommend a drainlayer inspects what level of drainage and water proofing is in place, due to risks of flooding or water penetration resulting to VERY costly bills |
| 2. Not Inspected | Main Water Shutoff: |
| 3. Not Inspected | Water Lines: |
| 4. Not Inspected | Drain Pipes: |
| 5. Not Inspected | Service Caps: |
| 6. Not Inspected | Vent Pipes: |
| 7. Not Inspected | Gas Service Lines: |

Hall cupboard Water Heater



9. Comments Will require top and bottom holding straps and a tray installed beneath
10. Acceptable Water Heater Operation: Functional at time of inspection
11. Acceptable Power On/Off On
12. Manufacturer: Dux
13. Type: Electric Capacity: 180 litres



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Plumbing (Continued)

14. Approximate Age: Unknown (We would advise the cylinder is inspected by a licensed plumber) Area Served: Whole house

Tenancy Laws

1. List Transitional and emergency housing is exempt from the Act
From 12 August 2020, transitional and emergency housing will be exempt from the Residential Tenancies Act (the Act) where the housing is:

funded (wholly or partly) by a government department, or
provided under the Special Needs Grants Programme .

This exemption is applicable for all people (new and existing clients) in transitional and emergency housing that meets the criteria above.

Providers of transitional and emergency housing will still be able to opt in to parts of the Act if they wish, by agreeing in writing with the client which parts will apply.

A Code of Practice is being developed to set out expectations for transitional housing.

Read updated section 5(1)(y) of the Residential Tenancies Act 1986 (New Zealand Legislation website)

Rent can only be increased every 12 months

From 12 August 2020, rent increases are limited to once every 12 months. This is a change from once every 180 days (six months). Our rent increases webpage has more information on how this rule will apply.

Any rent increase notices given to tenants from 12 August 2020 must comply with the new 12-month rule. If a notice was given before 12 August 2020, it is still within the 180-day rule.

More information about the law changes (Ministry of Housing and Urban Development website)

Read updated section 24 of the Residential Tenancies Act 1986 (New Zealand Legislation website)

All rental properties in New Zealand must meet the Healthy Homes Standards by 1 July 2021. ...
Insulation Rentalhomes must have ceiling and underfloor insulation which either meets the 2008 Building Code, or (for existing ceiling insulation) is at least 120mm thick. Feb 24, 2019



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Tenancy Laws (Continued)

Note, if you are looking at renting this property, the home must meet current rental laws, Minimum standard for rental properties, Working smoke alarms to all bedrooms, each level and garages. Ceiling and underfloor insulation where accessible. Recommend installing a heat pump (Filters must be cleaned every 2 months and the unit serviced every 12-24 months professionally. As a owner of any rental, you must keep the home maintained, which should include watertight.working extraction fans should be working to extract moisture out of the bathrooms, kitchen and laundry's. we also suggest a meth test is carried out before and after the home is rented.

Healthy Homes Standards announced

24 February 2019

The new Healthy Homes Standards have been announced by Housing and Urban Development Minister Phil Twyford.

The Healthy Homes Guarantee Act passed in 2017 allowed for the development of standards to improve the quality of rental housing in New Zealand.

The detailed regulations will be finalised in the next few months, and then guidance and tools will be available to help rental property owners and industry professionals meet the new standards.

From 1 July 2021, private landlords must ensure that their rental properties comply with the standards within 90 days of any new tenancy.

Boarding houses must comply with all of the standards by 1 July 2021.

Housing New Zealand and Registered Community Housing Providers have until 1 July 2023 to ensure all their properties comply.

All rental properties in New Zealand must meet the Healthy Homes Standards by 1 July 2024.

The Healthy Homes Standards (HHS) are:

Heating Rental homes must have fixed heating devices in living rooms, which can warm rooms to at least 18C. Some heating devices are inefficient, unaffordable or unhealthy, and they will not meet the heating standard requirements.

Insulation Rental homes must have ceiling and underfloor insulation which either meets the 2008 Building Code, or (for existing ceiling insulation) is at least 120mm thick.

Ventilation Rental homes must have the right size extractor fans in kitchens and bathrooms, and opening windows in the living room, dining room, kitchen and bedrooms.

Moisture and drainage Rental homes must have efficient drainage and guttering, downpipes and drains. If a rental home has an enclosed subfloor, it must have a ground moisture barrier if its possible to install one.

Draught-stopping Rental homes must have no unnecessary gaps or holes in walls, ceilings, windows, floors, and doors that cause noticeable draughts. All unused chimneys and fireplaces must be blocked.

Under the current requirements of the Residential Tenancies Act, landlords must ensure that their rental properties have the right ceiling and underfloor insulation by 1 July 2019.



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Tenancy Laws (Continued)

Landlords who have installed new insulation since 2016 should already meet the 2008 Building Code, so they won't need to do anything further when the Healthy Homes Standards take effect.

However, landlords who didn't previously need to insulate under the current requirements, may now need to do so under the Healthy Homes Standards. Currently, if the property already has ceiling insulation which is at least 70mm thick and underfloor insulation, and both are in good condition, then landlords have not been required to take action.

Under the Healthy Homes Standards, all rental properties will need to have insulation which meets the 2008 Building Code, or is at least 120mm thick.

More information about Healthy Homes Standards

2. Not Inspected

Healthy Home: Not inspected as part of this inspection, please arrange a separate inspection if you require this - Insulation, extraction fans, Range hood, clear of mould, Heat pumps, Joinery draft seals, Safety, Smoke detectors fitted and working,

Report Comments To Be Read

This report is not to be copied, on sold or relied upon by a third party, nor is it a recommendation as to the advisability of purchase. PROVIDED THAT where a purchaser of real estate is required by the terms of the agreement of the sale and purchase of Real Estate to provide a copy of this report to the owner/vendor of the property, then it is done so upon the basic premise that the writer has no responsibility whatsoever to the owner/vendor of the property in respect of any item whatsoever contained in this report.

This report is valid for 90 days and any defects must be reported to us within this time frame. This report is not a technically exhaustive investigation nor is it practicable to imply every defect has been itemized or identified. The report is based on items that are readily visible at the time of the inspection

House Chattels

We recommend you check which chattels are coming with the home and ensure that they are all working correctly. Note, we do not inspect under floor heating, fridges, microwaves, dishwashers, ovens, heat pumps/air-conditioning units/central heating, smoke detectors, dryers, washing machines, pools, spas, hobs and any other electrical equipment.

Drainage / Plumbing

We do not inspect Plumbing or drainage as this is a specialist field.

Note older homes can have Dux quest piping which is common in failing, if we sight this during the visual inspection this will be in the report.

Important Note, If you choose not to carry out the recommendations stated throughout the report you are effectively buying the property as is where is.



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Report Comments To Be Read (Continued)

Exclusions

The following areas have been excluded from the inspection:

- Alarms
- Intercom systems
- Electric gates, sliding gates
- Central vacuum
- HRV system or similar
- Wiring/lights/power outlets/under floor heating
- Plumbing
- Drainage
- Advice on creeks,rivers,waterways present on the property
- Gas connections
- Site coverage
- Sighting of LIM report
- Sighting of property files
- Sighting consents/unconsented work
- Legal documents
- Bridges
- No geotechnical investigation/unstable or fill
- The inspection is not a code of Compliance certificate or a certificate of acceptance under the building act. It is also not a statement that the property complies with the requirements of any other act, regulation or by-law.
- Assessment of any apparent defect which may occur intermittently or usually occurs after regular use
- Floor Coverings
- Concealed or closed in behind finished surfaces
- Under Floor Heating
- Roofs Over 3.6 meters have not been inspected due to OSH requirements, you must engage a certified roofer with site safe
- Roof access smaller than 450 x 400 have not been inspected.
- Obstructed areas
- And may not identity all past, present or further defects
- Hot Water cylinders/infinitys
- Operation of fire places and chimneys
- Window/door locks, bolts etc
- Chattels including dish washers, waste deposals, ovens, fridges, ducting, central heating, HRV and similar units, aircon units, underfloor heating, water tanks, pumps, water meters, carpets, bathroom extractions, fire places, swimming pools, spas, curtains/blinds
- Concealed damp-proof membranes



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Exclusions (Continued)

- Water tightness assessment
- Drug testing such as Methamphetamine
- Shower leaks
- Borer/termites where not visible
- Outbuildings unless stated in the booking of this inspection
- Swimming pools/spa
- Year of house, Square m2 floor area
- Scrim
- Note we do not move any furniture, fixtures, stored items, soils, plants, check window/door locks at the time of the inspection
- Compliance with body corporate rules, the terms of a memorandum of cross lease or a comp title occupation agreement
- Invasive inspection/Complete building survey

Inspection Agreement

BuySAFE Home Inspections Ltd
Pre-Purchase Visual Assessment Terms and Conditions Contract
Terms of Trade

The customer agrees that:

1. The customer is liable for the full cost of the inspection and will make payment in full on or before the day in which the inspection is carried out; and
2. The terms set out in this document apply to the services and any report provided by BuySAFE Home Inspections Limited.

Payment Terms

If full payment is not made to BuySAFE Home Inspections Limited on or before the day the inspection is carried out, BuySAFE Home Inspections may (without affecting any other rights it may have) require the customer to pay default interest at a rate of 2% per month commencing from the due date shown on the invoice. The customer will be liable to pay all expenses and costs (including legal costs on a solicitor-client basis) in connection with BuySAFE Home Inspections Limited recovering, or attempting to recover, any overdue amount.

Purpose

BuySAFE Home Inspections Limited agrees to perform a non-invasive, visual assessment and offer an opinion as to the general condition of various components of the building, as further described in the scope and limitations section below.

Scope

Our report will include findings based on a visual, above ground and non-invasive inspection of the areas of the building which are readily accessible at the time of the inspection.

Inaccessible areas which will not be inspected include areas:

- (a) Which are below ground or concealed or closed in behind finished surfaces, walls, floors or ceilings; or
- (b) Which require the moving /relocation of anything which impedes access or limits visibility, including,



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Inspection Agreement (Continued)

without limitation, floor coverings, furniture, appliances, personal property, vehicles or vegetation; or (c) Any other areas where reasonable access is not available. The New Zealand Standard NZS4306-2005 provides guidance on reasonable access. Reasonable access is defined as areas where safe unobstructed access is provided and the minimum clearances specified in the table below are available, or where these clearances are not available, areas within the inspectors unobstructed line of sight:

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Area Access

Manhole

(mm)

Crawl Space

(mm)

Height

Roof Space 450 x 400 600 x 600 Accessible from a 3.6m ladder *

Subfloor 500 x 400 Vertical clearance:

Timber floor 400mm**

Concrete floor 500mm

Roof Exterior Accessible from a 3.6m ladder *

* Or such other means of access that meet OSH requirements ** From underside of bearer

Therefore, our inspection will not identify any potential defects that are hidden or inaccessible and excludes the structure, wiring, plumbing, ducting, gas, insulation, ventilation and roofing.

We will not conduct invasive or destructive inspections (i.e. nothing will be dismantled during the inspection), and health safety and other considerations (such as where damage may be caused by the inspectors activities) may also restrict or limit the scope of the inspection.

Buysafe Home Inspections Limited does not test appliances, therefore we are unable to report whether any such items are free from defect, and no determination of their efficiency will be made.

The following are also specifically excluded from our inspection:

- (a) Chattels
- (b) Pests, termites and insects of any kind
- (c) Asbestos, lead, mould, fungi, formaldehyde
- (d) Soil conditions
- (e) Water filtrations systems
- (f) Air-conditioning systems, heating (including solar heating) systems
- (g) Footings
- (h) Electrical compliance and safety
- (i) Concealed damp-proof membranes
- (j) Drainage, septic systems or wells
- (k) Swimming pools, spa pools, saunas and associated equipment
- (l) The operation of fireplaces and chimneys
- (m) Intercom systems
- (n) Floor coverings
- (o) Appliances including but not limited to dishwashers, waste disposal units, ovens, ducted vacuum



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Inspection Agreement (Continued)

systems, HRV/DVS systems

(p) Structural stability, other than pipe instability

(q) Hazards

(r) Hot water cylinders, infinity/gas units

(s) Sky satellite

(t) Window treatments

(u) and other areas/issues beyond the scope of general visual building inspections.

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LIMITATIONS OF INSPECTION / REPORT

Please note that our inspection / report is a guide only and is representative of the inspectors opinion of the observable conditions on the day and time of the inspection. We note the reporting of any significant fault or defect is on an exceptional basis, rather than reporting on items which are in acceptable condition for their age.

The inspection will be conducted under the climatic conditions prevailing at the time of the inspection, which can affect the accuracy or content of the information contained in our report. For example:

? Non-invasive moisture readings are taken from around windows and external doors only and the accuracy of those readings may be affected by the weather conditions at the time i.e. long dry spells will affect the level of moisture present; and

? Whether or not building components have been used for some time prior to an inspection being carried out may also affect the detection of leaks and other defects. For example, in the case of shower enclosures, the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak.

Whilst we are able to provide comments on visible aspects of the building at the time of the inspection (except those aspects which are excluded), we cannot comment on past or future events that do not occur during our inspection. There may be some historical evidence present that we need to make assumptions for and these areas of the property will be stated in the report. However, future performance, or predicting future performance of the components and elements of the building, is outside the scope of our inspection.

The customer also acknowledges that some defects may not be identified because:

(a) The defect occurs intermittently;

(b) The defect has been deliberately concealed; or

(c) The inspector has been given incorrect information by the customer or a third party.

Any opinions provided by Buysafe Home Inspections Limited are for information purposes only and may differ from the opinions of others.

Our report will not and does not constitute a guarantee, warrantee or insurance policy. Our report is not a guarantee against moisture ingress or structural failure. If any potential defect is identified, or a recommendation is made, it may be followed up at the election of the customer with further invasive or non-invasive investigations.

Our building inspector is a generalist, not a specialist, and may refer the customer to specialists for further investigations. On request, specialist inspections can be arranged for weather-tightness, structure or any systems including electrical, plumbing, gas or heating. We note that some of these inspections may be subject to the building owners consent.

Furthermore, any recommendations contained in the report are suggestions only and it shall be the



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Inspection Agreement (Continued)

responsibility of the person carrying out any works to ensure the most appropriate remedy is adopted in conjunction with any further discoveries, warranties, manufacturers recommendations and local authority consents. In addition to this, it is the responsibility of the customer to ensure that appropriate qualified tradespeople/professionals are engaged to carry out any remedial work required.

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Photos supplied may be indicative of multiple occurrences and should not be viewed in isolation. If you have any questions after reading the scope of our inspection or the report please contact us and we will be happy to discuss any items with you.

Confidentiality

The customer agrees to maintain the contents of the inspection report as confidential and not to disclose any part of it to any other person, except where required to provide a copy to a vendor in accordance with clause 9.3 of the ADLS Agreement for Sale and Purchase of Real Estate. However, neither the vendor nor any third parties are entitled to use or rely upon the report. The customer agrees to indemnify, defend and hold Buysafe Home Inspections Limited harmless from any third party claims arising out of the unauthorised distribution or use of the report.

Claims & Disputes

Should any claim or dispute arise as a result of the inspection or the report, it must be notified to Buysafe Home Inspections Limited in writing within 10 working days of the date of the report. In the event the customer nonetheless enters into an unconditional sale and purchase agreement or makes an existing agreement unconditional prior to resolution of the dispute, the customer shall be deemed to have waived the customers right to continue with and/or make any future claim against Buysafe Home Inspections Limited or its agents. If a claim or dispute is not notified within 10 working days of the report, then the customer shall be deemed to have accepted the report.

Exclusions

1. Exclusion of Warranties

Buysafe Home Inspections Limited makes no warranty or representation concerning the completeness, accuracy or reliability of the information or opinions expressed or implied in the report. To the fullest extent permitted by law, any such warranties or representations are expressly excluded.

2. Liability Excluded

(a) Buysafe Home Inspections Limited shall not be liable, and its employees or contractors shall not be liable, to any customer, the customers agents or any other person for any direct, indirect, incidental or consequential damage or loss of any nature howsoever caused (whether based in tort (including negligence), contract or otherwise) including, but not limited to, loss of profit, loss of sales opportunity, damage to equipment or property (including any costs or loss relating to any invasive inspection) or any other claim whatsoever arising directly or indirectly or in any way attributable to the performance or non-performance of Buysafe Home Inspections Limiteds services or other obligations arising from or relating to its inspection or the report.

(b) Without limiting paragraph (a), insofar as Buysafe Home Inspections Limited may be found liable to any customer or any other person in connection with the report, for any loss, damage or injury arising directly or indirectly from any cause, the liability of Buysafe Home Inspections Limited for all claims made shall, in all cases, be limited to the price paid by the customer for the report.

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Inspection Agreement (Continued)

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3. Indemnity

The customer shall at all times indemnify Buysafe Home Inspections Limited in respect of all actions, proceedings, damages, costs, claims, demands, payments, losses or expenses, special or consequential (including legal expenses on a solicitor and client basis), which may be paid, incurred or suffered by Buysafe Home Inspections Limited as a direct or indirect result of the customers unauthorised disclosure of the report, or the reliance or attempt to rely on the report by any other party, or any claims made against Buysafe Home Inspections Limited (whether by the customer or a third party) for damages or other relief excluded or disclaimed by these Terms and Conditions or by law.

Agreement

Please contact us if you have any questions or concerns relating to any matters outlined in these Terms and Conditions. Your payment of our inspection fee, or requesting / arranging the inspection itself, will be taken as acceptance of these terms. If you decide that you do not want Buysafe Home Inspections Limited to conduct an inspection, please inform us promptly in writing.

BuySafe Home Inspections Ltd
John Naisbett (as Director)

Important Information

Appendix Glossary

1. General Building Information Appendix 1: Understanding Weathertightness Principles

A building has to rely on several mechanisms working in combination to deal with moisture ingress. This is best described by the 4 Ds concept of deflection drainage, drying and durability.

Deflection

Eaves and soffits greatly assist the weathertightness of a dwelling by protecting and deflecting moisture away from particularly upper areas of exterior walls. Deflection can be further provided by integrated flashings on the painted cladding surface. Monolithic homes like this are vulnerable to leakage at penetrations, junctions and through minor faults. The lack of proper head, jamb and sill flashings on joinery generally requires more than what sealants or paint films can withstand on their own.

Drainage

Moisture needs to have a method to be able to escape out from within or behind building materials and cavities and not be entrapped and/or therefore absorbed. Moisture can drain down both through and behind monolithic claddings, however when the cladding is direct fixed to framing, drainage is



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Appendix Glossary (Continued)

inhibited at nog and plate (horizontal framing) lines, directing moisture against the timber framing where decay is likely to occur.

Drying

Drying occurs through evaporation and/or diffusion and requires space to allow airing and/or movement of air. With direct fix monolithic cladding systems there is no air movement in the wall; therefore drying can only occur through diffusion ie. the movement of water vapour through either the outer paint coating or through the plasterboard lining on the interior. The drying mechanism of diffusion is slow (months) in comparison to wetting, which can happen in minutes, resulting in walls staying more or less permanently damp where leaks occur.

Durability

Building materials need to be able to withstand the conditions that they may be placed under in ordinary use. To construct a building that is completely or absolutely waterproof is unrealistic. It is possible however to construct a building that has several systems working as a combination to minimise the effects of moisture ingress and prevent damage to timber framing and other building elements if water penetration does occur.

Appendix 2: Glossary

Architrave a wooden (usually) board fixed as a frame around an opening in a wall and covering the joint between the wall and the lining in the opening.

Balustrade a panel beneath this handrail of a stair or verandah, made up on an arrangement of boards or shaped pieces of wood (balusters), or cast iron: most often as a decorative element.

Beam horizontal supporting member.

Bearer - horizontal sub-floor framing member supporting joists, sitting directly on the foundations.

Blocklaying/Bricklaying:

Efflorescence white salt-like substance on the outside faces of concrete or masonry units. It should disappear in a season. Persistent efflorescence means that the wall is permanently damp.

Perpend a vertical mortar joint.

Boxed Corner boards fixed over weatherboards at outside corners of a house to exclude water.

Casement a hinged window usually hinged at the side but sometimes at the top or the bottom.

CCC (Code of Compliance) issued by the Territorial Authority after final inspection of consented building works.

Cornice ornamental moulding around the edge of a ceiling to cover the junction between wall and ceiling.

Drainage:

Back Vent vent pipe which leads from a waste pipe to the open air to prevent the loss of water seal in



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Appendix Glossary (Continued)

the waste pipe.

Gully Trap water-sealed fitting just above ground level into which the waste pipes discharge.

Eaves projection of the roof beyond the walls; hence: flush eaves no projection, boxed eaves projecting roof lined on the underside or soffit.

Electrical

CoC (Certificate of Compliance) must be issued by a registered electrician worker for any completed works.

TPS Tough Plastic Sheathed (modern wiring).

Elevations exterior view of building, in a two-dimensional form.

EIFS (External Insulation Finish System) polystyrene sheet based plaster clad system.

Fascia board under the edge of the roof at the eaves, to support spouting and to divert water away from the wall.

Flashing folded metal strips fixed around junctions in roof coverings to prevent entry of water; also around openings in walls for the same purpose.

Foundations base of the building up to timber plates and bearers.

Galvanised iron or steel coated with zinc.

Jack term used to indicate that a member is less than full-length. Thus a jack stud is not a full-length stud.

Jamb part of a wall either side of a door or window opening.

Joists regularly spaced framing members supporting the floor or ceiling.

Lintel the beam above a window or door opening.

MC moisture content.

Pile foundation member.

Plumb upright, vertical.

Purlin regularly spaced horizontal roof member set out to accommodate the roofing material.

Rebate recess machined out of a piece of timber to form a stop for the fitting or fixing of doors, glass etc.

Ridge apex of roof.

R-value level of effectiveness of insulation.

Scriber thin batten with one edge cut to the shape of the wall covering material and fixed to the edge of an architrave or boxed corner, to exclude water.

Soaker folded metal sheet nailed over joints in weatherboard, especially at mitred corners of a wall.

Soffit under-surface, usually of the eaves.

Spalling delamination of concrete, due to expansion of reinforcing steel from corrosion, as a result of moisture ingress into a reinforced concrete structure.

Stucco coat of plaster applied over a wall surface as both decorative and weathering finish.

TFC texture of fibre cement board.

Truss prefabricated structural roofing element.

Wicking the action of liquid/moisture being drawn up by capillary action.



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Appendix Glossary (Continued)

Final Comments

This report is not to be copied, on sold or relied upon by a third party, nor is it a recommendation as to the advisability of purchase. PROVIDED THAT where a purchaser of real estate is required by the terms of the agreement of the sale and purchase of Real Estate to provide a copy of this report to the owner/vendor of the property, then it is done so upon the basic premise that the writer has no responsibility whatsoever to the owner/vendor of the property in respect of any item whatsoever contained in this report.

This report is valid for 90 days and any defects must be reported to us within this time frame. This report is not a technically exhaustive investigation nor is it practicable to imply every defect has been itemized or identified. The report is based on items that are readily visible at the time of the inspection

It is Very important you understand when a home is furnished we are unable to inspect behind all these areas, we also do not carried out weathertightness, this inspection must be carried out by a separate weathertightness specialist.

House Chattels

We recommend you check which chattels are coming with the home and ensure that they are all working correctly. Note, we (do not) inspect under floor heating, fridges, microwaves, dishwashers, ovens,hobs, heat pumps/air-conditioning units/central heating,hrv, dvs, smoke detectors, dryers, washing machines, pools, spas, hobs, and any other electrical equipment.

Drainage / Plumbing/Tanks

We do not inspect plumbing or drainage as this is a specialist field.

Smoke Detectors

Smoke detectors must be installed within 3 meters from a bedroom and on each floor (Smoke detectors are mandatory now and must be installed and in working order, battery's need to be replaced every 12 months unless the unit states otherwise.

Insulation

Ceiling insulation must be installed at a thickness of 120mm with no open gaps but MUST have have the recommended gap around down lights (Important down light transformers must sit above the insulation to prevent a fire, unless states otherwise)



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Final Comments (Continued)

Underfloor insulation must be fitted between floor joists with no gaps to requirements (However any old foil fitted must be removed before placement of the insulation as this can be a electrical shock hazard)

Disclosures information from the home owner and agent

Principles of disclosure

When you are listing a property, its important to share all the necessary information with potential buyers. On this page, we outline the related rules and the steps you can take when disclosing information so you can best protect yourself.

Open and frank discussion

You should have an open and frank discussion with the vendor around the importance of disclosing all relevant information to buyers and the potential repercussions if they dont. Ideally, this conversation would take place before they sign an agency agreement with you so you can decide if you want to continue with the listing.

It is important to encourage the vendor to be open and honest throughout the process. This helps reduce the chances of a sale falling through and minimises the risk of legal action after settlement due to non-disclosure.

If it helps the conversation, you could ask the vendor what information they would want to be disclosed to them when they purchase their next home. For example, would they want to be told about previous flooding on the property, or evidence of borer?

Related rules

The Real Estate Agents Act (Professional Conduct and Client Care) Rules 2012 (Code of Conduct) set out your obligations to parties involved in a transaction. There are two specific rules that address what information you must share - rule 10.7 and rule 6.4.

Rule 10.7 disclosing defects

Rule 6.4 - sharing information



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Acceptable Summary

Roof

1. E.g. Corrugated Iron, Pitched, Timber Framed Etc Roof Surface Material Type: Coloursteel / Iron Roof
2. E.g. Corrugated Iron, Pitched, Timber Framed Etc Roof Surface Roof Pitch: Acceptable
3. E.g. Corrugated Iron, Pitched, Timber Framed Etc Roof Surface Skylights: Aluminum
4. E.g. Corrugated Iron, Pitched, Timber Framed Etc Roof Surface Fascia: Timber painted
5. E.g. Corrugated Iron, Pitched, Timber Framed Etc Roof Surface Guttering: Metal

Exterior

6. All elevations are inspected from ground level only. unless scaffold is provided Exterior Surface Cladding Type: Timber Weatherboard and concrete block

Crawl Space

7. Front of the home Crawl Space Subfloor Access : Side hinged Wooden door
8. Front of the home Crawl Space Piles/Foundations
9. Front of the home Crawl Space Joists
10. Front of the home Crawl Space Bearer
11. Front of the home Crawl Space Flooring
12. Front of the home Crawl Space Insulation: Insulation Statements are now compulsory with all new tenancy agreements. Insulation is now compulsory in all rental homes.

Ceiling and underfloor insulation is compulsory in all rental homes where it is reasonably practicable to install. It must comply with the regulations and be safely installed.

A landlord who fails to comply with the regulations will be committing an unlawful act and may be liable for exemplary damages of up to \$4,000.

Landlords may be eligible for help from their local council. A number of councils allow homeowners to add the cost of insulation to their rates and pay it back over about nine years.

13. Front of the home Crawl Space Connection Plates/Ties:
14. Front of the home Crawl Space Subfloor clearance
15. Front of the home Crawl Space Bracing:
16. Front of the home Crawl Space Ventilation:
17. Front of the home Crawl Space Ground Moisture:
18. Front of the home Crawl Space Electrical: Wiring has not been inspected or tested as part of this inspection



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Acceptable Summary (Continued)

Concrete Foundation

- 19. Concrete Footings
- 20. Floor Slab
- 21. Floor Height The rules for minimum clearances are set out in the building code (Acceptable Solution E1/As1 and NZS 3604).

Top of concrete slab on ground veneer cladding above paving 100 mm

Top of concrete slab on ground veneer cladding above soil 150 mm

Top of concrete slab on ground other cladding above paving 150 mm

Top of concrete slab on ground other cladding above soil 225 mm

Top of timber pile above finished ground level 300 mm or 150 mm with DPC

Top of concrete pile above finished ground level 150 mm with DPC

Top of foundation wall above finished ground level 225 mm

Suspended timber floor construction bottom of cladding 200 mm

Suspended timber floor construction underside of joists (i.e. crawlspace)
450 mm

Bottom of cladding to paving except masonry veneer 100 mm

Bottom of cladding to unpaved ground except masonry veneer 175 mm

Garage

- 22. Front Garage Internal Door: Hollow Core type door
- 23. Front Garage Ceiling: Open framing
- 24. Front Garage Walls: Concrete block
- 25. Front Garage Floor/Foundation: Poured concrete
- 26. Front Garage Downpipes: PVC/Plastic

Lots and Grounds

- 27. Paths: Acceptable
- 28. Fences/Gates: Acceptable
- 29. Handrailings: Glass balustrades - We would recommend checking that the glass balustrades are consented as part of the properties plans
- 30. Vegetation: Acceptable

Front Entrance

- 31. Main Entrance Living Space Front door: Timber door
- 32. Main Entrance Living Space Window: Timber joinery



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Acceptable Summary (Continued)

- 33. Main Entrance Living Space Walls: Painted
- 34. Main Entrance Living Space Ceiling: Painted
- 35. Main Entrance Living Space Floor: Tiled with no underfloor heating

Kitchen

- 36. Ground floor Kitchen Internal Door: Hollow Core type door
- 37. Ground floor Kitchen Walls: Painted
- 38. Ground floor Kitchen Ceiling: Painted
- 39. Ground floor Kitchen Floor: Lino
- 40. Ground floor Kitchen Window: Aluminum
- 41. Ground floor Kitchen Cabinets: Melteca or Similar
- 42. Ground floor Kitchen Bench Tops: Granite Tops
- 43. Ground floor Kitchen Plumbing/Fixtures: No signs of leaking

Dining

- 44. Dining Area Living Space Internal Door: Hollow core door
- 45. Dining Area Living Space Walls: Painted
- 46. Dining Area Living Space Ceiling: Painted
- 47. Dining Area Living Space Floor: Carpet
- 48. Dining Area Living Space Windows: Aluminium
- 49. Dining Area Living Space External Door: French doors

Lounge

- 50. Lounge off front entrance Living Space Internal Door: Hollow double core doors
- 51. Lounge off front entrance Living Space Walls: Painted
- 52. Lounge off front entrance Living Space Ceiling: Painted
- 53. Lounge off front entrance Living Space Floor: Carpet
- 54. Lounge off front entrance Living Space Windows: Aluminium
- 55. Lounge off front entrance Living Space Outside Door: French doors
- 56. Lounge off the kitchen Living Space Internal Door: Hollow core
- 57. Lounge off the kitchen Living Space Walls: Painted
- 58. Lounge off the kitchen Living Space Ceiling: Painted
- 59. Lounge off the kitchen Living Space Floor: Carpet
- 60. Lounge off the kitchen Living Space Windows: Aluminium
- 61. Lounge off the kitchen Living Space External Door: French doors



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Acceptable Summary (Continued)

Bedroom

62. Bedroom 1 Bedroom Internal Door: Hollow Core door
63. Bedroom 1 Bedroom Wardrobe: Double
64. Bedroom 1 Bedroom Ceiling: Painted
65. Bedroom 1 Bedroom Walls: Painted
66. Bedroom 1 Bedroom Floor: Carpet
67. Bedroom 1 Bedroom Windows: Aluminium
68. Bedroom 1 Bedroom External Doors: Aluminum door
69. Bedroom 2 Bedroom Internal Door: Hollow Core door
70. Bedroom 2 Bedroom Wardrobe: Two double
71. Bedroom 2 Bedroom Ceiling: Painted
72. Bedroom 2 Bedroom Walls: Painted
73. Bedroom 2 Bedroom Floor: Carpet
74. Bedroom 2 Bedroom Doors: Aluminum
75. Bedroom 2 Bedroom Windows: Aluminium
76. Bedroom 3 Bedroom Internal Door: Hollow Core door
77. Bedroom 3 Bedroom Wardrobe: Single
78. Bedroom 3 Bedroom Ceiling: Painted
79. Bedroom 3 Bedroom Walls: Painted
80. Bedroom 3 Bedroom Windows: Aluminium
81. Bedroom 4 Bedroom Internal Door: Hollow Core door
82. Bedroom 4 Bedroom Wardrobe: Double x2
83. Bedroom 4 Bedroom Ceiling: Painted
84. Bedroom 4 Bedroom Walls: Painted
85. Bedroom 4 Bedroom Floor: Carpet
86. Bedroom 4 Bedroom Doors: French doors
87. Bedroom 4 Bedroom Windows: Aluminium
88. Bedroom 4 Bedroom Smoke Detector: We would recommend this as replaced due to its age - Landlords must have the right type of smoke alarms installed in the right places to meet new regulations which came into force on 1 July 2016. Both landlords and tenants now have responsibilities to keep smoke alarms working. Never damage, remove or disconnect a smoke alarm that includes removing the batteries.
Smoke alarms Tenancy Services
<https://www.tenancy.govt.nz/maintenance-and-inspections/smoke-alarms/>



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Acceptable Summary (Continued)

Hallway

- 89. Wall: Painted
- 90. Ceiling: Painted
- 91. Flooring: Carpet
- 92. Hall Cupboards: Acceptable

Bathroom

- 93. Main Bathroom Bathroom Walls: Tiled
- 94. Main Bathroom Bathroom Ceiling: Painted
- 95. Main Bathroom Bathroom Sink/Basin: Built In with the bench top
- 96. Main Bathroom Bathroom Faucets/Traps: Single Tap
- 97. Main Bathroom Bathroom Vanity/Cabinet: Melteca or similar
- 98. Main Bathroom Bathroom Bath: Tiled wall and base
- 99. Ensuite Bathroom Internal Door: Cavity Slider
- 100. Ensuite Bathroom Walls: Tiled
- 101. Ensuite Bathroom Ceiling: Painted
- 102. Ensuite Bathroom Floor: Tiled with no underfloor heating
- 103. Ensuite Bathroom Windows: Aluminium
- 104. Ensuite Bathroom Toilet: Floor mounted toilet
- 105. Ensuite Bathroom Sink/Basin: Single type sink on top of the vanity
- 106. Ensuite Bathroom Faucets/Traps: Single Tap
- 107. Ensuite Bathroom Vanity/Cabinet: Melteca or similar
- 108. Ensuite Bathroom Shower: Tiled wall and base - **We would recommend checking to see if the shower is consented due to no enclosure water will splash every ware, note also there is no additional floor waste if this flooded water can travel into the other areas of the home.**

Important note, tiled showers must be serviced ever 3 to 5 years due to movement, failing to have them checked can result to very costly repairs.



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Bathroom (Continued)



- 109. Ensuite Bathroom Extraction Fan: Wall fan
- 110. Seperate Room Half Bathroom Internal Door: Hollow Core door
- 111. Seperate Room Half Bathroom Walls: Painted
- 112. Seperate Room Half Bathroom Ceiling: Painted
- 113. Seperate Room Half Bathroom Floor: Tiled with no underfloor heating
- 114. Seperate Room Half Bathroom Windows: Aluminium
- 115. Seperate Room Half Bathroom Toilet: Floor mounted toilet
- 116. Seperate Room Half Bathroom Ventilation: Window

Laundry

- 117. Separate Room Laundry Room/Area Entrance Door: Hollow core door



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Acceptable Summary (Continued)

- 118. Separate Room Laundry Room/Area Walls: Painted
- 119. Separate Room Laundry Room/Area Ceiling: Painted
- 120. Separate Room Laundry Room/Area Floors: Tiled
- 121. Separate Room Laundry Room/Area Windows: Aluminum
- 122. Separate Room Laundry Room/Area Outside Door: Aluminum door
- 123. Separate Room Laundry Room/Area Laundry Tub: Under bench (Melteka cupboard)

Stairwell

- 124. Stairwell Living Space Walls: Painted
- 125. Stairwell Living Space Ceiling: Painted
- 126. Stairwell Living Space Stairs/Landings Acceptable
- 127. Lift platform Living Space Internal Door: Acceptable
- 128. Lift platform Living Space Walls: Painted
- 129. Lift platform Living Space Floor: Carpet

Moisture Testing

- 130. Front Entrance (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- 131. Bedroom 1 (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- 132. Bedroom 2 (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- 133. Bedroom 3 (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- 134. Bedroom 4 (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- 135. Bedroom 5 (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- 136. Bedroom 6 (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- 137. Office (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- 138. Lounge (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- 139. Family Room (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- 140. Dining (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.



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Acceptable Summary (Continued)

- 141. Kitchen (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- 142. Main Bathroom (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- 143. Ensuite (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- 144. Guest Bathroom (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- 145. Guest Toilet (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- 146. Laundry (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.
- 147. Garage (Windows/Doors Only) Non-Invasive Testing(Surface Scan) Reading: Not Detected - Surface scan inspection is for diagnostic purposes only and does not reflect an accurate reading of moisture below the surface.

Plumbing

- 148. Hall cupboard Water Heater Water Heater Operation: Functional at time of inspection
- 149. Hall cupboard Water Heater Power On/Off On



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Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. E.g. Corrugated Iron, Pitched, Timber Framed Etc Roof Surface Barge Boards: Painted timber - The timber barge board is too short leaving a gap at the end this will need to be replaced



Exterior

2. All elevations are inspected from ground level only. unless scaffold is provided Exterior Surface Joinery Condition: Aluminium - We would highly recommend side scribes are installed to all windows and doors to ensure Weather Tightness are home..

The top head flashings that are angling will need to have stop in on the bottom to prevent water running in behind



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Defective Summary (Continued)

the cleaning further investigation required in these areas.

We would recommend the roots skylight is closely inspected on its flashings due to Weather Tightness risks.



Bedroom

3. Bedroom 3 Bedroom Floor: Carpet - There is signs of water ingress invasive inspections required. The floor is rotten.

(Weathertightness concerns)



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Bedroom (Continued)



4. Bedroom 3 Bedroom Doors: Aluminum - This door opens up to the outside which is on to a louvre roof System the door should be permanently closed it only has one screw at the bottom



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Bedroom (Continued)



Bathroom

5. Main Bathroom Bathroom Floor: Tiled with no underfloor heating - The floor tiles are cracked these will need to be replaced however the tiles may now not be able to be matched which may result to replacement on all walls and floors





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Defective Summary (Continued)

6. Main Bathroom Bathroom Electrical: Wiring has not been inspected or tested as part of this inspection - **The light is not working over the bath**



Stairwell

7. Stairwell Living Space Handrails: Not fitted - **A handrail will need to be installed**

