



Inspection Report

Julie Marshall

Property Address:
23 Holloway Place
Hamilton
Pre Sale / Vendors Report .



23 Holloway Place, Hamilton

Total House Inspections

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Date: 15/07/2025	Time: 09:00 AM	Report ID: 20250715-23-Holloway-PI
Property: 23 Holloway Place Hamilton Pre Sale / Vendors Report .	Customer: Julie Marshall	Real Estate Professional:

ABOUT THE REPORT

This report was prepared on behalf of the current house owner. We do not treat the inspection any differently completing it for a vendor or if it was completed for a purchaser. We recommend to still engage in your own Advisor or Building Inspector as part of your own due diligence in purchasing the house. As part of accepting this report you agreed to have read, understand and accepted our Terms and Condition as provided in section 11. Please contact us if there are any questions in regards to our Terms & Conditions.

Please ensure that you take time to clearly read and understand every page within this report. All significant defects or faults are highlighted in the Summary section as well as the main core of the report.

Photos attached to this report are there to assist the reader to help understand where a particular reference is being made to.

REPORT SCOPE AND LIMITATIONS

The Scope of this inspection service and report is limited to that specified in the Letter of Engagement and our Terms and Conditions.

Please refer to our full Terms and Conditions as set out in the Letter of Engagement.

1. ACKNOWLEDGEMENTS IN RELATION TO SERVICES

1.1 You acknowledge and agree that the scope of the Services is limited to that specified in the Letter of Engagement.

1.2 In relation to any Property Inspection Services, you acknowledge and agree that:

(a) the inspection is not exhaustive and the Inspector may not identify every past, present or future fault or defect, or identify any fault or defect that is not visible at the time of the inspection;

(b) the Services are not intended to provide advice in respect of the value of the Property or the purchase of the Property;

(c) the Services will not include investigations into the adequacy of any footings, concealed damp-proof membranes, concealed drainage, aerials, swimming pools, spa pools, saunas and associated equipment, the operation of fireplaces and chimneys, intercom systems, floor coverings, appliances including (without limitation) dishwashers, waste disposal units, ovens and ducted vacuum systems, hazards and hot water cylinders;

(d) the Services may include a cursory inspection of the hot water system, the plumbing system and the electrical system, (being the testing of accessible power points and lights in each room), however such matters are outside the Inspector's expertise as the Inspector is not a qualified plumber, gas fitter or electrician. Any opinion of the Inspector in relation to any such matters is not a substitute for an inspection by a suitably qualified specialist;

(e) the Services will not include investigations into any compliance with the Building Act 2004, Resource Management Act 1991, local and regional plans, NZ Building Code, including any structural or system requirements of the Property;

(f) weathertightness risk shall be considered, however it will not be measured in accordance with Appendix A

of NZS 4306:2005 or the E2/AS1 risk matrix of the building code;

(g) certain equipment used as part of the Services, including (without limitation) moisture readers and infrared cameras are subject to manufacturer limitations. Such equipment is only used as an aid and their results are not conclusive; and

(h) the inspection is subject to:

(i) prevailing weather conditions; and

(ii) information provided by You and any third parties in relation to the Property.

2. LIMITATIONS IN RELATION TO REPORT

2.1 In relation to any reporting on matters covered in the Property Inspection Services You acknowledge and agree that:

(a) statements and recommendations contained in the Report regarding the Property are the opinion of the Inspector and are relied on at Your own risk;

(b) the Report will only identify any Significant Fault or Defect visible to the Inspector at the time of the inspection;

(c) We will not be reporting on any Minor Fault or Defect in respect of the Property unless required under a Special Purpose Property Report;

(d) the Report will not include:

(i) any assessment of areas or items on the Property which at the time of inspection was not or could not be inspected, including but not limited to those areas which were concealed, contained or which were not fully or safely accessible (in the Inspector's sole opinion);

(ii) any assessment of any other matter which by the nature of its location is concealed (deliberately or otherwise), hidden, camouflaged or outside of the inspector's clear line of sight; and

(iii) any matter, the inspection or assessment of which is solely regulated by legislation.

(e) the Report does not include any opinion or representation in respect of any of the following matters, items or conditions: Building Act 2004, building code, or zoning compliance or violation; local authority requisitions; geological stability, soil conditions, structural stability or earthquake ratings; geotechnical or structural engineering analysis; the presence or absence of pests or infestations (whether in the timber, carpet, furnishings or otherwise); asbestos, formaldehyde, water or air contaminants of any kind; toxic moulds; non-visual rotting; electromagnetic radiation; environmental hazards or concerns; gas fittings, specialised electronic controls; detached buildings or structures; sheds; underground conditions of pool and spa bodies and related piping and systems; private water systems or sprinkler systems; water softener or purifications systems; wastewater systems; saunas; solar systems; security systems; internal system components; elevators or dumbwaiters; common property areas (where the property is a stratum estate); neighbourhood problems; prevailing weather conditions; minor and/or cosmetic defects; predication of life expectancy or any item or system; property valuations or repair estimates; and other matters, items or conditions noted by the Inspector as not being included in this Report;

(f) the Report is not:

(i) a Code Compliance Certificate or Certificate of Acceptance under the Building Act 2004;

(ii) a statement that the Property complies with the requirements of any other legislation, regulation, codes, standards, or by-laws;

(iii) a Safe and Sanitary Report; or

(iv) a warranty, guarantee or representation of the weathertightness or watertightness of the Property, the

adequacy of the structure, of its fitness for use, or that problems in respect of the Property will not develop after the provision of the Services; and

(g) the Report shall not in any way be construed or relied upon by any person as a guarantee, warranty or insurance policy or as a substitute for a physical inspection of the property by You prior to settlement.

3. INTELLECTUAL PROPERTY

3.1 You acknowledge that we own the intellectual property rights in the Report and unless expressly provided for in this Agreement nothing gives you any right, title, or interest in such intellectual property by virtue of your purchase of the Services. You may make copies of the Report for your own personal use, but You may not reproduce, translate, adapt, vary, decompile, modify or disseminate to any third party or do anything to damage or otherwise endanger our intellectual property rights.

4. CONFIDENTIALITY

4.1 The Report, together with any certificate of inspection has been prepared for the sole use of You and may not be relied upon in any way by any third party. You shall keep such information confidential and shall not disclose the same to any third party (with the exception of the owner of the Property or Your real estate agent or solicitor) without the prior written consent of Us. All other information belonging to Us which by its nature is intended to be treated as confidential will be confidential information for the purposes of this Agreement. You must not disclose any such confidential information to any third party without our written consent.

Inspectors Qualifications: National Certificate In Building & Construction, ITC Certificate In Thermal Imaging	Standards Of Practice: New Zealand Standard 4306:2005 Residential Property Inspection	In Attendance: Building Surveyor and Owner
Type of building: Double Level Residential	Approximate age of building: Over 25 Years	Home Faces: East
Temperature: 10(C) - 15(C)	Weather: Light Rain	Ground/Soil surface condition: Saturated
Rain in last 3 days: Yes		

General Summary



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Julie Marshall

Address

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Hamilton

Pre Sale / Vendors Report .

This summary is not intended to replace the entire report. Please read the complete report and not just rely on the summary to highlight any areas of concern. There still could be information and defects that may be significant to you.

Please note that the colour coding used in this report is only meant to be used as a guide and shouldn't be wholly relied on. Depending on if further investigations are completed, and expert advice is sought, the nature of these defects may change.

The items where we have used **RED writing** in the report are what we have deemed as being a significant defect. A "significant" defect as outlined in the NZS 4306:2005 for Residential Property Inspections is "*A matter which requires substantial repairs or urgent attention and rectification*". Under this classification, we have also included any defect that could be of a substantial cost or any safety concerns that we may have about something that we have seen. These defects generally will require further investigations or further expert advice from a professional in that field.

The items where we have used **BLUE writing** in the report are what we have deemed as being a general defect that may have occurred as a result of either general wear and tear to a property or a defect that we

believe doesn't meet the threshold of being "significant" as outlined in the above. These defects may still be of an urgent nature to rectify and, as a collective, be of a significant cost but may also be commonly found in houses of any age. Some of these defects may also require further investigations.

The items where we have used **GREEN writing** in the report are what we have deemed as needing maintenance due to mainly gradual deterioration that has occurred over the life of the material. It may also include areas that are requiring to be monitored and maintained in the future to prevent any defects or deterioration from occurring. These areas are generally able to be rectified during scheduled maintenance on the property, which should be completed at least once annually. If left, these maintenance items could develop into a general defect or significant defect.

The items where we have used **ORANGE writing** in the report are general information about the property we want to bring to your attention. These are not defects as such, but they may require further information or enquiries made in relation to them.

OVERALL CONDITION OF THE HOUSE

In our evaluation process of the overall condition of the property, we consider the type of materials used, style, and age of the house. We then compared it with other similar types of properties based on this information to form our opinion.

For this property, we would describe it as being in good condition overall compared with other similar aged houses.

Moisture Testing: A standard moisture check was completed on the house. There was a small area of moisture detected to the left-hand side of the shower unit in the Bathroom. We have recommended that further sealing of this part of the shower is completed. There has also been a previous leak from a unsealed mixer plate in the shower which has now been repaired. Pease refer to the below Main Summary for further on these areas. All other areas were within the dry range, and there were no other indicators that suggest moisture is a problem anywhere else in the house. *Please be aware that this test is subject to the moisture levels present at the time of the inspection and can vary depending on the type of season and amount of rainfall prior to the inspection.*

Alterations & Extensions: We recommend that the Council File and LIM report is sighted and checked in relation to ensuring any additions and alterations have been consented for. This includes checking that no walls have been removed.

4. Foundations and Subfloor

4.3 Pile/Foundation Type

Inspected, Not Inspected
(3)

Location: Subfloor

Material: Subsidence Around Piles

Information: It was previously noted that some subsidence to the soil has occurred around certain piles, exposing some of the concrete. On the 7th of July 2025, the foundations were assessed by Soil Eng Foundation Engineering. They have completed a full report on the foundations and piles. We make reference to page 10 on that report which states the following;

"To put the above in perspective the soil that supports the bottom of the piles and house can provide three times more resistance than what is actually required. This is further confirmed by our visual inspection of the house exterior and not finding any indications that the house is currently under foundation stress."

We recommend that you obtain a copy of this report to carry out your own due diligence on what was completed and all their findings.

From our perspective, there were no signs of any movement noted around the exterior of the house or from the inside when inspecting these areas. This is more for your information and understanding why the soil has dropped from around certain piles.

Please note that the photos attached to this section of the report are examples only and may not represent all areas.

5(F) . Bathroom

5.19.F Bath / Shower

Inspected

(2) **Previous Leak In Shower:**

A previous water leak has occurred from the shower in the bathroom. This leak from from an unsealed cover on the mixer and elevated moisture was detected to the bottom of the wall on the opposite side of the shower in Bedroom One. This was further investigated in and the wall in the bedroom opened up for a physical inspection. The leak behind the faceplate was identified at that time and there was no decay or damage to any of the timber framing or flooring.

While the wall was open, dryers were used to air our the damp timber and fans were also used underneath the house to dry out any moisture in the flooring. The faceplate on the mixer was sealed and the wall was eventually lined and plastered again. During our inspection we completed a good moisture test on this wall and there were no indications of any elevated readings identified. Please find attached to this section of the report, a letter from the Building Contractor who completed the further investigations and repairs to the wall. Some finishing off is still required to the underside of the floor and the Builder has agreed to complete the final reinstatement of the timber.

Please note, we had no involvement of this leak, other than carrying out a moisture test in June 2025 and carrying out this inspection.

(3)

Location: Bathroom

Material: Elevated Moisture Levels

Defect: There were elevated moisture levels detected to a small spot on the wall and skirting to the left of the shower unit installed in the Bathroom. These elevated levels were detected to the bottom of the wall only. A possible cause of these levels could be from a small amount of moisture coming through from the bottom inside corner of the shower. We are however not able to totally rule out that the moisture isn't left behind from the previous faceplate leak as identified in section 5.19(2) in this report. There were no elevated levels identified to the opposite side of the wall in Bedroom One wall, which suggests that this is a smaller leak exposed to the plasterboard mainly. There were also no indications of moisture identified to this area underneath the house. We recommend that this corner of the shower is further sealed to ensure that this area is as watertight as possible.

Please note that wet on the moisture meter doesn't necessarily mean that the area being tested is physically wet to touch and see and is in relation to what a dry wall/timber should be. For a dry area we would see levels under 40 digits, damp range being between 40-80 digits and wet range over 80 digits.

alterations that may have been completed to the property or sighting any Council Records. We, therefore, recommend that the Council File and LIM report be sighted and checked to ensure that there is a Code Of Compliance for the construction of the house and records of any Permits and Consents for additions and alterations that may have been completed.

Damian Max

Total House Inspections Limited

021 511731

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Damian Max

1. Site / Grounds

This part of the inspection gives an overview of the areas surrounding the house and / or any other detached building or structures on the property. We do not assess geological conditions, conduct soil tests, identify flood zones, check boundary line compliances, inspect or comment on underground services, inspect septic and / or water tank systems, inspect recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment facilities). We recommend that you check the Local Council files for this information or seek the advice from a geologist, soil engineer or other suitably qualified person.

		IN	NI	NA
1.1	Orientation of House Layout	•		
1.2	Site Exposure	•		
1.3	Ground Contour & Vegetation	•		
1.4	Retaining Walls			•
1.5	Driveway	•		
1.6	Paths, Steps and Handrails	•		
1.7	Fencing	•		
1.8	Surface Water Control	•		

IN= Inspected, NI= Not Inspected, NA= Not Applicable

IN NI NA

Comments:

1.1 The house is set out on a double level where there are three bedrooms and one bathroom. The lounge/ living areas open out to the eastern side, and the property has a double Garage that is underneath the main part of the house.

For the purposes of this report we have deemed the elevation that faces the main road, as being south. We acknowledge that this is not the true southerly direction but is only used as a reference point for this report when referring to a certain part of the house. Purchasers should carry out their own due diligence on the direction of the house.

1.2 The property is situated in a low Wind Zone according to branz maps New Zealand. Please refer to [Brnz Map](#) for further by this information provider.

1.3 The property is situated on a flat site with minimal fall where the house is situated.

1.5 The driveway is constructed from cobble stones and is situated on the south eastern corner of the house, to which it joins onto a shared concrete driveway that goes to the roadside.

1.8 There is a channel grate drainage system installed on the south eastern side of the driveway. **This ground surface drain may need periodical cleaning and maintenance to ensure that it works as efficiently as possible and prevent it blocking.**



1.8 Item 1(Picture) Channel Grate Drain On The South Eastern Corner Of The Cobble Driveway

The site and grounds were inspected and reported on with the above information. While the Building Surveyor makes every effort to find all areas of concern, some areas may not have been able to be clearly sighted or are underneath the ground. Items covered in this section of the report can appear to be functioning correctly at the time of the inspection and during dry weather conditions, however it is recommended to monitor these areas after a series of heavy downpours and seasonal changes. Any significant or minor defects mentioned in this section or the summary of this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repairing of any identified areas of concern.

2. Roof Exterior

Due to recent safety regulations changes, inspections of roofs must be carried out from a ladder no higher than 3.6mtrs and items being inspected must be within clear line of sight. The Building Surveyor shall observe: Roof materials, Flashings, Roof drainage systems, Skylights, Chimneys, and Roof penetrations. The Building Surveyor does not inspect solar systems or test satellite dishes or aerials on their functioning ability.

Styles & Materials

Roof Material: Painted Metal Profile Sheeting	Flashings: Painted Metal Profile	Gutters / Spouting: Painted Metal Profile
Downpipes: Painted Metal Profile	Fascia's / Barge's: Painted Timber	Soffits's: Painted Cement Based Sheets Possible Asbestos Sheeting

		IN	NI	NA
2.1	Roof Condtion	•		
2.2	Roof Material	•		
2.3	Flashings	•		
2.4	Gutters / Spouting	•		
2.5	Downpipes / Water Discharge	•		
2.6	Barge Boards, Fascia, Soffits	•		
2.7	Chimneys / Flues	•		
2.8	Roof Penetrations	•		

IN= Inspected, NI= Not Inspected, NA= Not Applicable

Comments:

2.1 Overall Condition Of The Roof Exterior

The exterior of the roof is in acceptable condition, overall for the age of it. It is an older roof, but there were no signs or indications that suggests it needs to be replaced in the near future. With some maintenance and repairs to it when needed, there still could be more years left in it yet. There are some small spots of Lichen on the roof but it is believed to have already been treated in May. As part of general maintenance on any roof, we recommend to ensure that it is kept cleaned and treated for moss/lichen every 18-24 months.

2.2 There are spools of Lichen that are present in areas on the roof. It is believed that the current house owner got the roof treated for this Lichen around the 27th of May 2025 by Pro Waterblasting Hamilton. Once treated the Lichen spools will die and fall off in time, but in some cases it does need a gentle hand with a soft brush off. If still present in 6-9 months then it may need another treatment. *Please note that the photos attached to this section of the report are examples only and may not represent all areas.*



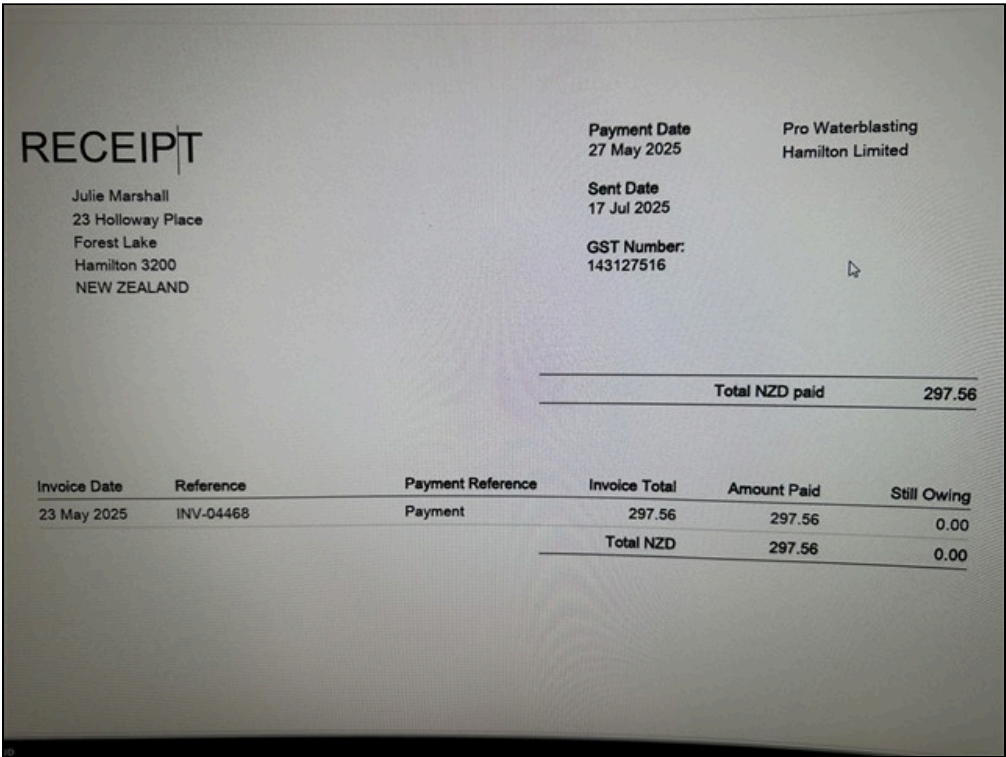
2.2 Item 1(Picture) Lichen Present On The Roof Has Been Treated



2.2 Item 2(Picture) Lichen Present On The Roof Has Been Treated



2.2 Item 3(Picture) Lichen Present On The Roof Has Been Treated



2.2 Item 4(Picture) Receipt For Treatment Of Lichen

2.5 The downpipes go into the ground and from there it is unknown where they are connected into.

2.6 *Please note that given the age of the house, there is a possibility that the soffit material on the underside of the roof overhang could contain asbestos materials. If kept in clean and good condition, asbestos poses no threat and is only a concern when removing or carrying out maintenance on the material. If intending to carry out any maintenance or removal of this sheeting, we strongly recommend to seek the professional advice from an Asbestos specialist to test and confirm that this product is asbestos and how best to deal with it.*

The roof was inspected and reported on with the above information. While the Building Surveyor makes every effort to find all areas of concern, some areas may not be able to be clearly sighted. Roof coverings, flashings, penetrations and skylights can appear to be functioning correctly at the time of the inspection and during dry weather conditions, however it is recommended to monitor these areas after a series of heavy downpours and seasonal changes. Any significant or minor defects mentioned in this section or the summary of this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repairing of any identified areas of concern.

3. House Exterior

The Building Surveyor shall observe, the construction and cladding type, exterior windows and doors, decks and exterior stairs / steps and any penetrations through the cladding. This is a non-invasive, visual inspection only of the house exterior and is not a full weathertightness specialist report. We can only inspect on what can actually be seen and don't make assumptions on what we can't see. To help us with this inspection we may use moisture meters and a Thermal Image camera to assist us but these pieces of equipment should only be used as an aid and not totally relied on by themselves.

Styles & Materials

Wall Cladding Type: Weatherside Material Fibre Cement Horizontal Plank Stone / Brick Masonry / Concrete Blocks Asbestos Cladding	Construction Type: Masonry / Concrete Blocks On Concrete Foundations Timber Framing on Concrete Piles	Exterior Doors: Aluminium Single Ranch Slider Single Glazed Painted Wooden Single Door
Exterior Windows: Aluminium Joinery Single Glazed Double Glazed		

		IN	NI	NA
3.1	Construction Type	•		
3.2	Wall Cladding	•		
3.3	Exterior Doors	•		
3.4	Exterior Windows	•		
3.5	Decks, Balconies, Verandahs, Patios	•		
3.6	Exterior Stairs	•		
3.7	Penetrations	•		

IN= Inspected, NI= Not Inspected, NA= Not Applicable

INNI NA

Comments:

3.2 Weatherside Cladding Material:

Some of the exterior cladding on the house is believed to be a product known as Weatherside. It is important for a homeowner to be aware of what this product is and how best to look after it as it does need to be well maintained and monitored, due to the nature of the materials.

History: It was commonly used around 1975-1985 on houses in New Zealand. Weatherside is a tempered hardboard, made from wood fibres which have been glued together. Issues occur when moisture ingress causes the glue in the cladding to fail, this is often due to un-maintained paint systems, cracking, or damage to the cladding. The cladding would then swell, delaminate, and turn into "Weetbix". Left in this condition, it may allow moisture to penetrate and rot the timber framing. Following the failure of the product, it was withdrawn from the market in the late 1980s. After saying the above, there are still plenty of houses that have got Weatherside cladding installed and is in good weathertight condition. Any replacement of the Weatherside material is often replaced with Fibre Cement Planks, which looks identical to Weatherside but if not looked after, it can be just as problematic.

Condition Of Cladding: Some of the original weatherside planks have been replaced with the alternative Fibre Cement material. It is difficult to tell the difference once it is all painted but there are areas on the eastern side of the timber deck and western side of the house that have been replaced. The exterior cladding is painted well and is sealed. There were some mild signs of swelling to some areas of the original planks but these areas are not needing attention at this time. While we cant guarantee that further planks may need replacing in the future, in general the cladding appeared to be in acceptable condition. We recommend that good maintenance is continued and repairs completed if needed.

Asbestos Cladding Material:

The cladding sheet material that is present around the Front Entrance and underneath and above the windows around the house is constructed from Asbestos materials. If kept in clean and good condition, asbestos poses no threat and is only a concern when removing or carrying out maintenance on the material. If left in situ and in good condition, this cladding is very robust and strong and will last longer than most other materials on the house. If intending to carry out any maintenance or removal of this sheeting, we strongly recommend to seek the professional advice from an Asbestos specialist to test and confirm that this product is asbestos and how best to deal with it.



3.2 Item 1(Picture) Asbestos Sheets In Some Areas Around The House



3.2 Item 2(Picture) Asbestos Sheets In Some Areas Around The House



3.2 Item 3(Picture) Asbestos Sheets In Some Areas Around The House



3.2 Item 4(Picture) Asbestos Sheets In Some Areas Around The House



3.2 Item 5(Picture) Asbestos Sheets In Some Areas Around The House



3.2 Item 6(Picture) Asbestos Sheets In Some Areas Around The House



3.2 Item 7(Picture) Some Cladding Planks Are Weatherside Material & Some Have Been Replaced With Fibre Cement

The exterior of the house is inspected and reported on with the above information. While the Building Surveyor makes every effort to find all areas of concern, they can only be inspected where visible and in clear line of sight of the Building Surveyor. Items covered in this section of the report can appear to be functioning correctly at the time of the inspection and during dry weather conditions, however it is recommended to monitor these areas after a series of heavy downpours and seasonal changes. The condition of any internal timber framing is unknown and where any areas of concern are identified, these areas may need further inspection to determine any deterioration to the timber wall framing. Any significant or minor defects mentioned in this section or the summary of this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repairing of any identified areas of concern.

4. Foundations and Subfloor

The Building Surveyor shall observe: access location of subfloor void, foundation type and any retaining walls, ground condition and vapour barrier use, drainage and ventilation, pile and / or floor type, timber framing and bracing, subfloor insulation, services, pest and insect infestations. We are unable to inspect the subfloor area if it is not free of obstructions or if the access manhole is less than 500mm x 400mm and / or where the vertical clearance from ground level to underside of timber / concrete is less than 400mm for timber and 500mm for concrete.

Styles & Materials

Foundation Type:

Concrete Piles
Concrete Footings with Concrete Floor
Masonry Foundation Wall

Subfloor Insulation:

Polyester

Ground Condition:

Unable To Be Inspected

Flooring Type:

Not Visible

		IN	NI	NA
4.1	Location of Access Point	•		
4.2	Accessibility	•		
4.3	Pile/Foundation Type	•	•	
4.4	Foundation / Retaining Walls	•		
4.5	Ground Condition		•	
4.6	Ground Vapour Barrier	•		
4.7	Drainage		•	
4.8	Ventilation	•		
4.9	Pile to Bearer Connections	•		
4.10	Obvious Structural Alteration	•		
4.11	Ground Clearance of Timber Framing	•		
4.12	Floor Type		•	
4.13	Timber Framing and Bracing	•		
4.14	Insulation	•		
4.15	Plumbing and Electrical Services	•		
4.16	Insect and Pest Infestation		•	
4.17	Rotting Timbers	•		
4.18	Debris	•		

IN= Inspected, NI= Not Inspected, NA= Not Applicable

IN NI NA

Comments:

4.1 The access point to the subfloor area is situated on the western side of the house.

4.2 There is sufficient clearance under the house to inspect all areas.

4.3 (1) The foundations for the garage consist of concrete footings with a concrete floor. These areas were

unable to be inspected due to being covered over and not being sighted. We recommend to view the Council Consent Files for further details on the Foundations if required.

4.3 (2) The foundations for this house consist of bearer material sitting on concrete piles that go into the ground. Please refer to section 4.2(3) for further comments on these piles.

4.3 (3)

Location: Subfloor

Material: Subsidence Around Piles

Information: It was previously noted that some subsidence to the soil has occurred around certain piles, exposing some of the concrete. On the 7th of July 2025, the foundations were assessed by Soil Eng Foundation Engineering. They have completed a full report on the foundations and piles. We make reference to page 10 on that report which states the following;

"To put the above in perspective the soil that supports the bottom of the piles and house can provide three times more resistance than what is actually required. This is further confirmed by our visual inspection of the house exterior and not finding any indications that the house is currently under foundation stress."

We recommend that you obtain a copy of this report to carry out your own due diligence on what was completed and all their findings.

From our perspective, there were no signs of any movement noted around the exterior of the house or from the inside when inspecting these areas. This is more for your information and understanding why the soil has dropped from around certain piles.

Please note that the photos attached to this section of the report are examples only and may not represent all areas.



4.3 Item 1(Picture) Some Soil Has Dropped From Around Certain Piles



4.3 Item 2(Picture) Some Soil Has Dropped From Around Certain Piles

4.5 The ground condition was unable to be inspected due to there being vapour barrier installed. There were no other indications that suggest that there are any such problems.

4.6 There is a ground vapour barrier used in the subfloor framing area under the house. This is a good feature as it prevents moisture from rising out of the ground and making the under floor damp.



4.6 Item 1(Picture) Ground Vapour Barrier Installed

4.8 There is acceptable ventilation into the subfloor area of the house. This ventilation consists of grills in the base cladding.

4.12 The underside of the flooring was not able to be inspected or sighted due to it being covered by Insulation.

4.14 There is coverage of Polyester insulation installed in the Subfloor Area of the house. This insulation is approximately 50mm thick and it is approximately covering 95% of the total area of the Subfloor Area.



4.14 Item 1(Picture) Polyester Insulation Installed In The Subfloor Area Of The House

4.16 As per our Terms and Conditions, we do not inspect for borer or termites infestations. If there are any concerns, we strongly recommend to consult with a Pest Control Specialist.

The Foundations and Subfloor, is inspected and reported on with the above information. While the Building Surveyor makes every effort to find all areas of concern, they can only be inspected where visible and in clear line of sight of the Building Surveyor. Items covered in this section of the report can appear to be functioning correctly at the time of the inspection and during dry weather conditions, however it is recommended to monitor these areas after a series of heavy downpours and seasonal changes. Any significant or minor defects mentioned in this section or the summary of this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repairing of any identified areas of concern.

5(A) . General Comment Section

The Building Surveyor shall observe: ceilings, walls, floors, internal doors and framing, exterior windows and doors, electrics, heating and cooling systems, storage areas, kitchen bench top and cabinets, sink, tiles, bathroom vanities, toilets, baths and showers, ventilation systems and internal stairs. Minor scuffs and marks will not be individually documented, but will be brought out as overall condition in the summary. Power points and light switches that are accessible will be tested for functionality but we do not test power points that require existing appliances running from them to be disconnected. We do not move furniture items or move items in storage areas. Appliances such as ovens, stoves, waste disposals, dishwashers, heated towel rails, air conditioning units, heating systems and hot water cylinders are not tested but general visual condition may be commented on.

IN= Inspected, NI= Not Inspected, NA= Not Applicable

INNI NA
INNI NA

The House Interior, is inspected and reported on with the above information. While the Building Surveyor makes every effort to find all areas of concern, they can only be inspected where visible and in clear line of sight of the Building Surveyor. This is a non-invasive, visual inspection only of the house interior and is not a full weathertightness specialist report. We can only inspect on what can actually be seen and don't make assumptions on what we can't see. To help us with this inspection we may use moisture meters and a Thermal Image camera to assist us but these pieces of equipment should only be used as an aid and not totally relied on by themselves. The condition of any internal timber framing is unknown and where any areas of concern are identified, these areas may need further inspection to determine if there is any deterioration to the timber wall framing. Wet areas that have not been used for some time, may indicate no significant problems i.e around showers, baths and vanities etc. We recommend that these areas are monitored after frequent use. Any significant or minor defects mentioned in this section or the summary of this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repairing of any identified areas of concern.

5(B) . Entry / Hallway

The Building Surveyor shall observe: ceilings, walls, floors, internal doors and framing, exterior windows and doors, electrics, heating and cooling systems, storage areas, kitchen bench top and cabinets, sink, tiles, bathroom vanities, toilets, baths and showers, ventilation systems and internal stairs. Minor scuffs and marks will not be individually documented, but will be brought out as overall condition in the summary. Power points and light switches that are accessible will be tested for functionality but we do not test power points that require existing appliances running from them to be disconnected. We do not move furniture items or move items in storage areas. Appliances such as ovens, stoves, waste disposals, dishwashers, heated towel rails, air conditioning units, heating systems and hot water cylinders are not tested but general visual condition may be commented on.

Styles & Materials**Ceiling Materials:**

Ceiling Tile

Wall Material:

Painted Plasterboard

Floor Covering(s):Carpet
Tile**Internal Doors:**

Hollow Core Sliding Door

Exterior Windows:Double Glazed
Obscured Glass
Fixed Wooden Pane**Exterior Doors:**

Single Wooden Solid Panel Door (No Glass)

		IN	NI	NA
5.0.B	Location	•		
5.1.B	Ceilings	•		
5.3.B	Floors	•		
5.4.B	Walls	•		
5.5.B	Internal Doors and Frames	•		
5.6.B	Exterior Windows and Doors	•		
5.7.B	Electrics	•		
5.8.B	Heating / Cooling Systems	•		
5.9.B	Storage	•		

IN= Inspected, NI= Not Inspected, NA= Not Applicable

IN NI NA

Comments:

5.0.B The Front Entry is situated on the eastern side of the house, between Bedroom 3 and the Lounge.

5.7.B The lights and power points were working correctly at time of the inspection. Please note that this testing is limited to what power points were able to be reasonably reached at this time.

5.9.B There is a single cupboard and storage area in the Hallway. There is also a double door cupboard area where the Hot Water Cylinder is situated.

The House Interior, is inspected and reported on with the above information. While the Building Surveyor makes every effort to find all areas of concern, they can only be inspected where visible and in clear line of sight of the Building Surveyor. This is a non-invasive, visual inspection only of the house interior and is not a full weathertightness specialist report. We can only inspect on what can actually be seen and don't make assumptions on what we can't see. To help us with this inspection we may use moisture meters and a Thermal Image camera to assist us but these pieces of equipment should only be used as an aid and not totally relied on by themselves. The condition of any internal timber framing is unknown and where any areas of concern are identified, these areas may need further inspection to determine if there is any deterioration to the timber wall framing. Wet areas that have not been used for some time, may indicate no significant problems i.e around showers, baths and vanities etc. We recommend that these areas are monitored after frequent use. Any significant or minor defects mentioned in this section or the summary of this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repairing of any identified areas of concern.

5(C) . Kitchen / Dining

The Building Surveyor shall observe: ceilings, walls, floors, internal doors and framing, exterior windows and doors, electrics, heating and cooling systems, storage areas, kitchen bench top and cabinets, sink, tiles, bathroom vanities, toilets, baths and showers, ventilation systems and internal stairs. Minor scuffs and marks will not be individually documented, but will be brought out as overall condition in the summary. Power points and light switches that are accessible will be tested for functionality but we do not test power points that require existing appliances running from them to be disconnected. We do not move furniture items or move items in storage areas. Appliances such as ovens, stoves, waste disposals, dishwashers, heated towel rails, air conditioning units, heating systems and hot water cylinders are not tested but general visual condition may be commented on.

Styles & Materials**Ceiling Materials:**

Fibrous Plaster/Plasterboard

Wall Material:

Painted Plasterboard

Floor Covering(s):

Carpet

Overlay Flooring

Internal Doors:

Varnished Wooden Hollow Core

Exterior Windows:

Single Aluminum Awning

Double Aluminum Awning

Fixed Aluminum Pane

Single Glazed

Double Glazed

Bench Top:

Laminate

Cabinetry:

Melteca

Sink:

Stainless Double Basin With Waste Disposal

		IN	NI	NA
5.0.C	Location	•		
5.1.C	Ceilings	•		
5.3.C	Floors	•		
5.4.C	Walls	•		
5.5.C	Internal Doors and Frames	•		
5.6.C	Exterior Windows and Doors	•		
5.7.C	Electrics	•		
5.8.C	Heating / Cooling Systems	•		
5.9.C	Storage	•		
5.10.C	Bench Top	•		
5.11.C	Cabinetry	•		
5.12.C	Sink / Tap	•		
5.13.C	Tiles	•		
5.14.C	Air Extraction System			•
5.15.C	Oven / Cook Top	•		
5.16.C	Waste Disposal	•		
5.17.C	Dishwasher	•		

IN= Inspected, NI= Not Inspected, NA= Not Applicable

IN NI NA

5.0.C The Kitchen/Dining is situated on the south western corner of the house, next to the Living Room and

the Laundry.

5.7.C The lights and power points were working correctly at time of the inspection. Please note that this testing is limited to what power points were able to be reasonably reached at this time.

5.9.C There is a double door cupboard/pantry area in the Kitchen.

5.15.C There is a Westinghouse Electric cooktop installed and a Westinghouse Stainless Steel oven that is built into the cabinetry. These unit's were turned on briefly to ensure working but they were not fully tested.

5.16.C There is a Waste Disposal unit fitted into the sink that was tested and working at the time of inspection.

5.17.C There is a Fisher & Paykel Dish Draw fitted into the Kitchen. Power to unit was confirmed but it was not tested.

The House Interior, is inspected and reported on with the above information. While the Building Surveyor makes every effort to find all areas of concern, they can only be inspected where visible and in clear line of sight of the Building Surveyor. This is a non-invasive, visual inspection only of the house interior and is not a full weathertightness specialist report. We can only inspect on what can actually be seen and don't make assumptions on what we can't see. To help us with this inspection we may use moisture meters and a Thermal Image camera to assist us but these pieces of equipment should only be used as an aid and not totally relied on by themselves. The condition of any internal timber framing is unknown and where any areas of concern are identified, these areas may need further inspection to determine if there is any deterioration to the timber wall framing. Wet areas that have not been used for some time, may indicate no significant problems i.e around showers, baths and vanities etc. We recommend that these areas are monitored after frequent use. Any significant or minor defects mentioned in this section or the summary of this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repairing of any identified areas of concern.

5(D) . Living Room

The Building Surveyor shall observe: ceilings, walls, floors, internal doors and framing, exterior windows and doors, electrics, heating and cooling systems, storage areas, kitchen bench top and cabinets, sink, tiles, bathroom vanities, toilets, baths and showers, ventilation systems and internal stairs. Minor scuffs and marks will not be individually documented, but will be brought out as overall condition in the summary. Power points and light switches that are accessible will be tested for functionality but we do not test power points that require existing appliances running from them to be disconnected. We do not move furniture items or move items in storage areas. Appliances such as ovens, stoves, waste disposals, dishwashers, heated towel rails, air conditioning units, heating systems and hot water cylinders are not tested but general visual condition may be commented on.

Styles & Materials

Ceiling Materials: Ceiling Tile	Wall Material: Painted Plasterboard	Floor Covering(s): Carpet Tile
Exterior Windows: Double Aluminum Awning Fixed Aluminum Pane Single Glazed	Exterior Doors: Single Aluminum Slider Single Glazed	

		IN	NI	NA
5.0.D	Location	•		
5.1.D	Ceilings	•		
5.3.D	Floors	•		
5.4.D	Walls	•		
5.5.D	Internal Doors and Frames			•
5.6.D	Exterior Windows and Doors	•		
5.7.D	Electrics	•		
5.8.D	Heating / Cooling Systems	•		
5.9.D	Storage			•

IN= Inspected, NI= Not Inspected, NA= Not Applicable

INNI NA

5.0.D The Lounge is situated on the south eastern corner of the house, next to the Front Entry and the Dining Room.

5.7.D The lights and power points were working correctly at time of the inspection. Please note that this testing is limited to what power points were able to be reasonably reached at this time.

5.8.D There is a Ceiling Fan installed in this room that was tested and working at the time of the inspection.



5.8.D Item 1(Picture) Ceiling Fan Installed In The Living

The House Interior, is inspected and reported on with the above information. While the Building Surveyor makes every effort to find all areas of concern, they can only be inspected where visible and in clear line of sight of the Building Surveyor. This is a non-invasive, visual inspection only of the house interior and is not a full weathertightness specialist report. We can only inspect on what can actually be seen and don't make assumptions on what we can't see. To help us with this inspection we may use moisture meters and a Thermal Image camera to assist us but these pieces of equipment should only be used as an aid and not totally relied on by themselves. The condition of any internal timber framing is unknown and where any areas of concern are identified, these areas may need further inspection to determine if there is any deterioration to the timber wall framing. Wet areas that have not been used for some time, may indicate no significant problems i.e around showers, baths and vanities etc. We recommend that these areas are monitored after frequent use. Any significant or minor defects mentioned in this section or the summary of this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repairing of any identified areas of concern.

5(E) . Laundry

The Building Surveyor shall observe: ceilings, walls, floors, internal doors and framing, exterior windows and doors, electrics, heating and cooling systems, storage areas, kitchen bench top and cabinets, sink, tiles, bathroom vanities, toilets, baths and showers, ventilation systems and internal stairs. Minor scuffs and marks will not be individually documented, but will be brought out as overall condition in the summary. Power points and light switches that are accessible will be tested for functionality but we do not test power points that require existing appliances running from them to be disconnected. We do not move furniture items or move items in storage areas. Appliances such as ovens, stoves, waste disposals, dishwashers, heated towel rails, air conditioning units, heating systems and hot water cylinders are not tested but general visual condition may be commented on.

Styles & Materials**Ceiling Materials:**

Fibrous Plaster/Plasterboard

Wall Material:

Painted Plasterboard

Floor Covering(s):

Overlay Flooring

Internal Doors:

Varnished Wooden Hollow Core

Exterior Windows:

Single Aluminum Awning

Fixed Aluminum Pane

Double Glazed

		IN	NI	NA
5.0.E	Location	•		
5.1.E	Ceilings	•		
5.3.E	Floors	•		
5.4.E	Walls	•		
5.5.E	Internal Doors and Frames	•		
5.6.E	Exterior Windows and Doors	•		
5.7.E	Electrics	•		
5.8.E	Heating / Cooling Systems			•
5.9.E	Storage			•
5.23.E	Tubs / Cabinet	•		

IN= Inspected, NI= Not Inspected, NA= Not Applicable

IN NI NA

5.0.E The Laundry is situated on the western side of the house, between the Kitchen and the Toilet.

5.7.E The lights and power points were working correctly at time of the inspection. Please note that this testing is limited to what power points were able to be reasonably reached at this time.

5.9.E Access to the roof cavity area is via a door in this room.

5.23.E There is a white floor standing supertub installed with two sets of taps. (1x set for tub, 1x set for washing machine)

The House Interior, is inspected and reported on with the above information. While the Building Surveyor makes every effort to find all areas of concern, they can only be inspected where visible and in clear line of sight of the Building Surveyor. This is a non-invasive, visual inspection only of the house interior and is not a full weathertightness specialist report. We can only inspect on what can actually be seen and don't make assumptions on what we can't see. To help us with this inspection we may use moisture meters and a Thermal Image camera to assist us but these pieces of equipment should only be used as an aid and not totally relied on by themselves. The condition of any internal timber framing is unknown and where any areas of concern are identified, these areas may need further inspection to determine if there is any deterioration to the timber wall framing. Wet areas that have not been used for some time, may indicate no significant problems i.e around showers, baths and vanities etc. We recommend that these areas are monitored after frequent use. Any significant or minor defects mentioned in this section or the summary of this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repairing of any identified areas of concern.

5(F) . Bathroom

The Building Surveyor shall observe: ceilings, walls, floors, internal doors and framing, exterior windows and doors, electrics, heating and cooling systems, storage areas, kitchen bench top and cabinets, sink, tiles, bathroom vanities, toilets, baths and showers, ventilation systems and internal stairs. Minor scuffs and marks will not be individually documented, but will be brought out as overall condition in the summary. Power points and light switches that are accessible will be tested for functionality but we do not test power points that require existing appliances running from them to be disconnected. We do not move furniture items or move items in storage areas. Appliances such as ovens, stoves, waste disposals, dishwashers, heated towel rails, air conditioning units, heating systems and hot water cylinders are not tested but general visual condition may be commented on.

Styles & Materials**Ceiling Materials:**

Fibrous Plaster/Plasterboard

Wall Material:Painted Plasterboard
Tile**Floor Covering(s):**

Linoleum

Internal Doors:

Painted Flush Hollow Core

Exterior Windows:Single Aluminum Awning
Double Glazed
Obscured Glass

		IN	NI	NA
5.0.F	Location	•		
5.1.F	Ceilings	•		
5.3.F	Floors	•		
5.4.F	Walls	•		
5.5.F	Internal Doors and Frames	•		
5.6.F	Exterior Windows and Doors	•		
5.7.F	Electrics	•		
5.8.F	Heating / Cooling Systems	•		
5.9.F	Storage			•
5.18.F	Cistern / Pan / Bidet			•
5.19.F	Bath / Shower	•		
5.20.F	Vanity	•		
5.21.F	Ventilation	•		

IN= Inspected, NI= Not Inspected, NA= Not Applicable

IN NI NA

5.0.F The Bathroom is situated on the western side of the house, between the Toilet and Bedroom 1.

5.7.F The lights and power points were working correctly at time of the inspection. Please note that this testing is limited to what power points were able to be reasonably reached at this time.

5.8.F There is an Electric Fan Heater installed on the wall of this room. This appliance was not tested as part of the inspection.



5.8.F Item 1(Picture) Electric Fan Installed In The Bathroom

5.19.F (1) There is a white acrylic bath installed.

The shower is formed from an acrylic base and liner with glass side panels and a glass door. The shower was turned on for approximately five minutes and at the time of inspection to check for any leaks around the base / walls to glass / door junctions points. **In our opinion, the water pressure in the shower is good. This is obviously a subjective opinion which may differ between each person. We base our opinion on our experience.**

5.19.F (2) **Previous Leak In Shower:**

A previous water leak has occurred from the shower in the bathroom. This leak from from an unsealed cover on the mixer and elevated moisture was detected to the bottom of the wall on the opposite side of the shower in Bedroom One. This was further investigated in and the wall in the bedroom opened up for a physical inspection. The leak behind the faceplate was identified at that time and there was no decay or damage to any of the timber framing or flooring.

While the wall was open, dryers were used to air out the damp timber and fans were also used underneath the house to dry out any moisture in the flooring. The faceplate on the mixer was sealed and the wall was eventually lined and plastered again. During our inspection we completed a good moisture test on this wall and there were no indications of any elevated readings identified. Please find attached to this section of the report, a letter from the Building Contractor who completed the further investigations and repairs to the wall. Some finishing off is still required to the underside of the floor and the Builder has agreed to complete the final reinstatement of the timber.

Please note, we had no involvement of this leak, other than carrying out a moisture test in June 2025 and carrying out this inspection.



5.19.F Item 1(Picture) Wall Behind The Shower Unit Where Initial Leak Was



5.19.F Item 2(Picture) All Moisture Levels Within The Dry Range When Tested



5.19.F Item 3(Picture) All Moisture Levels Within The Dry Range When Tested



5.19.F Item 4(Picture) All Moisture Levels Within The Dry Range When Tested



5.19.F Item 5(Picture) Hallway Wall Behind The Shower



5.19.F Item 6(Picture) All Moisture Levels Within The Dry Range When Tested



5.19.F Item 7(Picture) All Moisture Levels Within The Dry Range When Tested



5.19.F Item 8(Picture) Extent Of The Water Leak Underneath The House In The Subfloor



5.19.F Item 9(Picture) Area Has Been Left Open To Ensure It Completely Dries Out



5.19.F Item 10(Picture) Photos Of Wall Opened Up (Supplied By Owner)

Adams Construction 2013 LTD (ACL)

550A Tauwhare Road

Hamilton 3287

14/07/2025

Nic 0220507337

To Whom it may Concern

Hi, Nic Adams here from Adams Construction, we completed the bathroom for Julie and Greg 10 years ago and recently found that the shower mixer cover plate seal had failed and was leaking onto the back of gib and running down to the bottom plate which made it very wet. We removed gib on the other side to check damage then fixed new gib in place and plastered and painted.

We Have also drilled holes through the flooring and bottom plate to allow timber to dry out completely form under house with ventilation. I will come back once the house is sold to put nogs under floor to seal of holes in floor and support flooring.

Cheers Nic Adams



5.19.F Item 11(Picture) Letter From Builder

5.19.F (3)

Location: Bathroom

Material: Elevated Moisture Levels

Defect: There were elevated moisture levels detected to a small spot on the wall and skirting to the left of

the shower unit installed in the Bathroom. These elevated levels were detected to the bottom of the wall only. A possible cause of these levels could be from a small amount of moisture coming through from the bottom inside corner of the shower. We are however not able to totally rule out that the moisture isn't left behind from the previous faceplate leak as identified in section 5.19(2) in this report. There were no elevated levels identified to the opposite side of the wall in Bedroom One wall, which suggests that this is a smaller leak exposed to the plasterboard mainly. There were also no indications of moisture identified to this area underneath the house. We recommend that this corner of the shower is further sealed to ensure that this area is as watertight as possible.

Please note that wet on the moisture meter doesn't necessarily mean that the area being tested is physically wet to touch and see and is in relation to what a dry wall/timber should be. For a dry area we would see levels under 40 digits, damp range being between 40-80 digits and wet range over 80 digits.



5.19.F Item 12(Picture) Bathroom Wall To The Left Of The Shower Unit



5.19.F Item 13(Picture) Some Signs Of Moisture In The Skirting Next To The Shower Unit



5.19.F Item 14(Picture) Some Signs Of Moisture In The Plasterboard Next To The Shower Unit

5.20.F There is a white acrylic wall hung double vanity installed.

5.21.F There is a extractor fan built into the light and vented through to the exterior.

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5(G) . Toilet

The Building Surveyor shall observe: ceilings, walls, floors, internal doors and framing, exterior windows and doors, electrics, heating and cooling systems, storage areas, kitchen bench top and cabinets, sink, tiles, bathroom vanities, toilets, baths and showers, ventilation systems and internal stairs. Minor scuffs and marks will not be individually documented, but will be brought out as overall condition in the summary. Power points and light switches that are accessible will be tested for functionality but we do not test power points that require existing appliances running from them to be disconnected. We do not move furniture items or move items in storage areas. Appliances such as ovens, stoves, waste disposals, dishwashers, heated towel rails, air conditioning units, heating systems and hot water cylinders are not tested but general visual condition may be commented on.

Styles & Materials**Ceiling Materials:**

Fibrous Plaster/Plasterboard

Wall Material:

Painted Plasterboard

Floor Covering(s):

Linoleum

Internal Doors:

Painted Flush Hollow Core

Exterior Windows:

Single Aluminum Awning

Double Glazed

Obscured Glass

Toilet:

Floor standing dual flush

		IN	NI	NA
5.0.G	Location	•		
5.1.G	Ceilings	•		
5.3.G	Floors	•		
5.4.G	Walls	•		
5.5.G	Internal Doors and Frames	•		
5.6.G	Exterior Windows and Doors	•		
5.7.G	Electrics	•		
5.8.G	Heating / Cooling Systems			•
5.9.G	Storage			•
5.18.G	Cistern / Pan / Bidet	•		
5.20.G	Vanity	•		

IN= Inspected, NI= Not Inspected, NA= Not Applicable

IN NI NA

5.0.G The Toilet is situated on the western side of the house, between the Laundry and the Bathroom.

5.7.G Lights working correctly at the time of inspection. (No power sockets).

5.18.G The waste pipe goes through the floor, where it is connected into the waste drainage system in the subfloor area of the house.

5.20.G There is a white acrylic wall hung vanity installed.

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5(H) . Bedroom 1

The Building Surveyor shall observe: ceilings, walls, floors, internal doors and framing, exterior windows and doors, electrics, heating and cooling systems, storage areas, kitchen bench top and cabinets, sink, tiles, bathroom vanities, toilets, baths and showers, ventilation systems and internal stairs. Minor scuffs and marks will not be individually documented, but will be brought out as overall condition in the summary. Power points and light switches that are accessible will be tested for functionality but we do not test power points that require existing appliances running from them to be disconnected. We do not move furniture items or move items in storage areas. Appliances such as ovens, stoves, waste disposals, dishwashers, heated towel rails, air conditioning units, heating systems and hot water cylinders are not tested but general visual condition may be commented on.

Styles & Materials

Ceiling Materials: Fibrous Plaster/Plasterboard	Wall Material: Painted Plasterboard	Floor Covering(s): Carpet
Internal Doors: Painted Flush Hollow Core	Exterior Windows: Single Aluminum Awning Double Aluminum Awning Single Glazed	

		IN	NI	NA
5.0.H	Location	•		
5.1.H	Ceilings	•		
5.3.H	Floors	•		
5.4.H	Walls	•		
5.5.H	Internal Doors and Frames	•		
5.6.H	Exterior Windows and Doors	•		
5.7.H	Electrics	•		
5.8.H	Heating / Cooling Systems			•
5.9.H	Storage	•		

IN= Inspected, NI= Not Inspected, NA= Not Applicable

INNI NA

- 5.0.H For the purposes of this report, Bedroom 1 is situated on the north western corner of the house, next to the Bathroom and Bedroom 2.
- 5.7.H The lights and power points were working correctly at time of the inspection. Please note that this testing is limited to what power points were able to be reasonably reached at this time.
- 5.9.H There is a single cupboard and storage area in the room.

The House Interior, is inspected and reported on with the above information. While the Building Surveyor makes every effort to find all areas of concern, they can only be inspected where visible and in clear line of sight of the Building Surveyor. This is a non-invasive, visual inspection only of the house interior and is not a full weathertightness specialist report. We can only inspect on what can actually be seen and don't make assumptions on what we can't see. To help us with this inspection we may use moisture meters and a Thermal Image camera to assist us but these pieces of equipment should only be used as an aid and not totally relied on by themselves. The condition of any internal timber framing is unknown and where any areas of concern are identified, these areas may need further inspection to determine if there is any deterioration to the timber wall framing. Wet areas that have not been used for some time, may indicate no significant problems i.e around showers, baths and vanities etc. We recommend that these areas are monitored after frequent use. Any significant or minor defects mentioned in this section or the summary of this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repairing of any identified areas of concern.

5(I) . Bedroom 2

The Building Surveyor shall observe: ceilings, walls, floors, internal doors and framing, exterior windows and doors, electrics, heating and cooling systems, storage areas, kitchen bench top and cabinets, sink, tiles, bathroom vanities, toilets, baths and showers, ventilation systems and internal stairs. Minor scuffs and marks will not be individually documented, but will be brought out as overall condition in the summary. Power points and light switches that are accessible will be tested for functionality but we do not test power points that require existing appliances running from them to be disconnected. We do not move furniture items or move items in storage areas. Appliances such as ovens, stoves, waste disposals, dishwashers, heated towel rails, air conditioning units, heating systems and hot water cylinders are not tested but general visual condition may be commented on.

Styles & Materials

Ceiling Materials:

Fibrous Plaster/Plasterboard

Internal Doors:

Painted Flush Hollow Core
Metal Sliding Doors

Wall Material:

Painted Plasterboard

Exterior Windows:

Single Aluminum Awning
Double Aluminum Awning
Fixed Aluminum Pane
Single Glazed

Floor Covering(s):

Carpet

		IN	NI	NA
5.0.I	Location	•		
5.1.I	Ceilings	•		
5.3.I	Floors	•		
5.4.I	Walls	•		
5.5.I	Internal Doors and Frames	•		
5.6.I	Exterior Windows and Doors	•		
5.7.I	Electrics	•		
5.8.I	Heating / Cooling Systems			•
5.9.I	Storage	•		

IN= Inspected, NI= Not Inspected, NA= Not Applicable

IN NI NA

5.0.I For the purposes of this report, Bedroom two is situated on the north eastern corner of the house, next to Bedroom 1 and Bedroom 3.

5.7.I The lights and power points were working correctly at time of the inspection. Please note that this testing is limited to what power points were able to be reasonably reached at this time.

5.9.I There is a double cupboard and storage area in the room.

The House Interior, is inspected and reported on with the above information. While the Building Surveyor makes every effort to find all areas of concern, they can only be inspected where visible and in clear line of sight of the Building Surveyor. This is a non-invasive, visual inspection only of the house interior and is not a full weathertightness specialist report. We can only inspect on what can actually be seen and don't make assumptions on what we can't see. To help us with this inspection we may use moisture meters and a Thermal Image camera to assist us but these pieces of equipment should only be used as an aid and not totally relied on by themselves. The condition of any internal timber framing is unknown and where any areas of concern are identified, these areas may need further inspection to determine if there is any deterioration to the timber wall framing. Wet areas that have not been used for some time, may indicate no significant problems i.e around showers, baths and vanities etc. We recommend that these areas are monitored after frequent use. Any significant or minor defects mentioned in this section or the summary of this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repairing of any identified areas of concern.

5(J) . Bedroom 3

The Building Surveyor shall observe: ceilings, walls, floors, internal doors and framing, exterior windows and doors, electrics, heating and cooling systems, storage areas, kitchen bench top and cabinets, sink, tiles, bathroom vanities, toilets, baths and showers, ventilation systems and internal stairs. Minor scuffs and marks will not be individually documented, but will be brought out as overall condition in the summary. Power points and light switches that are accessible will be tested for functionality but we do not test power points that require existing appliances running from them to be disconnected. We do not move furniture items or move items in storage areas. Appliances such as ovens, stoves, waste disposals, dishwashers, heated towel rails, air conditioning units, heating systems and hot water cylinders are not tested but general visual condition may be commented on.

Styles & Materials

Ceiling Materials: Fibrous Plaster/Plasterboard	Wall Material: Painted Plasterboard	Floor Covering(s): Carpet
Internal Doors: Painted Flush Hollow Core	Exterior Windows: Single Aluminum Awning Fixed Aluminum Pane Single Glazed	

		IN	NI	NA
5.0.J	Location	•		
5.1.J	Ceilings	•		
5.3.J	Floors	•		
5.4.J	Walls	•		
5.5.J	Internal Doors and Frames	•		
5.6.J	Exterior Windows and Doors	•		
5.7.J	Electrics	•		
5.8.J	Heating / Cooling Systems			•
5.9.J	Storage	•		

IN= Inspected, NI= Not Inspected, NA= Not Applicable

INNI NA

- 5.0.J For the purposes of this report, Bedroom three is situated on the eastern side of the house, between Bedroom 2 and the Front Entry.
- 5.7.J The lights and power points were working correctly at time of the inspection. Please note that this testing is limited to what power points were able to be reasonably reached at this time.
- 5.9.J There is a single cupboard and storage area in the room.

The House Interior, is inspected and reported on with the above information. While the Building Surveyor makes every effort to find all areas of concern, they can only be inspected where visible and in clear line of sight of the Building Surveyor. This is a non-invasive, visual inspection only of the house interior and is not a full weathertightness specialist report. We can only inspect on what can actually be seen and don't make assumptions on what we can't see. To help us with this inspection we may use moisture meters and a Thermal Image camera to assist us but these pieces of equipment should only be used as an aid and not totally relied on by themselves. The condition of any internal timber framing is unknown and where any areas of concern are identified, these areas may need further inspection to determine if there is any deterioration to the timber wall framing. Wet areas that have not been used for some time, may indicate no significant problems i.e around showers, baths and vanities etc. We recommend that these areas are monitored after frequent use. Any significant or minor defects mentioned in this section or the summary of this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repairing of any identified areas of concern.

6. Garage

The Building Surveyor shall observe: ceilings, walls, floors, internal doors and frames, exterior windows and doors, electrics, storage areas, and the garage door and opening system. Minor scuffs and marks will not be individually documented, but will be brought out as overall condition in the summary. Power points and light switches that are accessible will be tested for functionality but we do not test power points that require existing appliances running from them to be disconnected. We do not move furniture items or move items in storage areas.

Styles & Materials

Ceiling Materials: Softboard Lining	Wall Material: Painted Concrete Block	Floor Covering(s): Bare Concrete Floor
Exterior Windows: Single Aluminum Awning Single Glazed	Exterior Doors: Single Glazed Single Wooden Solid Panel Door With Glass	Garage Door: Painted Metal Roller Door

		IN	NI	NA
6.1	Location	•		
6.2	Ceilings	•		
6.3	Walls	•		
6.4	Floors	•		
6.5	Internal Doors and Frames	•		
6.6	Exterior Windows and Doors	•		
6.7	Garage Door	•		
6.8	Electrics	•		
6.9	Storage			•

IN= Inspected, NI= Not Inspected, NA= Not Applicable

INNI NA

Comments:

- 6.1 The Garage is situated underneath the main part of the house.
- 6.7 The garage doors (2) are a painted metal roller door which was tested and working freely at time of inspection.
- 6.8 The lights and power points were working correctly at time of the inspection. Please note that this testing is limited to what power points were able to be reasonably reached at this time.

The Garage Interior, is inspected and reported on with the above information. While the Building Surveyor makes every effort to find all areas of concern, they can only be inspected where visible and in clear line of sight of the Building Surveyor. This is a non-invasive, visual inspection only of the house interior and is not a full weathertightness specialist report. We can only inspect on what can actually be seen and don't make assumptions on what we can't see. To help us with this inspection we may use moisture meters and a Thermal Image camera to assist us but these pieces of equipment should only be used as an aid and not totally relied on by themselves. The condition of any internal timber framing is unknown and where any areas of concern are identified, these areas may need further inspection to determine if there is any deterioration to the timber wall framing. Any significant or minor defects mentioned in this section or the summary of this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repairing of any identified areas of concern.

7. Roof Cavity

The Building Surveyor shall observe: accessibility, roof cladding and insulation, sarking or underlay if present, fire walls, roof framing and connections, ceiling construction, plumbing and electrical services and pest / insect infestations. We are unable to inspect the roof cavity area if it is not free of obstructions, if the manhole access is less than 400mm x 450mm or if the crawl space is smaller than 600mm x 600mm. The manhole also has to be accessible from a 3.6mtr ladder. We only inspect under the roof insulation where there are other indicators that suggest that there is a likely problem.

Styles & Materials

Roof Insulation:

Earthwool Insulation

		IN	NI	NA
7.1	Accessibility	•		
7.2	Roof Cladding		•	
7.3	Roof Insulation	•		
7.4	Sarking			•
7.5	Party / Fire Walls			•
7.6	Roof Underlay and Support	•		
7.7	Roof Framing and Connections	•		
7.8	Ceiling Construction		•	
7.9	Obvious Structural Alteration	•		
7.10	Insect and Pest Infestation		•	
7.11	Rotting Timbers	•		
7.12	Discharges Into Roof Cavity	•		
7.13	Plumbing and Electrical Services			•
7.14	Tile Fixings			•

IN= Inspected, NI= Not Inspected, NA= Not Applicable

IN NI NA

Comments:

7.1 Access to the Roof Cavity is via the Laundry wall.

7.3 There is coverage of Earth Wool insulation installed in the Roof Cavity of the house. This insulation is approximately 120 - 150mm thick and it is approximately covering 100% of the total area of the Roof Cavity.



7.3 Item 1(Picture) Earthwool Insulation Installed In The Roof Cavity Area Of The House

7.6 There is roof underlay and mesh support wire fitted to the underside of the roof material.

7.8 The ceiling construction could not be fully inspected due to the coverage of the insulation.

The Roof Cavity, is inspected and reported on with the above information. While the Building Surveyor makes every effort to find all areas of concern, they can only be inspected where visible and in clear line of sight of the Building Surveyor. We can only inspect on what can actually be seen and don't make assumptions on what we can't see. To help us with this inspection we may use moisture meters and a Thermal Image camera to assist us but these pieces of equipment should only be used as an aid and not totally relied on by themselves. Items covered in this section of the report can appear to be functioning correctly at the time of the inspection and during dry weather conditions, however it is recommended to monitor these areas after a series of heavy downpours and seasonal changes. Any significant or minor defects mentioned in this section or the summary of this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repairing of any identified areas of concern.

8. Services

The Building Surveyor shall observe: the range of services as listed below where applicable. A visual inspection of the overall condition of the service will be conducted only and not necessarily tested for functionality. While some of these services are out of the expertise scope of a Building Surveyor and may require a specialist professional we will endeavor to highlight any areas of concern that we have identified.

		IN	NI	NA
8.1	Fire Warning and Control Systems	•		
8.2	Heating Systems	•		
8.3	Central Vacuum Systems			•
8.4	Ventilation Systems			•
8.5	Security System		•	
8.6	Electricity Services	•		
8.7	Gas Services	•		
8.8	Water Services	•		
8.9	Hot Water Services	•		
8.10	Foul Water Disposal		•	
8.11	Grey Water Recycling System			•
8.12	Rainwater Collection Systems			•
8.13	Solar Heating/Power			•
8.14	Aerials and Antennae	•		
8.15	Shading Systems			•
8.16	Telecommunications/Fibre Cable Connection	•		
8.17	Lifts			•

IN= Inspected, NI= Not Inspected, NA= Not Applicable

IN NI NA

Comments:

8.1 The New Zealand Building Code requires a house to be fitted with a working smoke detector on each level if a multi levelled house. There must also be a working smoke detector in every sleeping space or within 3.0m of every sleeping space. They must also be installed and fitted to the manufactures instructions. Please visit the following website if requiring further information <https://fireandemergency.nz/at-home/buying-and-installing-smoke-alarms/>

Smoke detectors are not tested as part of the inspection. We recommend that these get testing to ensure that they are in working condition prior to the house being occupied. Smoke Detectors were sighted in the following areas during the inspection;

- Lounge Ceiling
- Kitchen Wall
- Hallway Wall
- Bedroom One Ceiling

- Bedroom Two Ceiling
- Bedroom Three Ceiling

8.2 The House had the following heating sources;

- There is a Mitsubishi Heat Pump installed in the Dining Room. There was power to the unit but it was not fully tested. Check with current house owner on service history.
- There is a Mitsubishi Heat Pump installed in the Hallway. There was power to the unit but it was not fully tested. Check with current house owner on service history.



8.2 Item 1(Picture) Heat Pump Installed In The Dining Room



8.2 Item 2(Picture) Heat Pump Installed In The Hallway

8.5 There is a alarm system installed in the property. The alarm system hub is situated in the Roof Cavity, while the keypad is located on the wall of the Front Entry.



8.5 Item 1(Picture) Keypad For The Alarm Situated On The Wall Of The Front Entry

8.6 The house has a electrical fuse box installed in the Laundry. This is an older system that has yet been updated to a modern type switchboard. It uses a small piece of wire (filament) that spans two points on the switch. If the amperage on the circuit exceeds the fuse wire's rating, the filament will melt and disconnect the circuit. A cursory check of this fuse box was completed only, due to not being suitably qualified and permitted to carry out a further detailed inspection. Therefore we are not able to confirm the type and age of the wiring or if it poses any concerns. Seek the services of a Qualified Electrician to complete a full inspection of this fuse box if required.

The electrical meter box to the property is situated on the western side of the House.

8.7 The property is on natural gas from the underground pipeline system which is installed on the western side of the house.

8.8 The property gets its water supply from the public system.

8.9 Water in the house is heated by a Hot water cylinder which is situated in the Hallway cupboard.

Hot Water Cylinder Make: Rheem

Size: 90ltrs

Date on Cylinder: 00/02/1976

High Pressure / Low Pressure: U/K

Restraints Used: No

8.10 The foul water is disposed of into the Public Waste System.

8.14 There is a Satellite Dish and UHF attached to the roof on the eastern side of the house.

8.16 There is a Fibre Cable Connection box on the southern side of the Garage.

The Services within the house are inspected and reported on with the above information. While the Building Surveyor makes every effort to find all areas of concern, they can only be inspected where visible and in clear line of sight of the Building Surveyor. Any significant or minor defects mentioned in this section or the summary of this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repairing of any identified areas of concern.

10. Certificate Of Inspection

Ref No.

CERTIFICATE OF INSPECTION IN ACCORDANCE
WITH NZS 4306:2005

Client: Name: Julie Marshall
Site Address: 23 Holloway Place, Hamilton
Inspector - Name: Damian Max
Company: Total House Inspections Limited
Qualifications: Trade Certificate In Carpentry
Level 1 Certified In Thermography
Date Of Inspection: 15/07/2025

The following areas of the property have been inspected:

		IN	NI
10.0	(a) Site	•	
10.1	(b) Subfloor	•	
10.2	(c) Exterior	•	
10.3	(d) Roof Exterior	•	
10.4	(e) Roof Space	•	
10.5	(f) Interior	•	
10.6	(g) Services	•	
10.7	(h) Accessory units, ancillary spaces and buildings		•

IN= Inspected, NI= Not Inspected

IN NI

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

Certification:

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

Date: 17th July 2025

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against and problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

11. Terms and Conditions

TOTAL HOUSE INSPECTIONS LIMITED

Terms and Conditions

1. DEFINITIONS

1.1 In this Agreement the following words shall have the following meanings:

Agreement means these terms and conditions, together with the Letter of Engagement.

Contamination Testing Services means the non-invasive methamphetamine and related precursor contamination testing of the Property and the provision of a subsequent Report and includes any Composite Testing or Individual Testing.

Composite Testing means testing designed to establish whether any contaminants described in clause 7.3(a) below are present at the Property generally.

Fee means the fee for the Services as specified in the Letter of Engagement.

Individual Testing means testing designed to establish:

(a) whether any contaminants described in clause 7.3(a) are present in an individual area of the Property; and

(b) if any such contaminant is present, the relative quantity of that contaminant in that area of the Property.

Inspector means the individual specified in the Letter of Engagement or any replacement as determined by Us. We will notify You of any such replacement.

Letter of Engagement means the letter provided to You outlining the scope of the Services.

Minor Fault or Defect means having regard to the location, age, type or condition of the Property, a building matter which does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance.

Property means the property specified in the Letter of Engagement.

Property Inspection Services means the non-invasive visual building inspection of the Property to identify Significant Faults or Defects, particular attributes, gradual deterioration and significant maintenance required and the provision of a subsequent Report.

Reasonable Access means safe unobstructed access to the Property by the Inspector with the minimum clearances specified below; or where these minimum clearances are unavailable, access within the Inspector's unobstructed line of sight.

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: 400**

Concrete floor: 500

Roof exterior Accessible from a 3.6m ladder*

* Or such other means of access that meet OSH requirements

** From underside of bearer

Report means the written report in respect of the Property provided as part of the Services.

Services means the services to be provided as specified in the Letter of Engagement, which may include Property Inspection Services and/or Contamination Testing Services.

Significant Fault or Defect means a building matter which requires substantial repairs or urgent attention and rectification in respect of the Property.

Special Purpose Property Report means a report in respect of matters requested by You under a special purpose property inspection.

Standard means New Zealand Standard for Residential Property Inspection NZS 4306:2005.

You means the client named in the Letter of Engagement.

We, Us and Our means Total House Inspections Limited.

2. SERVICES

2.1 We agree to provide you with the Services on the terms and conditions of this Agreement.

2.2 Except to the extent expressly modified by this Agreement, any Property Inspection Services in accordance with the Standard, including the provision of a certificate of inspection as part of the Report.

3. ACCESS AND INFORMATION

3.1 You agree to arrange and/or facilitate for the Inspector to have Reasonable Access to the Property and to provide any information necessary to provide the Services.

4. PAYMENT

4.1 You agree to pay the Fee along with any applicable taxes specified in the Letter of Engagement to Us, and any additional Fees agreed between Us following Our Letter of Engagement by bank deposit or cheque within seven (7) days of the date of the invoice for the Services.

4.2 Payment of the Fee is required prior to the release of the Report.

4.3 If You fail to pay any money owing by the due date, We in our sole discretion may charge interest on all overdue accounts at a rate of 1.5% per month calculated on a daily basis until it is received in full. Any payments received will be applied firstly against any costs and expenses, then against interest and finally against any outstanding Fee.

4.4 We may also obtain reimbursement from You for any costs or expenses incurred in the recovery of an overdue debt, and may refuse to provide any further Services.

5. RE-SCHEDULE

5.1 You may request that the Services be re-scheduled to an alternative date. Such request must be made to Us either verbally or in writing at least 48 hours prior to the Inspection. We provide no guarantee that We will be able to provide the Services on the date requested by You.

6. CANCELLATION

6.1 Either party may cancel this Agreement for any reason by providing 7 days written notice to the other party. Cancellation by You of this Agreement within 48 hours of the Inspection may incur an administration fee of \$100. You agree to pay the Fee applicable to all Services provided to the date of cancellation. Cancellation of this Agreement for any reason will not affect such rights and obligations of the parties as are intended to survive cancellation.

7. ACKNOWLEDGEMENTS IN RELATION TO SERVICES

7.1 You acknowledge and agree that the scope of the Services is limited to that specified in the Letter of Engagement.

7.2 In relation to any Property Inspection Services, You acknowledge and agree that:

(a) the inspection is not exhaustive and the Inspector may not identify every past, present or future fault or defect, or identify any fault or defect that is not visible at the time of the inspection;

(b) the Services are not intended to provide advice in respect of the value of the Property or the purchase of the Property;

(c) the Services will not include investigations into the adequacy of any footings, concealed damp-proof membranes, concealed drainage, aerials, swimming pools, spa pools, saunas and associated equipment, the operation of fireplaces and chimneys, intercom systems, floor coverings, appliances including (without limitation) dishwashers, waste disposal units, ovens and ducted vacuum systems, hazards and hot water cylinders;

(d) the Services may include a cursory inspection of the hot water system, the plumbing system and the electrical system, (being the testing of accessible power points and lights in each room), however such matters are outside the Inspector's expertise as the Inspector is not a qualified plumber, gas fitter or electrician. Any opinion of the Inspector in relation to any such matters is not a substitute for an inspection by a suitably qualified specialist;

(e) the Services will not include investigations into any compliance with the Building Act 2004, Resource Management Act 1991, local and regional plans, NZ Building Code, including any structural or system requirements of the Property;

(f) weathertightness risk shall be considered, however it will not be measured in accordance with Appendix A of NZS 4306:2005 or the E2/AS1 risk matrix of the building code;

(g) certain equipment used as part of the Services, including (without limitation) moisture readers and infrared cameras are subject to manufacturer limitations. Such equipment is only used as an aid and their results are not conclusive; and

(h) the inspection is subject to:

(i) prevailing weather conditions; and

(ii) information provided by You and any third parties in relation to the Property.

7.3 In relation to any Contamination Testing Services, You acknowledge and agree that:

(a) testing is limited to the identification of the presence of the following contaminants on certain surfaces within the property:

(i) methamphetamine;

(ii) amphetamine;

(iii) ephedrine; and

(iv) pseudoephedrine;

(b) for both Composite Testing and Individual Testing, one (1) test kit supplied by an independent laboratory testing service provider is used to take one (1) sample per individual area of the Property to be tested;

(c) for Composite Testing only, all samples taken are combined and tested and reported on together. Composite Testing does not provide any indication of the location of any contamination or the quantity of contamination in any individual area of the Property;

(d) for Individual Testing only all samples taken are tested and reported on individually. Individual Testing will indicate the quantity of contamination in a particular area of the Property but will not provide an exact determination of the extent of contamination of the Property as a whole; and

(e) according to Our independent laboratory testing service provider, detectable levels of the contaminants specified in clause 7.3(a) are 0.02 µg (micro grams) or greater per 100 square centimeters (10x10 cm²).

8. LIMITATIONS IN RELATION TO REPORT

8.1 In relation to any reporting on matters covered in the Property Inspection Services You acknowledge and agree that:

(a) statements and recommendations contained in the Report regarding the Property are the opinion of the Inspector and are relied on at Your own risk;

(b) the Report will only identify any Significant Fault or Defect visible to the Inspector at the time of the inspection;

(c) We will not be reporting on any Minor Fault or Defect in respect of the Property unless required under a Special Purpose Property Report;

(d) the Report will not include:

(i) any assessment of areas or items on the Property which at the time of inspection was not or could not be inspected, including but not limited to those areas which were concealed, contained or which were not fully or safely accessible (in the Inspector's sole opinion);

(ii) any assessment of any other matter which by the nature of its location is concealed (deliberately or otherwise), hidden, camouflaged or outside of the inspector's clear line of sight; and

(iii) any matter, the inspection or assessment of which is solely regulated by legislation..

(e) the Report does not include any opinion or representation in respect of any of the following matters, items or conditions: Building Act 2004, building code, or zoning compliance or violation; local authority requisitions; geological stability, soil conditions, structural stability or earthquake ratings; geotechnical or structural engineering analysis; the presence or absence of pests or infestations (whether in the timber, carpet, furnishings or otherwise); asbestos, formaldehyde, water or air contaminants of any kind; toxic moulds; non-visual rotting; electromagnetic radiation; environmental hazards or concerns; gas fittings, specialised electronic controls; detached buildings or structures; sheds; underground conditions of pool and spa bodies and related piping and systems; private water systems or sprinkler systems; water softener or purifications systems; wastewater systems; saunas; solar systems; security systems; internal system components; elevators or dumbwaiters; common property areas (where the property is a stratum estate); neighbourhood problems; prevailing weather conditions; minor and/or cosmetic defects; predication of life expectancy or any item or system; property valuations or repair estimates; and other matters, items or conditions noted by the Inspector as not being included in this Report;

(f) the Report is not:

(i) a Code Compliance Certificate or Certificate of Acceptance under the Building Act 2004;

(ii) a statement that the Property complies with the requirements of any other legislation, regulation, codes, standards, or by-laws;

(iii) a Safe and Sanitary Report; or

(iv) a warranty, guarantee or representation of the weathertightness or watertightness of the Property, the adequacy of the structure, of its fitness for use, or that problems in respect of the Property will not develop after the provision of the Services; and

(g) the Report shall not in any way be construed or relied upon by any person as a guarantee, warranty or insurance policy or as a substitute for a physical inspection of the property by You prior to settlement.

8.2 In relation to any reporting on matters covered in the Contamination Testing Services you acknowledge and agree that:

(a) the Report does not include any result from any testing or investigation in respect of:

(i) the presence of any volatile organic compounds of the indoor or outdoor air;

(ii) the presence of any contaminants in any soil on the Property or any water sources;

(iii) the pH levels of any water source;

(iv) the presence or absence of any asbestos, formaldehyde, toxic moulds or heavy metals including (without limitation) any lead or mercury; or

(v) any other controlled or uncontrolled drugs not listed in clause 7.3(a) above;

(b) the Report will be subject to any other limitations or conditions placed on the results of testing by our independent laboratory testing service provider; and

(c) the Report shall not in any way be construed or relied upon by any person as a guarantee, warranty or insurance policy or as a substitute for further detailed testing and assessment for the purpose of the preparation of any remediation plan.

9. EXCLUSION OF LEGISLATION

9.1 If you acquire the Services for a business purpose you agree that to the extent permitted by law, the statutory guarantees and implied terms, covenants and conditions contained in the New Zealand Consumer Guarantees Act 1993 and any successor legislation are excluded and do not apply.

10. LIMITATION OF LIABILITY

10.1 Notwithstanding anything else in this Agreement, We will not be liable for any indirect or consequential loss, loss of profit, loss of bargain, loss of business opportunity or exemplary damages or losses whether suffered or incurred by You or another person arising out of or flowing from any breach of contract, any pre-contractual misrepresentation, or other dispute arising out of this Agreement, or from reliance by You or any third party on any opinion, representation or other aspect of the Services, and whether actionable in contract, tort (including negligence) equity or otherwise. If We are found liable for any loss or damage (including that set out above), Our liability shall not exceed the Fee for the Services.

11. INDEMNITY

11.1 You shall indemnify Us against all liabilities, costs (including full costs between solicitor and client), losses, claims, expenses and demands incurred by Us arising out of or incidental to Your non-compliance with this Agreement, and from any third party claims arising out of or incidental to the supply of the Services.

12. INTELLECTUAL PROPERTY

12.1 You acknowledge that We own the intellectual property rights in the Report and unless expressly provided for in this Agreement nothing gives you any right, title, or interest in such intellectual property by virtue of your purchase of the Services. You may make copies of the Report for your own personal use, but You may not reproduce, translate, adapt, vary, decompile, modify or disseminate to any third party or do anything to damage or otherwise endanger our intellectual property rights.

13. CONFIDENTIALITY

13.1 The Report, together with any certificate of inspection has been prepared for the sole use of You and may not be relied upon in any way by any third party. You shall keep such information confidential and shall not disclose the same to any third party (with the exception of the owner of the Property or Your real estate agent or solicitor) without the prior written consent of Us. All other information belonging to Us which by its nature is intended to be treated as confidential will be confidential information for the purposes of this Agreement. You must not disclose any such confidential information to any third party without our written consent.

14. PERSONAL INFORMATION

14.1 If You are an individual, You have rights under the Privacy Act 1993 (or its successor legislation) to access personal information We hold and to request the correction of such personal information.

15. FORCE MAJEURE

15.1 No failure or omission by Us to carry out or observe any of the terms of this Agreement will give rise to any claim against Us or be deemed a breach of this Agreement, if such failure or omission arises from any cause reasonably beyond Our control.

16. NOTICES

16.1 Every notice given under this Agreement will be sufficiently given if posted or successfully transmitted by email to the intended recipient at their or its last known address. You will notify Us in writing of any change to Your address details.

17. DISPUTE RESOLUTION

17.1 In the event of any dispute between the parties in relation to this Agreement, the parties shall first seek to resolve such dispute by giving notice in writing to the other party and co-operatively endeavouring to resolve the dispute. If the dispute remains unresolved, the parties will first seek a resolution through the use of mediation or other informal method of resolution before pursuing resolution through the Courts.

18. MISCELLANEOUS

- 18.1 This Agreement can be varied on written agreement between the parties.
- 18.2 This Agreement is governed by the laws of New Zealand.
- 18.3 Neither party will assign or otherwise transfer or encumber its rights or obligations under this Agreement except with the prior written consent of the other, which shall not be unreasonably withheld.
- 18.4 A party will not have waived or be deemed to have waived any provision of this Agreement unless such waiver is in writing and signed by that party.
- 18.5 Termination of this Agreement for any reason will not affect such rights and obligations of the parties as are intended to survive termination.
- 18.6 This Agreement does not create any relationship of partnership, agency, employment or joint venture between the parties.
- 18.7 This Agreement constitutes the sole understanding between the parties and supersedes all prior understandings, written or oral, which will be of no further force or effect.
- 18.8 If any provision of this Agreement is found to be illegal, invalid or unenforceable, that provision shall be read down to the extent necessary and reasonable in all circumstances to give it a valid operation. If it cannot be so read down, that provision will be void and severable and the remaining provisions will not in any way be affected or impaired.

IN= Inspected, NI= Not Inspected, NT= Not Tested

INNI NTIN NI NT