

Christchurch Property Inspections Report

18 Sandwich Road,
Beckenham



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Inspection Date

04/06/2025

Pre-Sale Visual Non-Invasive Property Inspection

IMPORTANT NOTE/DISCLAIMER: The comments, observations and recommendations throughout this report are the professional opinions of the inspector determined by his own abilities and experience in the building industry and the visual impressions/what he is able to see at the time of the inspection.

Client Christopher Wilson

Inspection Date 1.30pm Wednesday 04 June 2025

Weather Conditions Overcast 12 degrees

Property Designation Please see CERA website at <http://cera.govt.nz/my-property/> for information on the land classification of this property



Certificate of Inspection

Client	Christopher Wilson
Site	18 Sandwich Road, Beckenham
Inspector	Dave Claude
Company	Christchurch Property Inspections
Qualifications	Licensed and qualified builder. LBP No: 115978 Master Inspector MIANZ Reg. 2324090647CH

The following areas of property were inspected:

Site	Yes	Roof exterior	Yes
Subfloor	Limited approx. 5% viewed from vents	Interior	Yes
Roofspace	Yes approx. 50% viewed from manhole	Services	Yes
Exterior	Yes	Accessory unit, ancillary space & buildings	Yes

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

I hereby certify that I have carried out the inspection of the property site at the above address taking into account aspects of NZS 4306:2005 Residential Property Inspection – and I am competent to undertake this inspection.

Signed: 

Dave Claude
Licensed and qualified builder | LBP No: 115978 | Master Inspector MIANZ Reg. 2324090647CH

An inspection carried out with reference to aspects of NZS 4306:2005 is not a statement that the property complies with the requirement of any Act, regulation, or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details. A signed copy of this certificate is held on file.

THE PROPERTY

Site	Flat urban site with street frontage to the west.	Photo
Dwelling	This is a single storey 3 bedroom, 1 bathroom home. Timber weatherboard over timber frame, timber subfloor sitting on vented concrete ring foundation. Decramastic tiled roofing.	
Garage	Attached single.	
Driveway	Concrete. In sound usable condition.	
Garden	Established trees and shrubs. Note: It is important with this type of cladding to keep gardens clear from the base of the wall cladding.	
Lawn	Established grass.	
Letterbox	Generally in sound condition for age.	
Boundary Fence	Generally in sound condition for age.	
Paths/Patios	Concrete paths to front and back doors. Generally in sound condition for age.	

EXTERIOR

Cladding	<p>Timber weatherboard. Generally in sound condition for age.</p> <p>Note:</p> <p>(No watertightness or weathertightness tests are carried out during visual, non-invasive inspections of this kind so all comments regarding these issues are on the basis of observation only.)</p> <p>For a comprehensive invasive investigation a weathertightness expert will be required to inspect and advise on the claddings condition and maintenance requirements.</p>	Photo 26
Foundation	Vented concrete ring foundation, appears generally sound with no visible cracking or movement.	
Subfloor	<p>Concrete piles supporting timber bearers, joists, and timber floor boards.</p> <p>Borer visible on bearers.</p> <p>Note: Due to current NZ legislation (Health & Safety at Work Act 2015) in regard to working alone and in confined spaces – we will only provide a very limited visual inspection of the subfloor area that can be seen from the manhole location (within a 2m radius). If you have any concerns about the quality of the subfloor we strongly recommend engaging a qualified re-levelling contractor to provide you with a specialist subfloor inspection report or to commission a critter crawler inspection of the entire subfloor (Contact our office to arrange this).</p>	9
Soffits	Painted T&G. Generally sound, typical for age.	
Painting	<p>Generally sound, typical for age.</p> <p>Note: Regular painting as mentioned will help maintain the cladding in a good condition.</p>	25
Fascia	Painted timber. Generally sound, typical for age.	

Downpipes, G/T & Stormwater	<p>PVC downpipes fall to storm water risers, appear sound usable condition. Gully traps clear.</p> <p>No guarantees can be given as to the state of the underground piping due in part to the ongoing nature of seismic activity in the Canterbury region. No pipework tests were undertaken during this inspection.</p>	
Guttering	<p>PVC and Coloured steel. Generally sound, typical for age.</p> <p>Damaged gutter above garage</p> <p>Note: It is important to maintain clean guttering to eliminate blockages that may cause moisture ingress into the wall framing.</p>	29
Roofing	<p>Decramastic tiled roofing with flathead nail fixings. Generally sound, typical for age.</p> <p>This type of fixing will need to be occasionally checked for general maintenance purposes.</p> <p>Restrictions: Due to current NZ Health & Safety at Work Act 2015 in regard to working alone and at height: We will provide only a very limited visual inspection of the exterior roofing which can be seen from a ladder (3.6m) at several locations around the building. If you have concerns about the quality of the roof cladding or roof structure, we recommend further investigation by a qualified roofing professional.</p> <p>(No watertightness or weathertightness tests are carried out during visual, non-invasive inspections of this kind so all comments regarding these issues are on the basis of observation only. Furthermore for health and safety reasons (as specified above) the inspector does not walk on the roof and all comments are based on the limitations of line-of-sight observations made from laddertop positions or in the case of two or more storey buildings from scaffolding, if present, or from vantage points either on the ground or inside the building).</p>	5, 6
Windows	<p>Timber single glazed. Generally sound, typical for age.</p> <p>Several opening sashes not working, need easing.</p> <p>Broken glass on front porch</p>	27

INTERIOR

Floor Levels	<p>Spot checked throughout using a Bosch GLL 3-80 mini laser. Findings below.</p> <p>25mm variation over 10m well within guidelines below.</p> <p>MBIE GUIDELINES: 1. The floor slope between two points greater than 2m apart is less than 0.5% (1:200)</p> <p>Floor levels are spot checked using a Bosch GLL 3-80 mini laser. This is not a comprehensive floor level survey and is not designed to replace an engineer's assessment. These measurements are to be treated as indicative readings only. Floors are spot checked at different areas of the house. If a more in depth survey is required, a zip level survey should be commissioned to capture the exact floor level condition.</p>	Photo 13
Insulation Ceiling	<p>Fibreglass batts 100mm thick where installed. Generally sound, typical for age. Would benefit from installing second layer. Full height ceilings have no insulation.</p> <p>Strong smell and signs of vermin.</p>	8
Insulation Floors	No access, viewed through foundation vents. No underfloor or moisture barrier installed.	10
Roof Structure	<p>Decramastic tiled roofing over timber sarking, purlins and rafters. Generally sound, typical for age. No significant rot or borer visible.</p> <p>NB: Due to current NZ legislation (Health & Safety at Work Act 2015) – in regard to working alone and in confined spaces; we will only provide a very limited visual inspection of the roof cavity which can be seen from a ladder at the manhole location (within a 2m radius) and/or any safe attic access space available. If you have any concerns about the quality of the structure, insulation or pest infestation we recommend further investigation by a qualified roofing/insulation/pest contractor to provide you with a specialist report.</p>	7
Moisture Tests See note below	Multiple moisture readings were taken in each room and on window sills. The readings give an overall indication of the moisture levels in the house but do not mean that there may not be areas with high moisture levels. Whilst every effort is made to detect moisture problems it is not possible to check every square metre of the interior wall space during inspection.	14-20

Moisture Testing
The tester used is a Trotec T660 Moisture Tester.
This meter measures the moisture content of wood from up to 40mm deep. On this particular meter readings between 0 and 40 are considered dry. Readings from 40 to 80 are considered marginal and 80 and above is high levels of possible moisture.
It is up to clients to arrange an invasive inspection if they consider it necessary which may require the removal of linings etc. to confirm, prove or disprove the actual situation.
Christchurch Property Inspections cannot prove dampness or wetness. This can only be done by directly and invasively checking which is not the purpose of our report.
All moisture testing is done with care and experience as to where and what should be checked.
The 'Trotec T660' is regarded as a reputable non-invasive moisture meter.

SERVICES

Hot Water	Low pressure electric hot water cylinder located in the garage. Generally sound, typical for age. Untested. No seismic strapping installed.	Photo 11
Electrical Services	Mini circuit breakers on original switchboard. (See switchboard photo) Power was on at time of inspection. Untested.	12
Plumbing Services	Some polybutylene pipework visible. No Qest Dux plumbing observed.	
Ventilation System	N/A.	
Smoke Alarms	N/A.	
Intruder Alarms	N/A.	

ENTRANCE

Flooring	Carpet. Appears in good condition, typical for age.	Photo
Walls	Wallpaper over lathe and plaster. Generally sound, typical for age.	
Ceiling	Lining paper over lathe and plaster. Generally sound, typical for age.	
Lighting	Pendant. Operational. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Windows	Timber single glazed. Operational. Generally sound, typical for age.	
Storage	Operational. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	Haier high wall heat pump. Generally sound, typical for age. Powered up but not operating.	
Moisture Levels	Tested high on walls at time of inspection.	19

LAUNDRY

Flooring	Vinyl. Appears in good condition, typical for age.	Photo
Walls	Painted hardboard. Generally sound, typical for age.	
Ceiling	Painted hardboard. Generally sound, typical for age.	
Lighting	Fixed. Operational. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Windows	Timber single glazed. Operational. Generally sound, typical for age. 1 opening sashe not working.	
Cabinets	Painted timber. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Dryer Ducting	N/A.	
Laundry Tub	Stainless steel sink, painted timber base. Generally sound, typical for age. Flooring missing.	
Plumbing Fittings	PVC waste water pipe, no leaks. Generally sound, typical for age.	
Moisture Levels	Tested moderate at time of inspection.	

KITCHEN

Benchtop	Formica. At end of life, due for replacement.	Photo
Cabinets	Painted timber. Generally sound, typical for age.	
Sink & Waste	Stainless steel. Generally sound, typical for age.	
Plumbing Fittings	PVC waste water pipe and braided water feed pipes, good pressure no leaks. Generally sound, typical for age.	
Oven	Freestanding 600mm unbranded. Generally sound, typical for age. Untested. Check with vendors immediately prior to property settlement that all oven and hob functions are fully operational.	
Hob	4 electric ring top. Generally sound, typical for age. Untested.	
Range Hood	N/A	
Fridge Space	650mm x 1850mm.	
Windows	Timber single glazed. Operational. Generally sound, typical for age. Several opening sashes not working. Windows leaking, water on sills and benchtop.	22
Doors	Paint finish. Operational. Generally sound, typical for age.	

Flooring	Vinyl. Appears in good condition, typical for age.	
Walls	Painted hardboard. Generally sound, typical for age.	
Ceilings	Painted plasterboard and rafters. Generally sound, typical for age.	
Lighting	Fixed. Operational. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Storage	Operational. Generally sound, typical for age.	
Moisture Levels	Tested low at time of inspection.	

DINING

Cabinets	Painted timber. Operational. Generally sound, typical for age.	Photo
Doors	Paint finish. Operational. Generally sound, typical for age.	
Flooring	Carpet. Appears in good condition, typical for age.	
Walls	Wallpaper over lathe and plaster. Generally sound, typical for age.	

Ceilings	Painted plasterboard and rafters. Generally sound, typical for age.	
Lighting	Fixed. Operational. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	Metro log burner with wet back. Generally sound, typical for age. Untested. Check with council for compliance life.	
Moisture Levels	Tested low at time of inspection.	

LIVING

Windows	Timber single glazed. Operational. Generally sound, typical for age.	Photo
Doors	Timber finish. Operational. Generally sound, typical for age.	
Flooring	Carpet. Appears in good condition, typical for age.	
Walls	Wallpaper over lathe and plaster. Generally sound, typical for age.	
Ceiling	Acoustic panel and rafters. Generally sound, typical for age.	
Lighting	Fixed. Operational. Generally sound, typical for age. 2 not working.	

Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	N/A.	
Moisture Levels	Tested high on several walls, external and internal at time of inspection.	18

BATHROOM

Shower	Shower enclosure, stainless tray with seratone wall liner. Glass screen with safety glass. Good pressure. Generally sound, typical for age. Wall linings failing.	Photo
Vanity	Acrylic top, and painted timber cupboard. Operational and generally in sound condition for age.	
Bath	Enamel over steel. Generally sound, typical for age.	
Pan & Cistern	Porcelain pan and acrylic cistern. Dual flush. Operational. Generally sound, typical for age.	
Plumbing Fittings	PVC waste water pipe and braided water feed pipes, good pressure no leaks. Generally sound, typical for age.	
Extractor	N/A	
Flooring	Vinyl. Appears in good condition, typical for age.	

Walls	Painted hardboard/plasterboard. Generally sound, typical for age.	
Ceiling	Painted hardboard. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Windows	Timber single glazed. Operational. Generally sound, typical for age.	
Lighting	Fixed. Operational. Generally sound, typical for age.	
Heating	N/A.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Moisture Levels	Tested low at time of inspection.	

BEDROOM 1 BESIDE FRONT DOOR

Flooring	Carpet. Appears in good condition, typical for age.	Photo
Walls	Painted lining paper over lathe and plaster. Generally sound, typical for age.	
Ceiling	Painted stipple. Generally sound, typical for age.	
Lighting	Pendant. Operational. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Windows	Timber single glazed. Operational. Generally sound, typical for age. Opening sashe not working.	21
Wardrobe	Triple door. Built in. Operational. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	N/A.	
Moisture Levels	Tested moderate at time of inspection.	

BEDROOM 2 BESIDE BEDROOM 1

Flooring	Carpet. Appears in good condition, typical for age.	Photo
Walls	Wallpaper over lathe and plaster. Generally sound, typical for age.	
Ceiling	Acoustic panel. Generally sound, typical for age.	
Lighting	Pendant. Operational. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Windows	Timber single glazed. Operational. Generally sound, typical for age.	
Wardrobe	Double slider. Built in. Operational. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	N/A.	
Moisture Levels	Tested high at time of inspection.	14

BEDROOM 3 BESIDE DINING

Flooring	Carpet. Appears in good condition, typical for age.	Photo
Walls	Wallpaper over lathe and plaster. Generally sound, typical for age.	
Ceiling	Painted pinex tiles. Generally sound, typical for age.	
Lighting	Pendant. Operational. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Windows	Timber single glazed. Operational. Generally sound, typical for age.	
Wardrobe	Single door. Built in. Operational. Generally sound, typical for age. Needs wall repairs.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	N/A.	
Moisture Levels	Tested high at time of inspection.	15

SLEEPOUT

Flooring	Carpet. Appears in good condition, typical for age.	Photo
Walls	Painted plasterboard. Generally sound, typical for age.	
Ceiling	Painted plasterboard. Generally sound, typical for age.	
Cladding	Timber weatherboard. Generally sound, typical for age. Some painting due.	28
Roof	Painted corrugate Generally sound, typical for age	
Guttering	PVC. Generally sound, typical for age.	
Downpipes	PVC. Generally sound, typical for age.	
Lighting	Downlights. Operational. Generally sound, typical for age.	
Door	Timber single glazed. Operational. Generally sound, typical for age.	
Windows	Timber single glazed. Generally sound, typical for age.	23
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	

Heating	N/A.	
Moisture Levels	Tested high on window sill.	20

SLEEPOUT TOILET

Hand Basin	Acrylic. Operational and generally in sound condition for age. Cold water only.	
Pan & Cistern	Porcelain pan and acrylic cistern. Single flush. Operational. Generally sound, typical for age.	
Plumbing Fittings	PVC waste water pipe and braided water feed pipes, good pressure no leaks. Generally sound, typical for age.	
Flooring	Vinyl. Appears in below average condition.	24
Walls	Painted hardboard/plasterboard. Generally sound, typical for age.	
Ceiling	Painted hardboard. Generally sound, typical for age.	
Lighting	Fixed. Operational. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Moisture Levels	Tested low at time of inspection.	

GARAGE

Flooring	Concrete. No signs of significant cracking or movement.	Photo
Walls	Unlined. Timber frame. Generally sound, typical for age.	
Cladding	Painted steel. Generally sound, typical for age.	
Ceiling	Unlined, timber rafters. Generally sound, typical for age.	
Roof	Galvanised steel corrugate with tek screw fixings. Generally sound, typical for age.	
Guttering	Painted steel. Generally sound, typical for age.	
Downpipes	Painted steel. Generally sound, typical for age.	
Garage Door x 2	Steel, tilt. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Moisture Levels	Tested low at time of inspection.	

EQC SCOPE

General Comments	No significant EQ damage visible at time of inspection.
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General Comments and Conclusion

This house appears to be generally sound and well-built to the standard of the time. Floor is within MBIE guidelines in indicative areas measured. Low to high moisture meter readings were recorded.

There are a few maintenance issues mentioned in report. High moisture readings need further investigation to determine source of moisture. I recommend underfloor access being installed to view subfloor.

With above mentioned items taken care of and typical ongoing maintenance carried out, this house should remain a good building for years to come.

Please note that stipple can contain asbestos which becomes an issue only when working on it.

NB: Image gallery below and the accompanying comments form an integral part of this report and must be viewed and read in conjunction with the rest of the report.

Due to the large number of different flooring options available that look the same once installed (vinyl, laminate, hybrid, composite etc), the inspector has used their best judgement to identify the flooring type, however we cannot guarantee it is not a similar product with the same visual characteristics. For confirmation of the exact type of flooring used, we recommend confirming with the agent or vendor.

For our full Terms and Conditions, please see below link to our website:

https://www.christchurchpropertyinspections.co.nz/files/ugd/aa7ca9_a43eb36c894748b3ba63d2a32c7f12bc.pdf

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PHOTO GALLERY



1. North Elevation



2. East elevation



3. South elevation



4. West elevation



5. Typical roof



6. Roof penetration



7.Roof structure



8.Ceiling Insulation



9. Typical pile, no subfloor moisture barrier



10.No subfloor insulation



11.Low pressure HWC



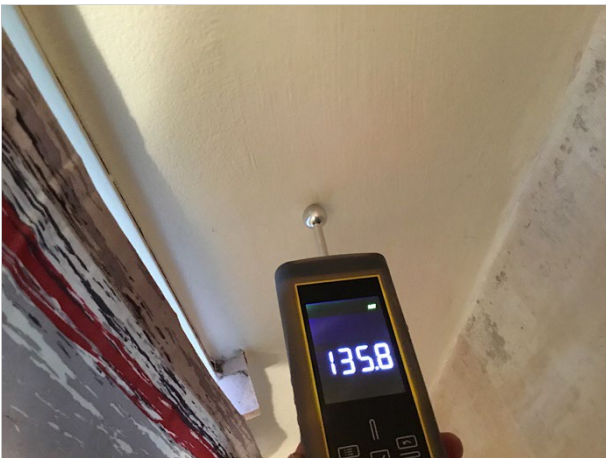
12.Switchboard



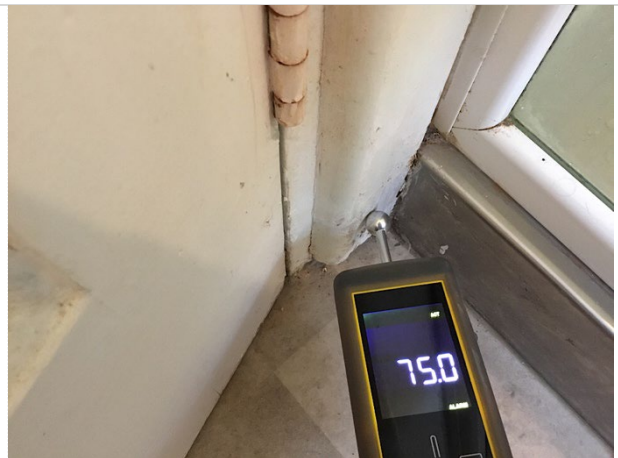
13. Floor levels checked with laser level



14. High moisture reading in bedroom 2



15. High reading bedroom 3



16. Beside shower



17. Beside toilet water supply



18. High reading in living



19. High reading in entrance



20. High reading in sleepout



21. Borer in bedroom 1



22. Water in kitchen from windows



23. Broken sleepout window



24. Unfinished flooring in sleepout toilet



25. Some paint needs attention



26. Borer on front porch



27. Broken glass on front porch



28. Sleepout gable needs painting



29. Damaged gutter above garage

Important Note | Disclaimer

THE COMMENTS, OBSERVATIONS AND RECOMMENDATIONS THROUGHOUT THIS REPORT ARE THE PROFESSIONAL OPINIONS OF THE INSPECTOR DETERMINED BY HIS OWN ABILITIES AND EXPERIENCE IN THE BUILDING INDUSTRY AND THE VISUAL IMPRESSIONS/WHAT HE IS ABLE TO SEE AT THE TIME OF THE INSPECTION.

Please note: **This report is a non-invasive visual inspection report and not a structural report.** This report does not seek to address the structural integrity of the buildings on the property or provide authoritative advice on structural matters. If the commissioner of this report has concerns regarding the structural issues a separate report should be obtained from a professional structural engineer. The report is not intended as an all-encompassing Report dealing with the Premises from every aspect. The age of the buildings was taken into consideration when the inspection and reporting was carried out.

This report excludes asbestos testing which is beyond the scope of this inspection; we have no expertise in this specialised area and we do not advise on whether there is asbestos present in the dwelling. Tests can be arranged for you by contacting the New Zealand based companies listed in the Yellow Pages if there is any reason to suspect the presence of asbestos.

This inspection excludes chattels and all floorcoverings although our Inspector may choose to make an observation if there are any obvious or apparent defects.

Whilst every effort and all due care is taken to be as thorough as possible in inspecting this property Christchurch Property Inspections and its contractor/inspector does not accept liability for any issues missed during this inspection through human error or oversight. The inspector exercises his best professional judgement to identify issues but is still subject to human fallibility. The client is deemed to have accepted this clause on delivery of the report.

The inspection of electrical components, plumbing and drainage has not been carried out by a registered person and is a visual inspection of these aspects only. Appliances including stoves, ovens, heat pumps, night stores, HRV & DVS systems and other are tested by simply switching on (if this is possible) and there is no guarantee that such electrical appliances are operating correctly. The purchaser is advised to seek assurances from the real estate salesperson/agent or directly from the vendor as to the status of all appliances in the home.

Since the inception of the Building Act 1991, Councils can no longer issue retrospective building permits. We recommend checking the records of the local territorial authority to ensure that all necessary permits, consents, and Code Compliance Certificates are obtained and that the materials and finishes match the approved plans. It is also important to confirm that the floor layout matches the plans.

The legal boundaries information is shown on the Certificate of Title that your solicitor or the listing agent will supply. Christchurch Property Inspections accepts no liability for the accuracy of any boundary lines or the position of fences. Christchurch Property Inspections accepts no liability that any alterations or renovations comply with building permits or consents issued or for any defects concealed, unable to be seen or evident.

At all times clients should rely on their own judgment when purchasing a property.

This report is based on a non-invasive inspection of the aspects mentioned in the report and applies to the property at the date of inspection only. **No liability is accepted for areas within the house and on the property not inspected for whatever reason including because of inadequate or blocked access or where areas are obscured with occupier's personal effects, furniture etc.** No liability can be accepted for defects, faults or sub-standard workmanship or illegal alterations that are covered by various materials and/or cladding or underground services. No liability can be accepted for any weathertightness or watertightness issues affecting the building or for Christchurch Property Inspection failing to identify any ingress of moisture/water issues.

There are many different cladding types and it is sometimes not possible to be certain of the precise product details during a visual, non-invasive inspection such as this so we recommend your solicitor obtain the Property File from the Christchurch City Council (or relevant authority if outside the CCC area) for exact cladding details.

With claddings such as Polystyrene and Monolithic or similar, including roughcast over other cladding like weatherboards, block etc, or where there may be no cavity between the cladding and the framing we are unable to determine conclusively that moisture ingress has not occurred and will not do so in the future. Homes classed or categorized as “Leaky Homes” require an invasive inspection to conclusively determine issues relating to weather and watertightness and our own findings are limited to what can be determined by a visual, non-invasive inspection.

Clients are advised to proceed to an invasive inspection which may require the removal of linings or cladding for absolute confirmation of the status of their properties with respect to these weather/water issues. There is also no guarantee where houses are built in high wind zone areas or when there is heavy rain and winds that the house will not leak.

The inspection of showers is limited to testing only using the provided shower rose or hand held rose from outside the shower which limits the ability to find leaks.

Work carried out before the implementation of the Building Act 1991 would have been subject to the issuing of the necessary permits by the appropriate Local Body and would have been the responsibility of the owner at the times.

Christchurch Property Inspections strictly limits its responsibility to the client who commissioned this report only for their own use or for general maintenance/repairs and not to any third party including any vendors or proposed purchasers. Whilst there are no restrictions on the circulation of this report to prospective purchasers and others, pre-sale inspections are carried out for the owners/vendors of the property and any purchaser or prospective purchaser wishing to rely on or use the report must have the report re-issued/addressed in their names by contacting Christchurch Property Inspections in writing and pay our fees accordingly. In some cases it may be necessary for us to carry out a follow-up inspection depending on the length of time that has elapsed since the inspection.

In all inspections the inspector will not touch or move vendor's, tenant's or occupant's possessions or other items within the house and Christchurch Property Inspections will not be responsible for linings, flooring and other areas not able to be seen because of such possessions or items obscuring line of sight observations. This applies equally where carpeting, mats and so on might be obscuring/covering a view of any issues or defect in concrete or wooden flooring.

Subfloor can be accessed by the inspector provided there is a suitably sized subfloor access hatch and adequate crawl space(ground clearance) underfloor. It is the vendor or agent's responsibility to provide clear access to the hatch.

All purchasers are advised to carry out their own pre-settlement inspection to confirm that no visible issues or problems have arisen or occurred between the date of our inspection and the date of settlement.

A Land Information Memorandum from the Council may not disclose unauthorised work but this document should contain Building Consents or permits for any additions or alterations that may have occurred over the life of the residence. Your solicitor normally obtains a copy from the Council on your behalf.

We certify that this inspection has been undertaken by our Building Inspector, **(Dave Claude Licensed Building Practitioner and Master Inspector)**, independently of the owner of the property or any other party to the property unless otherwise stated.

If we may be of further assistance please do not hesitate to contact our office. Thank you for the opportunity of providing our service to you.

Floor levels are spot checked using a Bosch GLL 3-80 mini laser. This is not a comprehensive floor level survey and is not designed to replace an engineer's assessment. These measurements are to be treated as indicative readings only. Floors are spot checked at different areas of the house. If a more in depth survey is required, a zip level survey should be commissioned to capture the exact floor level condition.

Ben Spittle
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PEACE OF MIND



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