

Christchurch Property Inspections Report

419 Kainga Road,
Brooklands



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Inspection Date

30/05/2025

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	Amy and James Dean
Inspection Date	10am Friday 30 May 2025
Weather Conditions	Sunny 8 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	Amy and James Dean
Site	419 Kainga Road, Brooklands
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	No	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 south.	Photo
Dwelling	This is a single storey 4-bedroom, 2 bathroom home. Brick veneer over timber frame and concrete floor. Coloured steel roofing.	
Garage	Internal access double.	
Driveway	Concrete pavers. In sound usable condition for age.	
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.	24
Lawn	Established grass.	
Letterbox	Generally in sound condition for age.	
Boundary Fence	Post and rail. Generally in sound condition for age.	
Paths/Patios/Decks	Concrete paths to front and back doors. Generally in sound condition for age.	23

EXTERIOR

Cladding	<p>Brick veneer appears generally sound with no significant visible cracking or movement.</p> <p>Rendered plaster. 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
Foundation	Concrete floor, appears generally sound with no visible cracking or movement.	
Soffits	Painted fibrous cement board. 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>	20, 22, 30
Fascia	Coloured steel. Generally sound, typical for age.	
Downpipes, G/T & Stormwater	<p>PVC downpipes fall to PVC 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>Coloured steel. Generally sound, typical for age.</p> <p>Needs cleaning inside and out.</p> <p>Note: It is important to maintain clean guttering to eliminate blockages that may cause moisture ingress into the wall framing.</p>	26

Roofing	<p>Coloured steel roofing with tek screw fixings. Generally sound, typical for age.</p> <p>This type of roofing will need to be checked occasionally as part of routine maintenance.</p> <p>Requires lichen treatment</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, 25
Windows	Aluminium double glazed. Generally sound, typical for age.	

INTERIOR

Floor Levels	<p>Spot checked throughout using a Bosch GLL 3-80 mini laser. Findings below.</p> <p>6mm 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 11
Insulation Ceiling	Fibreglass batts 100mm thick. Generally sound, typical for age.	8
Insulation Floors	Concrete floor. Check plans for in slab insulation.	
Roof Structure	<p>Colorsteel roofing over building paper, timber purlins and timber trusses. 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.	12-19

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	250L mains pressure electric hot water cylinder manufactured 2009 and located in the hallway storage. Generally sound, typical for age. Untested. Seismic strapping is installed.	Photo 9
Electrical Services	Mini circuit breaker switchboard. (See switchboard photo) Power was on at time of inspection. Untested.	10
Plumbing Services	Some polybutylene pipework visible. No Dux Quest plumbing observed.	
Ventilation System	N/A.	
Smoke Alarms	NOT installed within 3m of all bedrooms. Untested.	
Intruder Alarms	N/A.	

ENTRANCE

Flooring	Tiles. Appears in good condition, typical for age.	Photo
Walls	Painted plasterboard. Generally sound, typical for age.	
Ceiling	Painted plasterboard. Generally sound, typical for age.	
Lighting	Downlights. Operational. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Windows	Timber double glazed. Operational. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	N/A.	
Moisture Levels	Tested low at time of inspection.	

HALLWAY

Flooring	Appears in good condition, typical for age.	Photo
Walls	Painted plasterboard. Generally sound, typical for age.	
Ceiling	Painted plasterboard. Generally sound, typical for age.	
Lighting	Downlights. Operational. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Storage x 2	Operational. Generally sound, typical for age. HWC inside one.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	N/A.	
Moisture Levels	Tested low at time of inspection.	

KITCHEN

Benchtop	Formica. Generally sound, typical for age.	Photo
Cabinets	Laminate. Generally sound, typical for age.	
Sink & Waste	Stainless steel. Generally sound, typical for age.	
Plumbing Fittings	PVC waste water pipe and water pipes have no visible leaking. Good pressure. Good condition.	
Oven	Under bench 600mm Fisher and Paykel. 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 zone ceramic. Generally sound, typical for age. Untested.	
Range Hood	900mm extractor. Operational. Externally ducted. Generally sound, typical for age.	
Fridge Space	900mm x 1750mm.	
Windows	Aluminium double glazed. Operational. Generally sound, typical for age.	
Flooring	Tiles. Appears in good condition, typical for age. A couple of chipped tiles.	27
Walls	Painted plasterboard. Generally sound, typical for age.	

Ceilings	Painted plasterboard. Generally sound, typical for age.	
Lighting	Pendant and downlights. Operational. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	N/A.	
Moisture Levels	Tested low at time of inspection.	

DINING/LIVING

Windows/ Slider	Aluminium double glazed. Operational. Generally sound, typical for age. Dining living slider reveal needs painting	30
Doors	Paint finish. Operational. Generally sound, typical for age.	
Flooring	Carpet. Appears in good condition, typical for age.	
Walls	Painted plasterboard. Generally sound, typical for age.	
Ceilings	Painted plasterboard. Generally sound, typical for age.	
Lighting	Downlights. Operational. Generally sound, typical for age. 1 not working.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	Mitsubishi high wall heat pump. Generally sound, typical for age. Untested.	
Moisture Levels	Tested low at time of inspection.	

LIVING

Windows/ Slider	Aluminium double glazed. 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	Painted plasterboard. Generally sound, typical for age.	
Ceilings	Painted plasterboard. Generally sound, typical for age.	
Lighting	Downlights. Operational. Generally sound, typical for age. 1 not working.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	N/A.	
Moisture Levels	Tested high right side of slider, peel carpet back to see point of water entry.	19

BATHROOM

Shower	Shower enclosure with acrylic wall liner and shower dome. Glass screen and door with safety glass. Good pressure. Generally sound, typical for age.	
Vanity	Porcelain top and laminate drawer. Operational and generally in sound condition for age. Mirror failing.	
Bath	Acrylic in tiled cradle. Generally sound, typical for age. Some mouldy silicone.	28
Plumbing Fittings	PVC waste water pipe and braided water pipes have no visible leaking. Good pressure. Good condition.	
Extractor	Operational. Externally ducted. Generally sound, typical for age.	
Flooring/ Skirting	Tiles. Appears in good condition, typical for age.	
Walls	Painted plasterboard. Generally sound, typical for age.	
Ceiling	Painted plasterboard. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age. No door stop.	
Windows	Aluminium double glazed. Operational. Generally sound, typical for age.	
Lighting	Downlights. Operational. Generally sound, typical for age. 1 not working.	

Heating	Wall mounted fan heater and heated towel rail. Operational. Generally sound, typical for age.	
Heating	Heat lamps x 2. Operational. Generally sound, typical for age.	
Architrave	Paint finish. Generally sound, typical for age.	
Moisture Levels	Tested low at time of inspection.	

TOILET

Pan & Cistern	Porcelain. Dual flush. Operational. Generally sound, typical for age.	Photo
Flooring/ Skirting	Tiles. Appears in good condition, typical for age.	
Walls	Painted plasterboard. Generally sound, typical for age. Repair incomplete.	29
Ceilings	Painted plasterboard. Generally sound, typical for age.	
Door	Paint finish. Operational. Generally sound, typical for age. Door stop rubber missing.	
Windows	Aluminium double glazed. Operational. Generally sound, typical for age.	
Lighting	Downlights. Operational. Generally sound, typical for age.	
Architrave	Paint finish. Generally sound, typical for age.	
Moisture Levels	Tested low at time of inspection.	

ENSUITE

Shower	Shower enclosure with acrylic wall liner and shower dome. Glass screen and door with safety glass. Good pressure. Generally sound, typical for age.	Photo
Vanity	Porcelain top and laminate drawer. Operational and generally in sound condition for age.	
Pan & Cistern	Porcelain. Dual flush. Operational. Generally sound, typical for age.	
Plumbing Fittings	PVC waste water pipe and braided water pipes have no visible leaking. Good pressure. Good condition.	
Extractor	Operational. Externally ducted. Generally sound, typical for age.	
Flooring/ Skirting	Tiles. Appears in good condition, typical for age.	
Walls	Painted plasterboard. Generally sound, typical for age.	
Ceiling	Painted plasterboard. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Windows	Aluminium double glazed. Operational. Generally sound, typical for age.	
Lighting	Downlights. Operational. Generally sound, typical for age.	
Heating	Heat lamps x 2. Generally sound, typical for age. Both heat lamps not working.	
Architrave	Paint finish. Generally sound, typical for age.	
Moisture Levels	Tested low at time of inspection.	

BEDROOM 1 WITH ENSUITE

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.	
Lighting	Downlights. Operational. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Windows/ Slider	Aluminium double glazed. Operational. Generally sound, typical for age.	
Wardrobe	Walk in. Operational. Generally sound, typical for age. 1 light not working.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	N/A.	
Moisture Levels	Tested low at time of inspection.	

BEDROOM 2 BESIDE LIVING

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.	
Lighting	Downlights. Operational. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Windows	Aluminium double 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 low at time of inspection.	

BEDROOM 3 BESIDE ENSUITE

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.	
Lighting	Downlights. Operational. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Windows	Aluminium double 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 low at time of inspection.	

BEDROOM 4 BESIDE BATHROOM

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.	
Lighting	Downlights. Operational. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Windows	Aluminium double 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 low at time of inspection.	

OFFICE

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.	
Lighting	Downlights. Operational. Generally sound, typical for age.	
Windows	Aluminium double glazed. Operational. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	N/A.	
Moisture Levels	Tested low at time of inspection.	

GARAGE LAUNDRY

Flooring	Vinyl planking and carpet. Generally sound, typical for age.	Photo
Walls	Painted plasterboard. Generally sound, typical for age.	
Ceiling	Painted plasterboard. Generally sound, typical for age.	
Side Door	Aluminium single glazed. Operational. Generally sound, typical for age.	
Lighting	Fixed. Operational. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Garage Door	Coloured steel, sectional, auto opener. Generally sound, typical for age. Garage door jamb needs painting	20, 21
Windows	Aluminium single glazed. Operational. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Dryer Ducting	N/A.	
Benchtop	Timber. Generally sound, typical for age.	
Laundry Tub	Stainless steel sink insert, steel supertub. Generally sound, typical for age.	
Plumbing Fittings	PVC waste water pipe and braided water pipes have no visible leaking. Good pressure. Good condition.	
Moisture Levels	Tested high left of side door, maybe related to washing machine, further investigation required.	18

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 sound and well-built to the standard of the time. Floor is within MBIE guidelines in indicative areas measured. Only low moisture meter readings were recorded except in living and garage.

There are a few maintenance issues mentioned in report. With these taken care of and typical ongoing maintenance carried out, this house should remain a good building for years to come.

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.

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.

NB. This property was occupied and furnished at the time of inspection which did limit the visual inspection.

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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Property Inspector
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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. 250L mains pressure HWC manufactured 2009



10. Switchboard



11. Floor levels checked with laser level



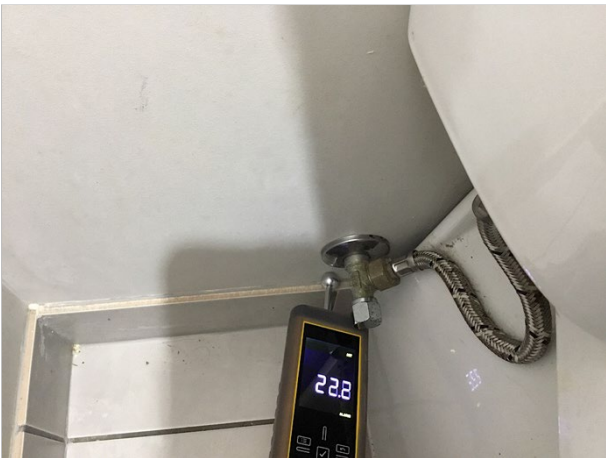
12. Typical low moisture reading under windows



13. Typical window reveal reading



14. Beside exterior doors



15. Beside toilets



16. Beside bathroom shower



17. Beside ensuite shower



18. Beside washing machine



19. Beside living slider



20. Garage door jamb needs painting



21. I recommend 12mm gap between garage door jamb and concrete to prevent moisture transfer



22. Front door sill needs painting



23. Install missing decking



24. Remove soil from bottom brick course vents



25. Roof needs lichen treatment



26. Gutter needs cleaning inside and out



27. Chipped kitchen tile



28. Spots of mould in bath cradle silicone



29. Unfinished toilet wall repair



30. Dining living slider reveal needs painting

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.

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Christchurch Property Inspections

PEACE OF MIND



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