Cozy Building Compliance

Building Consultants and Property Inspectors
Pre Purchase and Pre Sale Inspections
Thermal Imaging Inspections
Healthy Homes Assessments

Young Tsai
022 193 5800
Info@cozybuildingcompliance.co.nz
Cozy Building Compliance Ltd

COZY
BUILDING
COMPLIANCE LTD

Pre-Purchase House Inspection

ADDRESS:	Sample report
CLIENT:	Young
AGENT:	Sample
INSPECTION DATE & Weather Conditions:	
PEOPLE PRESENT:	Buyer
TENANTS DETAILS:	The property was vacant at time of inspection.

This is a visual, non-invasive inspection prepared in general accordance with NZS 4306:2005. The report records observed defects, risk indicators and limitations noted at the time of inspection. Where no exceptions were observed, this will be stated. This report is not a certificate of compliance, and it does not confirm concealed conditions, performance under load, or future performance.

Contents

Reporting Information and Limitations

Moisture meters and Weathertightness
This inspection is visual and non-invasive. This report does not provide any waterproofing or weathertightness guarantee, as it is not practicable or within scope to create simulated conditions to induce moisture ingress. Where accessible, the inspector may take spot moisture readings at selected locations (commonly around windows, doors, wet areas, and other observed risk points) to assist in identifying areas of potential concern. Spot testing is not exhaustive and does not confirm the condition of concealed flashings, underlay, cavities, or framing.

A Protimeter SurveyMaster and/or Trotec T650 (or equivalent) moisture meter may be used in non-invasive mode in accordance with the manufacturer's instructions. Non-invasive readings are indicative only and can be influenced by surface materials, density, temperature, salts, metal, and other factors. The type/condition of internal timbers (including treatment type) is not confirmed as part of this inspection.

Some instruments may display values that are not a true timber moisture content unless intrusive probe testing is undertaken. Where the device displays a numeric value (including any "%" style display in non-invasive mode), this should be treated as an indicative Wood Moisture Equivalent (WME) / comparative reading only, used to identify variation from typical background levels and to support further assessment.

Interpretation of readings (guideline only): Readings are considered in context and compared with adjacent "background" areas. "Normal / Slightly High / High / Very High" descriptors (if used) are guidelines only and do not confirm the presence or absence of leaks, decay, or concealed moisture-related defects. Any elevated or atypical readings of concern will be reported as exceptions and considered alongside visual findings.

Accurate moisture confirmation typically requires intrusive investigation, which is not carried out during this inspection. Where elevated or atypical readings are indicated, or where visual risk indicators are present, further targeted investigation may be recommended to determine the source and extent of moisture and to assess adjacent materials. Any further investigation may be invasive, is subject to property owner approval, and should be undertaken by a suitably qualified building professional.

Report Limitations:
Report limitations are as set out in the Terms and Conditions accepted for this inspection and as detailed throughout this report.

Certificate of property inspection

Client Name:	Young
Inspection address:	Sample report
Date of inspection:	
Property Inspector:	Young
Company:	Cozy Building Compliance Ltd
Scope of inspection:	The scope of the inspection is as set out in our Terms and Conditions and is limited to a visual Pre-Purchase, or Pre-Sale inspection, carried out in accordance with NZS4306:2005.PPI
Report number:	08022026.

The following areas of the Property have been inspected:

a) Site	V	b) Subfloor	X	c) Exterior	V	d) Roof Exterior	V	f) Interior	V	g) Services	V
h) Accessory Units	X	Ancillary Spaces	X	Buildings	N/A						

Inspected V Not Inspected X Not Applicable N/A

Any limitations to the coverage of the Inspection are detailed in the Written Report.

Certificate:

I hereby certify that I have carried out the PROPERTY INSPECTION of the site at the above address in accordance with NZS 4306:2005 Residential Property Inspection – and I am competent to undertake this Inspection.

Signature:

Building Surveyor
Young Tsai
Cozy Building Compliance Ltd

An inspection carried out in accordance with NZS4306:2005 is not a statement that a property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer NZS4306:2005 for full details.

SUMMARY LIST OF FEATURES INSPECTED

For any feature not present on the property, mark as N/A (not applicable)

	Inspected Y	N	N/A
SITE			
Orientation of living spaces	V		
Site exposure, contour & vegetation	V		
Retaining walls	V		
Paths, steps, handrails & driveways	V		
Fencing	V		
Surface water control	V		
SUBFLOOR			
Location of access point			V
Accessibility			V
Foundation type & condition	V		
Foundation walls			V
Ground condition			V
Ground vapour barrier			V
Drainage			V
Ventilation adequacy			V
Pile type, instability & condition			V
Pile to bearer connections			V
Obvious structural alteration			V
Ground clearance of timber framing			V
Floor type (timber or suspended concrete)			V
Timber framing & bracing			V
Insulation type, approximate thickness, coverage& condition			V
Plumbing – material types, leakage & support			V
Electrical – wiring type & support			V
Insect and pest infestation			V
Rotting timbers			V
Debris			V
EXTERIOR			
Construction type	V		
Cladding	V		
Chimneys			V
Exterior stairs			V
Balconies, verandahs, patios, etc.			V
ROOF			
Roof material	V		
Roof condition	V		
Roof water collection	V		
Downpipes	V		
Eaves, fascia & soffits	V		
ROOF SPACE			
Accessibility	V		
Roof cladding	V		
Thermal insulation type, approximate thickness, coverage& condition	V		
Sarking	V		
Party walls, fire proofing	V		
Roof underlay & support	V		
Roof frame construction & connections	V		
Ceiling construction	V		
Obvious structural alteration	V		

	Inspected Y	N	N/A
INTERIOR			
Ceilings	V		
Walls	V		
Timber floors			V
Concrete floors			V
Doors& frames	V		
Electrical – operation of switches, etc.	V		
Heating systems	V		
Kitchen – Bench top	V		
Cabinetry	V		
Sink	V		
Tiles			V
Air extraction system	V		
Bathroom, WC, ensuite –	V		
Floor	V		
Cistern, pan & bidet			V
Tiles			V
Bath			V
Shower	V		
Vanity/washbasin	V		
Ventilation	V		
Special features			V
Laundry – Location	V		
Floor	V		
Tubs/cabinet	V		
Tiles	V		
Ventilation			V
Storage	V		
Stairs			V
Exterior windows & doors	V		
SERVICE			
Fire warning & control systems	V		
Heating systems	V		
Central vacuum systems			V
Ventilation systems			V
Security system	V		
Electricity services			V
Gas services	V		
Water services	V		
Hot water services		V	
Foul water disposal			V
Grey water recycling system			V
Rainwater collection systems			V
Solar heating			V
Aerials & antennae	V		
Shading systems			V
Telecommunications			V
Lifts			V
ANCILLARY SPACES			
Exterior claddings			V
Floors			V
Roofs			V
Subfloor			V

Insect and pest infestation	V	
Rotting timbers	V	
Discharges into roof space	V	
Plumbing - material types, leakage & support	V	
Electrical - wiring types & support	V	
Tile fixings		V

For full details of the inspection refer to the inspector's "Property Report" and to NZS 4306:2005.

Report Summary:

Client Name:	Young
Date of inspection:	
Inspection address:	Sample
Scope of inspection:	The scope of the inspection is as set out in our Terms and Conditions and is limited to a visual Pre-Purchase, or Pre-Sale inspection, carried out in accordance with NZS4306:2005.PPI
Report number:	08022026.

This summary is not intended to replace the entire inspection report. There could be other items noted in this report that the client may consider significant. Please read the entire report carefully.

When considering the overall condition of a home we take into account the age, the type of construction and how it compares to homes built using similar construction techniques, materials and around the same era.

Overall condition

Brief Summary (for Report)

Overall, this **1960s single-level unit** appears to be in **fair condition for its age**, however a number of **weathering-related defects** were noted externally (roof corrosion, cladding damage/holes, deteriorated paintwork, and gaps at junctions). These items increase the risk of **moisture ingress and ongoing deterioration** if not addressed. The property will benefit from a **planned maintenance programme**, with several items requiring **higher-priority attention**.

Priority Items (Safety / Weathertightness)

- **Exposed cable at driveway** due to cracking: treat as a **safety item**—have a **registered electrician** identify/make safe first, then repair the concrete.
- **Roof condition:** lichen growth and **significant rust**, including a **hole/opening** noted—recommend **urgent roofing contractor assessment and repair**, and plan for broader remediation/replacement depending on extent.
- **Exterior cladding defects:** multiple areas of **broken/holed cladding**, including a **nail protruding through cladding** (safety + moisture pathway). Recommend **builder (LBP)** to repair/replace and reinstate a weathertight finish.
- **Garage vehicle door:** door fixed in place and **track bent**—engage a **garage door specialist** to restore safe operation.

Other Key Findings (Maintenance / Durability)

- **Paintwork** (exterior and interior) is generally **aged and peeling** in areas—recommend preparation and repainting to protect substrates.

- **Brickwork:** vegetation and moss growth at the base, and **vertical cracking to mortar joints**—clean/treat, improve clearances, and repair/repoint as required. **Weep holes were not observed** (confirm wall type and upgrade if veneer).
- **Guttering:** debris build-up and **leaking joints**—clean and repair to reduce overflow and moisture issues.
- **Plumbing:** filtered/drinking water tap had **no water**—recommend plumber/filter technician diagnosis. Laundry tub shows **rust** at the bottom (monitor/replace if worsening).

Inspection Limitations Noted

- **Subfloor/foundation space was not accessible** due to the construction type (slab/no accessible subfloor).
- **Roof inspection was limited** to safe visual observations (HSWA working-at-height constraints).
- **Hot water cylinder** was enclosed/secured and **not accessible for inspection**.

Recommendation: Prioritise the **electrical safety item**, **roof repairs**, and **cladding repairs/sealing**, then address drainage/paintwork and general maintenance to improve durability and reduce future moisture risk.

Recommend checks be made with the Local Territorial Authority (Council) to confirm all relevant Building Consents have been obtained and complied with for the property. This would include any Alterations or Additions made to Original Property, and any areas which are not exempt from having a Building Consent. The Ministry of Business, Innovation and Employment (MBIE), gives guidance to things that may be exempt from having to require a Building Consent. The purpose of the report is to identify areas of interest/concern, NOT to provide independent expert advice on specific elements, and NOT to recommend solutions to faults identified.

Young Tsai
Building Surveyor
Cozy Building Compliance Ltd

Client information

Client and Site Information:

File number:
08022026.

Record Number:
1019. `

Date of Inspection:

Time of Inspection:
10:00 am.

Scope of the Inspection:
The scope of the inspection is as set out in our Terms and Conditions and is limited to a visual Pre-Purchase, or Pre-Sale inspection, carried out in accordance with NZS4306:2005.PPI.

Client Name:

Address of Property Inspected:

Weather Conditions:

Weather:
Sunny.

Soil Conditions:
Dry.

Building Characteristics:

Orientation of Living Space:
West.

Orientation of House:
For this inspection, the front of the home faces the driveway.

Site Exposure:

Medium wind zone. (BRANZ Maps)

Corrosion Zone (BRANZ Maps)

Zone C.

Estimated Age of Building:

Decade built 1960.

Building Type: Will be referred to as house or home through report.

Unit / Flat.

Levels:

1

Space Below Ground:

Crawl space / Foundations.

THE PROPERTY

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including Council water and sewer service piping or septic systems

THE PROPERTY

SITE

Flat site.

DWELLING

Unit / Flat.

GARAGE

Attached. Shared with neighbor.

DRIVEWAY

Concrete. Shared driveway.

Minor cracking was observed to the concrete driveway at the time of inspection. This type of cracking is common and can occur due to normal concrete shrinkage, temperature changes, and minor ground movement/settlement over time.

Recommendation
At this stage, this is considered a minor maintenance item.
Monitor the cracks for any changes such as widening, new cracking, or uneven "stepping" across the crack.
Consider sealing/filling the crack(s) to reduce water entry and slow further deterioration.
If cracking worsens, becomes uneven, or creates a trip hazard, engage a suitably qualified builder or concrete contractor to assess and carry out repairs (e.g., crack repair/sealing, localised patching, or replacement if required).

Trade to engage: Builder / Concrete

contractor.

Cracking to the concrete/grouting was observed at the driveway. As a result, a cable is visible/exposed at the affected area. This may indicate localised movement or deterioration of the concrete surface, and the cable may be at risk of physical damage

Recommendation
This should be treated as a higher priority safety item, particularly if the cable may be electrical.
Arrange for a registered electrician to identify the cable, confirm whether it is live/safe, and ensure it is correctly protected (e.g., installed in suitable conduit and appropriately terminated).
Engage a concrete contractor or builder to repair the cracked area after the cable has been made safe and correctly protected (e.g., reinstate concrete/grouting and ensure the cable is not left exposed).
In the meantime, avoid disturbing the cable and consider temporarily restricting access over the affected area (especially for vehicles), if practical.

Trades to engage: Registered electrician (first), then builder / concrete contractor (repair and reinstatement).

WATER SURFACE CONTROL

No indication of site drainage issues.

LAWN

Back of home.

LETTERBOX

Front of street.
Metal
In order for its age.

BOUNDARY FENCES

Brick.

Vegetation growth was observed at the bottom of the brick wall. This typically indicates the area is staying damp and/or debris/soil has built up against the wall, allowing plants to take hold.
Vegetation against a wall can trap moisture and reduce drying, and over time may contribute to deterioration of mortar joints, staining, and moisture-related issues at lower wall areas. If soil or mulch is high against the wall, it can also reduce clearance and increase the risk of dampness

Recommendation
Remove the vegetation and clear any debris from the base of the wall.
Check ground levels and maintain suitable clearance between the wall and surrounding soil/mulch (where practicable) to help keep the wall dry.
Monitor for ongoing regrowth, damp staining, moss/algae, or deterioration of mortar joints.

If dampness persists or mortar is deteriorating, engage a suitably qualified builder to assess, and a landscaper/drainlayer if ground levels/drainage need improvement.

Trades to engage:
Gardener/landscaper (removal and ground clearance); Builder (if mortar/wall repair needed);

A vertical crack was observed at the brick wall mortar joint area at the time of inspection. This can occur due to minor movement/settlement, thermal expansion/contraction, shrinkage of mortar, or age-related deterioration.

Recommendation
Monitor the crack for changes (widening, lengthening, stepping cracks through bricks, or new cracks nearby).
If the crack is stable and minor, arrange masonry repair/repointing (remove loose mortar and repoint/reseal) to reduce water ingress.
If the crack is widening, there is visible displacement, or multiple cracks are present, engage a suitably qualified builder to assess further. An engineer may be required if significant movement is suspected.

Trades to engage: Bricklayer / mason (repointing/repair); Builder (assessment); Structural engineer (if movement appears significant).

Moss growth was observed on/along the brick wall at the time of inspection. Moss typically forms where surfaces stay damp and shaded, and it can indicate limited sunlight, poor drying, water splash-back, or moisture being retained by debris/soil near the wall.

Recommendation
Clean and treat the affected area to remove moss (gentle wash/soft treatment suitable for masonryavoid aggressive high-pressure washing that can damage mortar).
Keep the base of the wall clear of soil, mulch, and debris and maintain reasonable clearance where practicable to improve drying.
Monitor for recurrence and for signs of moisture-related deterioration (e.g., persistent damp staining, crumbling mortar, or efflorescence/white salts).

Trades to engage: Exterior cleaning contractor / gardener (clean & treat); Builder (moisture source assessment/repairs)

Timber
Fencing height approximately 1.8m
In order for its age.

CLOTHESLINE

Lift up.

GATES

Back of home.
Timber
In order for its age.

Locked from neighbor side.

Rust/corrosion was observed to the gate lock/latch hardware at the fence gate at the time of inspection.

Retaining Walls

Timber.

In order for its age.

EXTERIOR

The exterior cladding of the property can only be inspected where visible and in the Inspector's clear line of sight. Some limitations may occur due to the height of the property in some areas and any vegetation growing up or near the cladding.

CLADDING

Construction type:

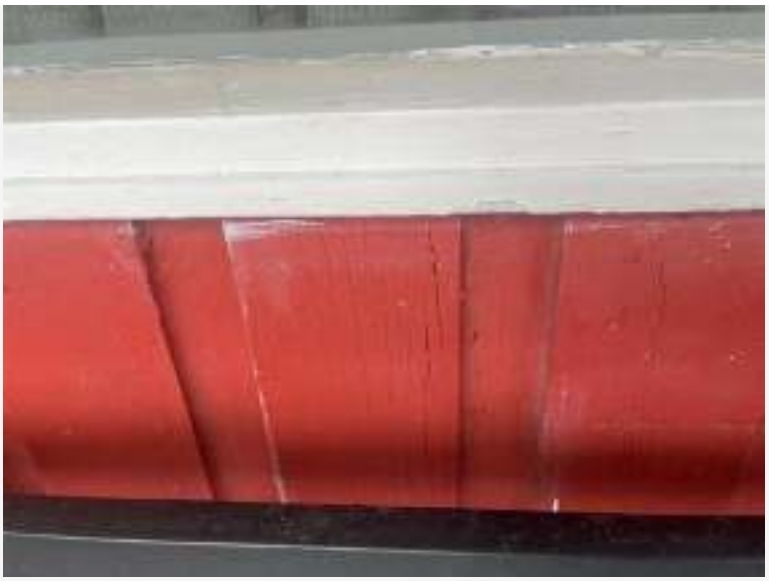
Timber framed.

Weatherboard:

Timber weatherboard.
Direct fixed.
The timber cladding appears aged, and crack lines/hairline splits were observed to some boards at the time of inspection. This is commonly caused by long-term weather exposure, timber shrinkage/expansion, and ageing of paint/coating systems.

Recommendation
Treat as a maintenance item: clean down, prepare and repaint as required to maintain a protective coating system.
Fill/seal small cracks/splits and check/open up any failed joints or gaps before repainting (use suitable exterior-grade filler/sealant).
Monitor areas for soft timber, swelling, staining, or persistent dampnessif present, arrange further assessment.
If cracking is significant, boards are deteriorated, or there are signs of rot, engage a suitably qualified builder (LBP recommended) to assess and repair/replace affected cladding sections.

Trade to engage: Painter/decorator (prep and repaint); Builder/LBP (repair/replace timber if required).



Brick

No weep holes were observed to the brick wall at the time of inspection. Weep holes are typically provided at the base of brick veneer walls (and above openings) to allow any moisture that gets behind the brick to drain out and to assist ventilation of the cavity.

Where weep holes are missing or blocked, moisture can remain trapped within the cavity, which may increase the risk of dampness, efflorescence (white staining), and deterioration of timber framing or wall components over time.

This inspection is visual only. We could not confirm the wall construction type (e.g., full masonry vs brick veneer) in all areas, nor confirm the condition of the cavity, wall ties, or any concealed moisture issues without further investigation.

Recommendation
Confirm the wall type and weep-hole requirements by engaging a suitably qualified builder (LBP recommended) or bricklayer/mason.
If the will is confirmed as brick veneer, install appropriate weep holes (or proprietary weep vents) at the base of the veneer and other required locations, in accordance with good building practice and applicable detailing.
Check for signs of moisture-related issues (damp staining, mouldy smell, swollen/skirting damage internally, efflorescence on brickwork). If present, treat as a higher priority and consider further investigation.

Trades to engage: Builder/LBP (assessment/detailing) and/or Bricklayer/Mason (weep hole installation).

Minor cracking was observed to the brick wall/brickwork at the time of inspection (including small cracks to bricks and/or mortar joints). Minor cracking can occur due to normal building movement, mortar shrinkage, thermal expansion/contraction, and age-related wear.

Recommendation
Monitor the cracking for any changes (widening, lengthening, "stepping" cracks, or new cracks developing).
Where appropriate, arrange repointing/sealing of affected mortar joints to reduce water ingress.
If cracking worsens, appears widespread, or there is visible displacement, engage a suitably qualified builder for further assessment. A structural engineer may be required if significant movement is suspected.

Trades to engage: Bricklayer/mason (repointing/repair); Builder (assessment); Structural engineer (if movement appears significant).

Minor cracking was observed to the brick wall/brickwork at the time of inspection.

Minor cracking was observed to the brick wall/brickwork at the time of inspection.

Minor cracking was observed to the brick wall/brickwork at the time of inspection.

Vegetation growth was observed at the bottom of the brick wall. This typically indicates the area is staying damp and/or debris/soil has built up against the wall, allowing plants to take hold.

Minor cracking was observed to the brick wall/brickwork at the time of inspection.

Vegetation growth was observed at the bottom of the brick wall. This typically indicates the area is staying damp and/or debris/soil has built up against the wall, allowing plants to take hold.

Fiber Cement

Fiber Cement, Direct fixed.

A gap was observed at the corner trim junction at the time of inspection. This may be due to minor movement, shrinkage of materials, ageing sealant, or previous installation/maintenance issues.

Recommendation (What to do + who to call)
Seal the gap with a suitable exterior-grade flexible sealant (compatible with the cladding/paint system).
Ensure surfaces are clean and dry prior to sealing, and repaint if required to maintain weather protection.
Monitor the area for signs of moisture issues (staining, bubbling paint, softness, or mould).
If the gap is large, recurring, or associated with cladding movement/loose trim, engage a suitably qualified builder (LBP recommended) to refix/repair the trim and confirm weather-tightness detailing.

Trade to engage: Builder/LBP (trim repair/refix). Painter (touch-up/repaint if needed).

Pipe penetrations through the exterior cladding were observed. Any gaps around penetrations can allow wind-driven rain and moisture to track behind the cladding, increasing the risk of concealed dampness, staining, and (over time) timber deterioration.

This inspection is visual only. The condition of concealed flashings, building wrap, and the extent of any moisture impact behind the cladding cannot be confirmed without further investigation.

Recommendation
All pipe penetrations through the exterior cladding should be sealed and made weathertight, using appropriate exterior-grade sealing/flashings (e.g., compatible flexible sealant and/or proprietary pipe flashing). Ensure sealant is continuous and neatly finished, and maintain adequate fall/drip points where applicable.

If there are multiple penetrations, gaps are large, or the cladding system requires specific detailing, engage a suitably qualified builder (LBP recommended) to confirm the correct weathertight treatment. A plumber may also be required if pipework needs adjustment to allow proper flashing/sealing.

Trades to engage: Builder/LBP (weathertightness sealing/detailing); Plumber (if pipe alterations are required).

Pipe penetrations through the exterior cladding were observed.

Pipe penetrations through the exterior cladding were observed.

Impact damage was observed to the exterior cladding at the time of inspection.

Recommendation
Repair or replace the damaged section to reinstate weather-tightness and appearance. The appropriate repair method will depend on the cladding type (e.g., patch/flush repair, board replacement, or localised replastering for plaster systems). Ensure any repairs are properly sealed and recoated/painted to match the existing system. Monitor the area for signs of moisture ingress (staining, swelling, softening, mould, bubbling paint).

Trade to engage: Builder/LBP (repair/replace cladding). Painter (finishing/recoat).

Nail holes were observed to the exterior cladding at the time of inspection (likely from previous fixings/signage or removed fittings). Even small holes can allow moisture entry, particularly in wind-driven rain, and may lead to localised deterioration of the cladding surface and underlying materials over time.

This inspection is visual only. The condition of concealed framing/building wrap and any moisture impact behind the cladding cannot be confirmed without invasive investigation.

Recommendation
Seal all nail holes using a suitable exterior-grade filler/sealant compatible with the cladding and

paint system.
Prime and repaint the repaired areas to reinstate the protective coating and reduce moisture entry.
Monitor the area for signs of moisture-related issues (staining, swelling, softening, bubbling paint).
If there are multiple holes, the cladding is fragile (e.g., fibre-cement), or the area is part of a higher-risk weathertightness zone (near joinery, corners, penetrations), engage a suitably qualified builder (LBP recommended) to ensure repairs are durable and weathertight.

Trades to engage: Painter (seal/prime/repaint) or Handyman/Builder (repair if larger holes or cladding damage present).

A hole/penetration in the exterior cladding appears to have been filled with sealant, however the repair is untidy and does not present a clean, uniform finish.

Recommendation
Remove and re-do the repair to a neat, durable standard: trim back/remove loose sealant, prepare the surface properly, and re-seal using a suitable exterior-grade sealant/filler compatible with the cladding system.
Prime and repaint to reinstate the protective coating and improve appearance.
Monitor the area for staining, bubbling paint, swelling, or softness which may indicate moisture entry.

Trades to engage:
Builder/Handyman (tidy repair/patch if needed); Painter

(finish coat/paint matching).

Pipe penetrations through the exterior cladding were observed.

A section of exterior cladding was observed to be broken/damaged at the time of inspection. This inspection is visual only. The condition of concealed framing/building wrap and any moisture impact behind the damaged area cannot be confirmed without invasive investigation.

Recommendation
Repair or replace the damaged cladding section to reinstate weather-tightness and durability. The correct repair method will depend on the cladding material. Ensure repairs are properly sealed and finished (primed/repainted) to maintain protection and appearance. Monitor for signs of moisture ingress around the damaged area (staining, swelling, softening, mould, bubbling paint).
If the damage is near junctions/openings (windows/doors/corners) or the cladding system is weathertightness-

sensitive (e.g., plaster/EIFS or face-sealed systems), engage a suitably qualified builder (LBP recommended) for assessment and repair.

Trades to engage: Builder/LBP (repair/replace cladding). Painter (recoat/finish).

A nail was observed protruding through the exterior cladding from the inside to the outside. This presents a safety hazard (sharp projection) and has also damaged/broken the cladding at the penetration point. The penetration creates a pathway for moisture entry, increasing the risk of water ingress behind the cladding and potential deterioration of underlying materials over time.

This inspection is visual only. We could not confirm the extent of concealed damage, the condition of underlying framing/wrap, or whether moisture has entered behind the cladding at this location without further investigation.

Recommendation
Treat as a high priority item. Arrange for a suitably qualified builder (LBP recommended) to:
Remove or correctly re-fix the nail so it does not protrude through the cladding (and ensure correct fixing length/position).
Repair the cladding damage to reinstate weathertightness (e.g., patch/replace affected section as appropriate to cladding type).
Seal, prime, and finish repairs to match the existing system (with painting as required).

Monitor for signs of moisture entry around the area (staining, swelling, bubbling paint, mould).

Trades to engage: Builder/LBP (urgent safety and cladding repair). Painter (finishing/repaint).

A hole was observed in the exterior cladding at the time of inspection. Openings in cladding can allow wind-driven rain and moisture to enter behind the cladding, increasing the risk of concealed dampness and potential deterioration of underlying materials over time.

This inspection is visual only. The condition of framing/building wrap behind the cladding and any hidden moisture impact cannot be confirmed without further investigation.

Recommendation
Treat as a priority maintenance item and repair the hole promptly to reinstate weather-tightness.
Repair method will depend on cladding type and hole size (e.g., patch repair, replace the affected board/section, reseal, then prime and repaint).
Monitor the area for signs of moisture ingress (staining, swelling, soft spots, bubbling paint, mould).

Trades to engage:
Builder/Handyman (repair/patch/replace). Painter (finish/repaint).

A gap was observed at a cladding junction at the time of inspection. This may be due to minor movement, shrinkage of materials, ageing/failed sealant, or installation/maintenance issues. Open gaps at junctions can allow wind-driven rain and moisture to track behind the cladding, increasing the risk of concealed moisture damage over time.

Recommendation
Seal the junction gap using a suitable exterior-grade, paintable flexible sealant compatible with the cladding system. Ensure surfaces are clean/dry and the sealant is continuous and neatly finished.
Repaint/touch up as required to maintain the protective coating.
Monitor for staining, bubbling paint, softness, or mould which may indicate moisture entry.
If the gap is large, recurring, or the junction/trim is loose, engage a suitably qualified builder (LBP recommended) to refix/repair the junction detailing and confirm weathertightness.

Trades to engage: Builder/LBP (refix/repair and sealing where needed). Painter (finish coat/touch-up)

A section of exterior cladding was observed to be broken/damaged at the time of inspection.

Recommendation
Repair or replace the affected cladding section to reinstate weather-tightness and durability.
The correct method will depend on the cladding material and extent of damage (e.g., patch repair, board replacement, or replastering for plaster systems).
Ensure repairs are properly sealed, primed, and repainted to match the existing finish.
Monitor the area for signs of moisture ingress (staining, swelling, soft spots, mould, bubbling paint).

Trades to engage: Builder/LBP (repair/replace). Painter (finishing/repaint).

(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.)

JOINERY(Windows and Doors)

Timber

Timber and glass.

Impact damage was observed to the door leaf at the time of inspection.

Recommendation
If minor/cosmetic: repair and refinish the affected area (fill, sand, seal, and repaint).
If the door edge is broken, swelling, or the door no longer closes/latches correctly: engage a suitably qualified builder/joiner to assess and repair or replace the door leaf as required.
Maintain the protective coating/paint finish, particularly to door edges, to reduce moisture absorption.

Trades to engage: Joiner / Carpenter (door repair or replacement).
Painter (finish/repaint).

The door architrave (timber trim around the door frame) was observed to be loose/unfixed at the time of inspection.

Recommendation
Re-fix the architrave securely using appropriate fixings, ensuring it is straight and tight to the wall/lining. Fill any gaps, then prepare and repaint as required to achieve a tidy finish.
If the trim will not sit flush (suggesting movement or an uneven substrate), engage a suitably qualified builder/joiner to assess and rectify.

Trades to engage: Builder/Carpenter or Joiner (refix/repair). Painter (touch-up/finish).

The paint finish was observed to be aged with areas of peeling/flaking at the time of inspection. Paint failure can occur due to normal ageing, poor surface preparation, moisture exposure, heat/sun (UV), or movement/cracking of the underlying substrate.
Peeling paint reduces surface protection and may allow moisture ingress (particularly externally) and can lead to further deterioration of the underlying material if not maintained.

Recommendation
Treat as a maintenance item: scrape/remove loose paint, properly prepare the surface, prime, and repaint with a suitable paint system.
Where paint is peeling due to moisture (e.g., bathrooms, wet areas, exterior walls), identify and address

the moisture source before repainting.
Monitor for ongoing peeling, staining, mould, or softening of substratesif present, arrange further assessment.

Trades to engage: Painter/Decorator (surface preparation and repainting). Builder (if substrate damage or moisture-related issues are suspected).

Impact damage was observed to the bottom of the door leaf at the time of inspection

Recommendation
If minor: repair and seal the damaged area (fill, sand, seal/prime) and repaint to protect the door edge from moisture.
If the bottom edge is swollen, soft, or the damage is extensive: engage a suitably qualified builder/joiner to repair or replace the door leaf as required.
Ensure adequate clearance to the floor and avoid prolonged wetting at the door bottom.

Trades to engage: Joiner/Carpenter (repair/replace door). Painter (finish/repaint).

A gap was observed between the exterior cladding and the door jamb/trim at the time of inspection. Gaps at door junctions are a weathertightness risk, as wind-driven rain can enter behind the cladding and track into the wall assembly. This inspection is visual only. The condition of concealed flashings, air seal, and building wrap behind the junction cannot be confirmed without invasive investigation.

Recommendation
Seal the gap with a suitable exterior-grade, flexible, paintable sealant compatible with the cladding and joinery system. Ensure surfaces are clean and dry, and the sealant bead is continuous and neatly finished.
Repaint/touch up as required to maintain the protective coating.
Monitor for signs of moisture ingress around the door area (staining, bubbling paint, swelling/softness to trims, musty odours internally).
If the gap is large, recurring, or the door junction detailing appears inadequate, engage a suitably qualified builder (LBP recommended) to assess and rectify the junction (may include refixing trims and confirming flashing details).

Trades to engage: Builder/LBP (junction assessment and repair).
Painter (finish/touch-up).

A gap was observed between the exterior cladding and the door jamb/trim at the time of inspection.

At the time of inspection, there appeared to be no sufficient gap/clearance between the head flashing and the cladding at the top of the opening.
A small clearance is generally important so water can drain and drip clear of the wall, and so capillary action does not draw moisture back into the cladding/junction. Where cladding is tight against flashings, moisture can be trapped, which may increase the risk of water ingress and premature deterioration of cladding/paint systems.

This inspection is visual only. The condition of concealed underflashings/building wrap, fixings, and any hidden moisture damage cannot be confirmed without further investigation.

Recommendation
Engage a suitably qualified builder (LBP recommended) to assess the head flashing/cladding detailing and rectify to achieve appropriate

clearance and drainage (and ensure the flashing has an effective drip edge and the junction is weathertight).
Any remedial work may involve adjusting/re-cutting cladding, re-installing/confirming flashings, and reinstating sealant/paint finishes as required.
Monitor internally and externally for signs of moisture issues around the opening (staining, bubbling paint, swollen trims, musty odour).

Trades to engage: Builder/LBP (primary). Painter (touch-up/repaint after rectification).

At the time of inspection, there appeared to be no sufficient gap/clearance between the head flashing and the cladding at the top of the opening.

At the time of inspection, there appeared to be no sufficient gap/clearance between the head flashing and the cladding at the top of the opening.

A gap was observed between the exterior cladding and the window jamb/trim at the time of inspection.

The paint finish was observed to be aged with areas of peeling/flaking at the time of inspection.

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A gap was observed between the exterior cladding and the window jamb/trim at the time of inspection.

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A gap was observed between the exterior cladding and the door jamb/trim at the time of inspection.

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At the time of inspection, there appeared to be no sufficient gap/clearance between the head flashing and the cladding at the top of the opening.

Peeling paint was observed to the window jamb, and minor timber rot/decay was noted at the affected area at the time of inspection. This commonly occurs where moisture has been able to enter timber due to failed paint coating, gaps in sealant, poor drainage, or prolonged wetting/condensation.
If not addressed, timber decay can progress and may affect the durability of the window surround and the ability to maintain a weathertight seal.
This inspection is visual only. The full extent of decay and any concealed moisture impact behind the jamb cannot be confirmed without opening up/removing the affected timber.

Recommendation (What to do + who to call)
Engage a suitably qualified builder/joiner (LBP recommended) to assess the jamb and carry out repairs. Typical work may include:
Removing softened/decayed timber

and splicing/patch repairing or replacing affected sections (depending on extent).
Checking and renewing sealant at junctions (jamb to cladding/joinery).
Ensuring water can drain correctly and that detailing does not trap moisture.
After repairs, prime and repaint with a suitable exterior paint system to reinstate protection.
Monitor for ongoing moisture indicators (staining, recurring paint failure, softness, mould).

Trades to engage: Builder/Joiner (repair/replace timber jamb).
Painter (prepare and repaint).

The paint finish was observed to be aged with areas of peeling/flaking at the time of inspection.

The paint finish was observed to be aged with areas of peeling/flaking at the time of inspection.

A gap was observed at the junction between the exterior cladding and the soffit/eaves lining at the time of inspection.

Recommendation
Seal/close the gap with an appropriate exterior-grade method suitable for the junction (e.g., install/refix a trim, fit a closure strip, and/or apply a compatible exterior sealant where appropriate).
Repaint/touch up as required to maintain weather protection and a tidy finish.
Monitor for signs of moisture issues (staining, mould, soft timber, or pest activity) around the eaves line.
If the gap is large, recurring, or suggests loose soffit/cladding components, engage a suitably qualified builder (LBP recommended) to assess and rectify.

Trades to engage: Builder/LBP (repair/refix and sealing/closure).
Painter (finish/touch-up).

The paint finish was observed to be aged with areas of peeling/flaking at the time of inspection.

FOUNDATION

Location of access

Due to the construction of this property, there is no foundation space to inspect.

Foundation Type

Concrete slab.

SOFFITS/ EAVES

Soffit / Eaves

Fiber cement.

The soffit/eaves lining paintwork was observed to be aged with areas of peeling/flaking at the time of inspection. Paint failure in soffits can occur due to weather exposure at the roof edge, moisture, poor previous preparation, or age-related breakdown of the coating system. Peeling paint reduces protection and may allow moisture to affect the substrate (timber or fibre-cement), potentially leading to further deterioration over time.
This inspection is visual only. The condition of the substrate beneath the paint and any concealed

moisture issues within the eaves area cannot be fully confirmed without preparation work/removal of loose material.

Recommendation
Treat as a maintenance item: remove loose/flaking paint, prepare the surface, apply appropriate primer/sealer, and repaint with an exterior-grade system suitable for soffits.
Check for contributing moisture sources (e.g., leaking gutters, overflow, poor falls, or wind-driven rain) and address these prior to repainting where applicable.
Monitor for ongoing peeling, staining, mould, or softening of the soffit lining present, arrange further assessment.

Trades to engage: Painter/Decorator (prep and repaint). Builder (if soffit lining is damaged/soft or moisture source requires repair).

Pipes and/or cables were observed penetrating the soffit/eaves lining. Any gaps around these penetrations can allow wind-driven rain, moisture, insects, and draughts to enter the roof edge/ceiling space. Over time, this may contribute to dampness, staining, mould risk, and deterioration of soffit linings or adjacent framing.

Recommendation
All pipes or cables penetrating the soffits should be sealed and finished neatly using suitable exterior-grade sealant and/or appropriate grommets/penetration covers, ensuring the seal is continuous and compatible with the soffit material.

Trades to engage:
Builder/Handyman or Painter (seal, repair, and finish).

The soffit/eaves lining paintwork was observed to be aged with areas of peeling/flaking at the time of inspection.

The soffit/eaves lining paintwork was observed to be aged with areas of peeling/flaking at the time of inspection.

Pipes and/or cables were observed penetrating the soffit/eaves lining.

A gap was observed between the soffit (eaves lining) and the exterior cladding at the time of inspection.

The soffit/eaves lining paintwork was observed to be aged with areas of peeling/flaking at the time of inspection.

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The soffit/eaves lining paintwork was observed to be aged with areas of peeling/flaking at the time of inspection.

FASCIA

Fascias and Barge Boards

The fascia paintwork was observed to be aged with areas of peeling/flaking at the time of inspection. This is common at roof edges due to ongoing weather exposure, UV, and moisture (including gutter overflow or leaks). Where paint is failing, the fascia substrate (often timber) can be exposed to moisture, which may lead to swelling or timber decay over time.

Recommendation
Treat as a maintenance item: scrape/remove loose paint, properly prepare the surface, prime/seal, and repaint using a suitable exterior paint system.
Check and rectify any contributing moisture sources (e.g., leaking gutters, overflow, blocked downpipes) prior to repainting where applicable.
If any areas are soft, swollen, or deteriorated, engage a suitably qualified builder to repair/replace affected fascia sections before painting.

Trades to engage: Painter/Decorator (prep and repaint). Builder (repair/replace fascia if timber deterioration is present).

The fascia paintwork was observed to be aged with areas of peeling/flaking at the time of inspection.

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The fascia paintwork was observed to be aged with areas of peeling/flaking at the time of inspection.

PAINTING

Painting

The paint finish to the property was observed to be aged, with areas of peeling/flaking at the time of inspection. Paint deterioration is commonly due to normal ageing, UV/weather exposure, moisture, and/or inadequate previous surface preparation.
Peeling paint reduces the protective barrier to substrates (timber, fibre-cement, etc.). This may increase the risk of moisture ingress and accelerate deterioration if not maintained.
This inspection is visual only. The condition of underlying substrates and whether moisture is contributing to paint failure cannot be fully confirmed without surface preparation and further investigation.

Recommendation
Treat as a maintenance priority: remove loose paint, carry out appropriate surface preparation, prime/seal, and repaint with a suitable exterior/interior paint system.
Where paint failure appears moisture-related (e.g., near gutters, joinery, wet areas), identify and rectify the moisture source before repainting.
Monitor for ongoing peeling, staining, soft timber, or mould present, arrange further assessment and repairs.

Trades to engage: Painter/Decorator (prep and repaint). Builder (if substrate damage or moisture-related defects are identified).

DOWN PIPES & G/T & STORMWATER.

Down pipes

No dedicated downpipe was observed servicing this unit. The roof water appears to discharge to a shared downpipe that also services adjoining unit(s). Shared stormwater components are common in multi-unit developments; however, this means this units roof drainage performance may be affected by maintenance or blockages within the shared system.

(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 region. No pipework tests were undertaken during this inspection.)

GUTTERING

Spouting

PVC

A blockage/build-up of debris was observed in the rear guttering at the time of inspection.

Recommendation
Clean the gutters and remove debris to restore free flow to the downpipe outlets.
Consider a regular maintenance schedule (especially in autumn/spring) and/or installing gutter guards if debris build-up is frequent.
Monitor during heavy rain for any overflow or slow discharge.

Trades to engage: Gutter cleaning contractor / handyman (cleaning).

Leakage was observed at joints in the spouting (guttering) at the time of inspection. Leaking joints commonly occur due to ageing sealant, movement, corrosion, poor alignment, or debris build-up causing water to back up.

Recommendation
Arrange for the leaking joints to be repaired and resealed, and confirm gutters are correctly aligned with adequate fall to outlets.
If joints are significantly deteriorated or corrosion is present, consider replacing the affected gutter section/joint.
After repair, monitor during rainfall to confirm there is no ongoing leakage or overflow.

Trades to engage: Gutter specialist / roofing contractor (spouting repairs) or handyman.

A minor blockage/build-up of debris was observed in the rear guttering at the time of inspection.

ROOFING

Roof Mounted

Lichen growth was observed on the roof surfaces at the time of inspection. Lichen commonly develops on roofs that remain damp/shaded and can retain moisture on the surface, which may accelerate coating breakdown and contribute to premature corrosion.

Areas of surface rust were also observed to the roof covering. Rusting typically indicates the protective coating has deteriorated and, if left untreated, corrosion can progress and reduce the service life of the roofing material.

This inspection is visual only. The full condition of roof fixings, laps, underlay, and any concealed corrosion cannot be confirmed without closer inspection and/or roof access.

Recommendation

Arrange for a roof clean and lichen treatment (soft-wash/chemical treatment appropriate for roofing). Avoid aggressive high-pressure water blasting, as it can damage coatings and drive water into laps/penetrations. Engage a suitably qualified roofing contractor / roof painter to assess the rusted areas and carry out remedial work, which may include: Rust treatment (remove loose corrosion, apply rust converter/primer), and recoating/painting to reinstate protection; and/or Replacement of affected sheets/fixings if corrosion is advanced or perforation is present. Monitor for related issues such as staining to ceilings, drips after rain, or rust bleeding at fixingstreat as higher priority if any leak indicators are present. Trades to engage: Roof cleaning contractor (lichen treatment), Roofing contractor / Roof painter (rust repair, recoating, or replacement as required).	

Previous roof repair work appears to have been carried out; however, rust/corrosion is still present on the roof covering at the time of inspection. This suggests the underlying protective coating remains compromised and corrosion may still be active in localised areas (e.g., around fixings, laps, repaired sections, or areas that remain damp).

This inspection is visual only. The extent of corrosion to concealed areas, the condition of fixings/underlay, and whether there is any underlying moisture impact cannot be confirmed without closer inspection and/or roof access.

Recommendation
Engage a suitably qualified roofing contractor / roof painter to assess the remaining rust and determine the most appropriate remediation, which may include:
Proper rust preparation (remove loose corrosion), rust treatment/primer, and recoating/roof painting; and/or
Replacement of affected roofing sheets and/or fixings if corrosion is advanced or perforation is present.
If the roof has ongoing lichen/moss, have this treated as it can retain moisture and accelerate corrosion.
Monitor interior ceilings and roof spaces (where accessible) for any signs of active leaks (staining, dampness), and treat as higher priority if any leak indicators are present.

Trades to engage: Roofing contractor / Roof painter (assessment and remedial work). Roof cleaning

contractor (if lichen/moss treatment required).

A copper pipe was observed penetrating through the roof at the time of inspection. The purpose/function of this pipe (e.g., plumbing vent, discharge/overflow, or other service) could not be confirmed during a visual inspection.

Roof penetrations are potential weathertightness points. If the pipe is not correctly flashed/sealed, or if its function is not appropriate (e.g., incorrect termination), there is an increased risk of water ingress and moisture-related damage.

Recommendation
Engage a registered plumber to confirm the function of the copper pipe and verify it is correctly connected, terminated, and compliant for its intended purpose.
Have the plumber also check the roof flashing/sealing around the penetration and rectify if required to ensure it is watertight.
Monitor for any signs of leaks (ceiling staining, dampness) around the penetration area.

Trade to engage: Registered plumber (and roofer if roof flashing repairs are required).

Areas of rust/corrosion were observed to the roof covering at the time of inspection, and a hole/opening was also noted. A hole in the roof is a weathertightness defect and can allow water ingress, which may lead to damage to underlay, framing, insulation, and interior linings if not addressed.

This inspection is visual only. The extent of corrosion, the condition of roof underlay, fixings, and any concealed moisture damage beneath the affected area cannot be confirmed without closer inspection and/or opening up.

Recommendation
Treat as a high priority item. Engage a suitably qualified roofing contractor to assess and repair the hole promptly (typically by replacing the affected sheet/section and confirming correct laps and flashings).
The roofer should also assess surrounding rusted areas and recommend appropriate remediation (e.g., rust treatment and recoating, replacement of deteriorated sheets/fixings).
Monitor interior ceilings and roof space (where accessible) for signs of leakage (staining, dampness, mould smell) and escalate urgently if leakage is evident.

Trades to engage: Roofing contractor (urgent). Roof painter (if recoating is recommended after repairs).

Lichen growth was observed on the roof surfaces at the time of inspection.

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Lichen growth and surface rust was observed on the roof surfaces at the time of inspection.

Lichen growth and surface rust was observed on the roof surfaces at the time of inspection.

Major rust/corrosion was observed to the roof covering at the time of inspection. This indicates significant breakdown of the protective coating and may reduce the remaining service life of the roof. Advanced corrosion can progress to thinning/perforation, increasing the risk of leaks particularly around fixings, laps, flashings, and low-slope areas where water sits longer.

Recommendation
Treat as a high priority item. Engage a suitably qualified roofing contractor to assess the roof condition and determine whether remediation is feasible or whether partial/full roof replacement is warranted.
Depending on severity, remedial options may include:
Replacing heavily corroded sheets and fixings, and addressing any holes/perforations; and/or
Rust preparation and recoating/roof painting (only where the substrate is still sound and suitable for coating).

Monitor for signs of leaks (ceiling staining, dampness after rain) and escalate urgently if any leakage is present. Trades to engage: Roofing contractor (assessment and repairs/replacement). Roof painter (if recoating is recommended and the roof is suitable).	
Lichen growth and surface rust was observed on the roof surfaces at the time of inspection.	
Lichen growth and surface rust was observed on the roof surfaces at the time of inspection.	

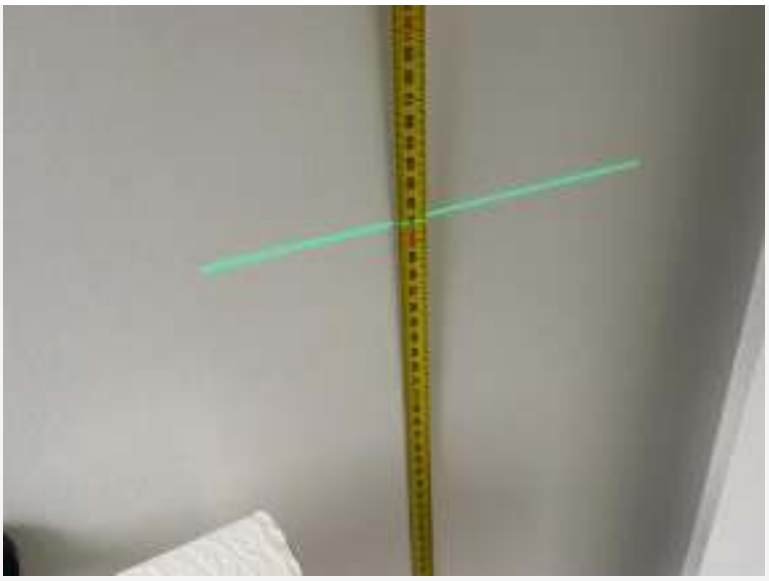
Restrictions: Due to current NZ Health & Safety at Work Act 2015 in regard to working alone and at height: We will provide only a very limited visual inspection of the exterior roofing which can be seen from a ladder (3.6m) at several locations around the building. If you have concerns about the quality of the roof cladding or roof structure, we recommend further investigation by a qualified roofing professional

(No water tightness or weather tightness 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 ladder top 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).

INTERIOR

FLOOR LEVELS

Spot checked throughout the house using a Dewalt mini laser and found to be within approximately 10mm differential which is **inside MBIE guidelines of <50mm differential over 10m or .5%**



INSULATION - CEILING

Material type, Fiberglass. A detailed inspection of the flooring was not possible due to the insulation.
Layout type, Segment.
Coverage, 100%, more or less.

ROOF STRUCTURE

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.

Location of Manhole Access

Bedroom.

Manhole Accessibility

Good.

Roof Framing

Skillion roof, no inspection for food space on the living room, bedroom, and kitchen are.

Timber Pitched roof.

Water staining was observed on a roof purlin (timber member) at the time of inspection. Staining can indicate previous or ongoing moisture entry, commonly from minor roof leaks, flashing issues, or condensation. The staining may be historic; however, active leaks can lead to timber deterioration, mould growth, and damage to insulation/linings over time.

This inspection is visual only. We could not confirm whether the staining is from an active leak, nor confirm moisture content within the timber without further testing. The roof covering and flashings were not tested with water.

Recommendation
Monitor the stained area after rainfall for signs of active moisture (fresh wetness, dripping, mould growth, musty odour, or staining increasing).

If any active moisture is noted, engage a suitably qualified roofing contractor to locate the source (roofing sheets, fixings, flashings, penetrations) and carry out repairs. Consider having the area checked with a moisture meter if accessible, and replace any wet/damaged insulation if found.

Trades to engage: Roofing contractor (leak investigation/repair). Builder (if timber repair is required due to decay).

Water staining was observed on a roof purlin (timber member) at the time of inspection.

White staining was observed on the galvanised roof surface at the time of inspection. On galvanised roofing, this can be consistent with zinc oxidation ("white rust") and/or mineral staining, which often occurs where the roof remains damp for extended periods (e.g., shaded areas, water ponding, debris build-up, or poor drying conditions).

While white staining can be cosmetic, it may also indicate the roof coating/protective layer is being affected, which can reduce durability over time if moisture exposure continues.

This inspection is visual only. We could not confirm the extent of coating breakdown, the condition of fixings/laps, or whether there is any concealed corrosion without closer access and further assessment.

Recommendation
Arrange a roof clean to remove surface deposits and check for contributing factors such as debris build-up, shading, and areas where water may be lingering.
Ensure gutters and roof drainage paths are clear and that there is no water ponding on the roof.
If the staining is widespread or the surface appears chalky/rough (suggesting coating breakdown), engage a suitably qualified roofing contractor or roof painter to assess whether rust/coating treatment and recoating is required to extend the roofs service life.
Monitor for progression and for any signs of leaks (ceiling staining after rain).

Trades to engage: Roof cleaning contractor (clean/treatment), Roofing contractor / Roof painter (assessment and recoating if required).

Connections

Not visible.

Fire Walls

Block fire wall.

Roof Underlay

There is no visible underlay.

Obvious Structural Alterations

None.

Visible Discharges into this space

There are no obvious discharges into this cavity.

Plumbing

Copper.

Green staining (verdigris) was observed on copper pipework at the time of inspection. This can occur from normal oxidation over time, however it can also indicate moisture exposure and, in some cases, a slow leak at a joint or fitting.

This inspection is visual only. We could not confirm whether the staining is historic or active, nor confirm the condition of the pipework joints/fittings without further testing.

Recommendation
Monitor the area for signs of an active leak (water droplets, dampness, staining increasing, water marks on nearby surfaces).
If the pipe is part of a water supply line and any moisture is present, engage a registered plumber to check the pipe and joints/fittings, and repair/replace as required.
If the staining is dry and stable, cleaning and periodic monitoring may be sufficient, but treat as a higher priority if located near electrical components or within wall/ceiling cavities.

Trade to engage: Registered plumber.

Evidence of Leaks

We were unable to closely inspect for any leaks.

Visible Electrical Wiring Type

TPS cable.

Electrics

No power to the home at the time of this inspection.

Pest and Insect Infestation

There were no signs of any pest or insect infestation found.

Ceiling structure

Timber.

There is generally limited space in roof cavities, particularly to the lower or outer portions of the home. This does restrict access and in most instances prevents an inspection of the outer or lower areas, including any roof to wall framing connections.

MOISTURE TESTS

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 meter of the interior wall space during inspection.

NB Moisture testing

N.B. 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.

Auckland 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

The testing and commenting on the product, installation, or performance of any System within this dwelling is outside the scope of this inspection. Any inspection or comments made about any systems relates only to the visible components and is the opinion of the Inspector, who is not a qualified Plumber, Electrician, or serviceman. To fully comment on the operation, installation, and performance of any of the systems would require a specialist report from a qualified service personnel. Any system should be serviced as per the manufacturers specification, and we recommend you obtain all service records and specification from the homes' owner, if they are available.

HOT WATER

Location

The hot water system is located within an internal wall / enclosed cupboard. At the time of inspection, the access panel/covering appeared securely fixed, and the unit could not be accessed without removal. Therefore, the hot water cylinder and associated valves/pipework could not be inspected.

This inspection is non-invasive and visual only. As access was not available, we could not confirm the condition of the cylinder, connections, relief valve discharge arrangement, evidence of leaks, corrosion, or compliance of the installation.

ELECTRICAL SERVICES

Supply Entrance

Underground.

Lights, Switches and Power Outlets

The lights are working.
The accessible power points tested Ok.

Visible Electrical Wiring Type

TPS cable.

Earthling Rod

Not located.

Meter Board

Not located, we recommend you ask the Owners.

Fuse Board

Inside the home.

Aerials/Antennae

Roof.

Summary

The electrical test is a basic test to ensure the power points are wired correctly. This report should not be seen as an Electrical inspection or Certification that the electrics of the home comply with any standards or regulations.

WATER & WASTE

Water Toby

Not located, could check with the Owners.

Water Shut off Valve

Back of house.

Summary

The visible plumbing is in working order.

SMOKE ALARMS

Type

Battery operated smoke detectors. Smoke alarms are a requirement under New Zealand Building Code clause F7 Warning systems. This applies to new homes and all existing homes undergoing building work.

Acceptable Solution F7/AS1 requires Type 1 smoke alarms, which must have:

a hush button to silence the alarm for at least 60 seconds
a test button
a sound level that complies with NZS 4514:2009 Interconnected smoke alarms for houses not less than 75 dBA at the sleeping position and not more than 100 dBA at 1.8 m height. (The standard can be downloaded for free.)
On floors with bedrooms the smoke alarms must be located either in every sleeping space or within 3.0 m of every sleeping space door. In this case, the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.

In multi-storey homes there must be at least one smoke alarm on each level, however having an alarm in each sleeping space is considered preferable.

Although there are several types of alarms that can be used to comply with Building Code requirements, Fire and Emergency New Zealand recommends hard-wired alarms or photoelectric alarms with batteries that last up to 10 years.

Visit:

http://www.level.org.nz/health-and-safety/fire-safety/smoke-alarms/

Summary

Not tested. We recommend that the system is operated prior to settlement, to ensure it is in working order.

Air-conditioning / Heating System

Make

Toshiba.

Type

Heat pump.

Location of Unit

Exterior of home.

Summary

Not tested. We recommend that the system is operated prior to settlement, to ensure it is in working order.

Public service

Water Source

Public.

Sewage Disposal

Public.

KITCHEN

It is beyond the scope of this report to operate, and comment on the performance of the appliances, however we recommend you test the appliances yourself to ensure they are operational. We also recommend the appliances are regularly serviced to ensure they are in safe, operational order.

Kitchen

Room Location:

Back.

Pest and Insect Infestation

There were no signs of any pest or insect infestation found.

Ceilings

Plaster board.

Wall

A section/piece of skirting board was observed to be missing at the time of inspection.

Recommendation
Install a replacement skirting piece to match existing profile as closely as practical, then fill, sand, and repaint to achieve a tidy finish.
If the skirting is missing due to prior moisture damage or movement, identify and address the underlying cause before replacement.

Trades to engage: Builder/Carpenter or Joiner (replace skirting). Painter (finish/paint).

The wall finish in the fridge area was observed to be untidy at the time of inspection.

Recommendation
Treat as a cosmetic maintenance item: clean the surface, complete any minor plastering/filling as required, then prepare and repaint for a tidy finish.
If the untidy finish is due to previous moisture damage (staining, soft linings, mould), engage a builder to investigate the cause prior to redecorating.

Trades to engage: Painter/Decorator (touch-up/repaint). Plasterer (if re-stopping is required). Builder (if moisture/substrate issues suspected).

Floors

Vinyl.

Windows

Timber.
Reveals, material type. Timber.
In order for its age.

Glass type

Single glazed.

Window dressing

Blinds.

Security for windows

There are security fixtures on the windows.

Doors (External)

Hollow core and glass with cat flap.

The paint finish to the door was observed to be aged/worn at the time of inspection. Age-related paint deterioration can occur from general use, cleaning, minor impacts, and normal wear over time. Where paint is worn through, the door surface (especially timber) may be less protected and more prone to marking or moisture uptake.

Recommendation
Treat as a maintenance/cosmetic item: prepare the surface (clean, sand, fill minor defects), then prime and repaint for a durable finish.
If there are areas of swelling/softness or damage to the door leaf, engage a builder/joiner to assess prior to repainting.

Trades to engage: Painter/Decorator (prep and repaint). Builder/Joiner (if door repair is required).

A crack line was observed at the door sill/threshold area at the time of inspection. This can occur due to minor movement, shrinkage of materials, impact wear, or ageing of the sill/finish. Cracks at door sills can allow moisture to enter the junction (particularly at exterior doors), which may contribute to deterioration of adjacent materials over time.

This inspection is visual only. The condition of concealed framing, flashings, and the full extent of the cracking beneath finishes cannot be confirmed without further investigation.

Recommendation

Treat as a maintenance item:
seal/repair the crack using an appropriate product for the sill material (e.g., suitable filler/sealant), then refinish as required.
If this is an external door sill, ensure the repair is weathertight and maintains drainage/falls.
Monitor for any signs of water entry (dampness, swelling/softness to trims, staining internally). If movement is evident or cracking worsens, engage a suitably qualified builder/joiner to assess and repair.

Trades to engage: Builder/Joiner (repair and weathertight detailing).
Painter (finishing/recoat if required).

Glass type

Film applied.

Security for door

There are security fixtures on the doors.

Lights, Switches and Power Point

The lights are working.
The accessible power points tested Ok.

Moisture Level

Considered dry.

Cabinetry

Meltica.

Bench top

Stainless Steel.

Laminate.

Sink

Stainless steel.

Sink Tap/Faucet

The drinking water tap (commonly a filtered water tap) was tested at the time of inspection and no water flowed. This may be due to the system being isolated, a blocked/expired filter cartridge, low pressure, a kinked/disconnected supply line, or a fault with the under-sink filter unit (and/or small storage tank if fitted).

Recommendation
Check that any isolation valves under the sink are turned on and that the system has water supply.
Replace/Service the filter cartridge if it is due or unknown (blocked filters are a common cause of no flow).
If there is still no water, engage a registered plumber (or water filter service technician) to diagnose the system, check for blocked filters, faulty valves, failed filter head/tank, or disconnected/kinked lines, and

repair/replace as required.

Trade to engage: Registered plumber (or water filter service technician).

Waste Disposal

N/A.

Dishwasher

N/A.

Plumbing and wastes

Viewing below the sink area was restricted by stored items.

Viewing below the sink area was restricted by stored items.

Stove

Electric, not tested.

Range hood

Working at the time of the inspection.

Point or discharge, The range hood vents to the exterior.

Ventilation

Working at the time of the inspection.

Point of discharge Exterior.

LOUNGE

Lounge

Room Location:

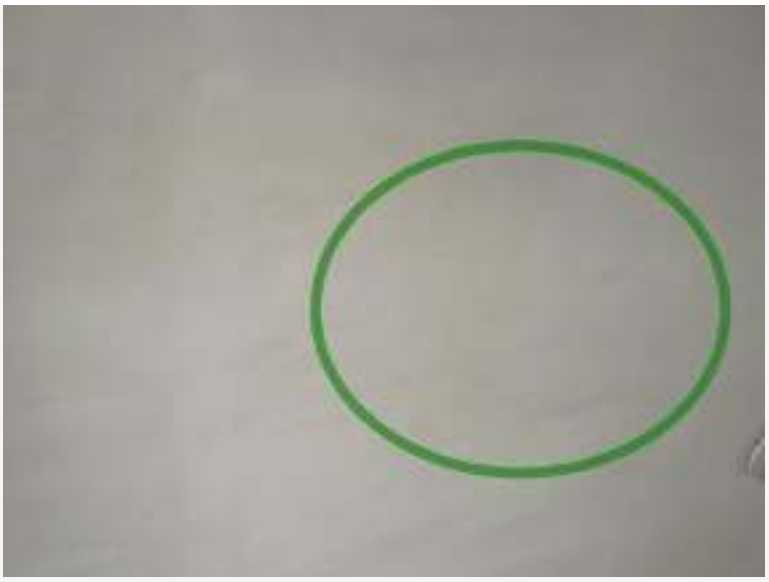
Front.

Pest and Insect Infestation

There were no signs of any pest or insect infestation found.

Ceilings

The ceiling paint finish was observed to be aged, with areas of peeling/flaking at the time of inspection. Peeling paint can occur due to normal ageing, poor previous surface preparation, or moisture/condensation (particularly in kitchens, bathrooms, laundries, or near roof leaks).



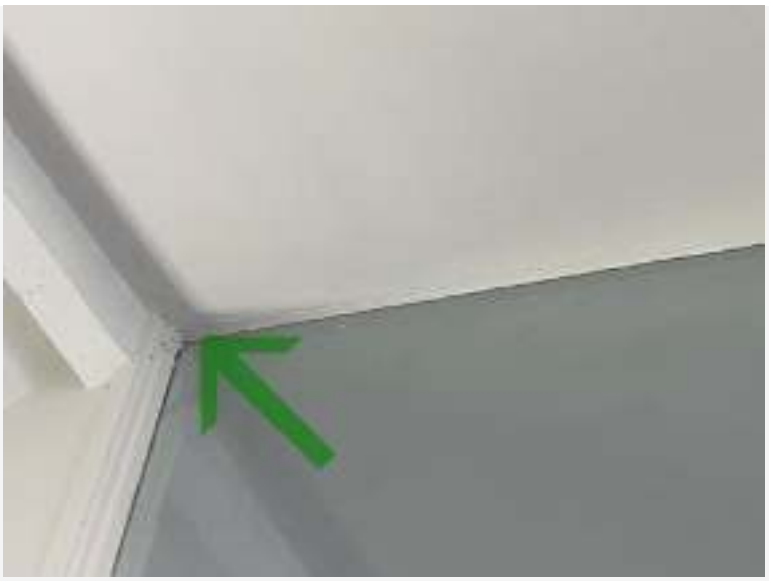
This inspection is visual only. The condition of the ceiling substrate and whether moisture is contributing to paint failure cannot be fully confirmed without further investigation and surface preparation.

Recommendation

Treat as a maintenance item: scrape/remove loose paint, prepare the surface, apply suitable primer/sealer, and repaint.
If there are any signs of moisture (staining, mould, dampness, musty odour), identify and rectify the moisture source before repainting (e.g., improve ventilation, repair leaks).
Monitor for recurring peeling, staining, or mould growth if present, arrange further assessment.

Trades to engage: Painter/Decorator (prep and repaint). Builder/Roofer (if leak-related) or Plumber (if plumbing-related moisture is suspected).

The ceiling paint finish was observed to be aged, with areas of peeling/flaking at the time of inspection.



Wall

Glazed.
Plaster board.

In order for its age
A detailed inspection of some of the lower parts of the walls and room was not possible due to the placement of fittings, furnishings and personal items.

Floors

Carpet.
In order for its age.

Windows

Timber. Reveals, material type.
Timber.

The sealant around the window (at the junction between the window frame and adjacent wall/trim) was observed to be aged/deteriorated at the time of inspection. Aged sealant can crack, shrink, or lose adhesion, which may allow moisture and draughts to enter around the window perimeter.

This inspection is visual only. The condition of concealed flashings, building wrap, and internal air seals cannot be confirmed without further investigation.

Recommendation
Treat as a maintenance item: remove loose/failed sealant, prepare the surfaces, and re-seal using a suitable exterior-grade, paintable, flexible sealant compatible with the cladding/joinery system.
Repaint/touch up if required after resealing.
Monitor for signs of water ingress around the window (staining, bubbling paint, mould, softness to trims). If moisture issues are evident, engage a builder (LBP recommended) for further assessment.

Trades to engage:
Builder/Handyman (reseal) or Glazier/Joiner (if joinery issues are suspected). Painter (touch-up/finish).

The sealant around the window was observed to be aged/deteriorated at the time of inspection.

The sealant around the window was observed to be aged/deteriorated at the time of inspection.

The paint finish to the window frame/surround was observed to be aged/worn at the time of inspection. Ageing paint is common due to UV exposure, weathering, and normal wear. Where paint is thin or failing, the underlying material (particularly timber) can be less protected and more prone to moisture uptake and deterioration over time.

Recommendation
Treat as a maintenance item: prepare the surface (clean, sand, remove loose paint), apply a suitable primer/sealer, and repaint with an appropriate exterior/interior paint system.
Pay particular attention to joints and bottom edges of timber frames where moisture commonly affects paint.
If any timber is soft, swollen, or showing signs of decay, engage a builder/joiner to repair before repainting.

Trades to engage: Painter/Decorator (prep and repaint). Builder/Joiner (if timber repairs are required).

Glass type

Single glazed.

Window dressing

Curtains.

Security for windows

There are security fixtures on the windows.

Doors (External)

Hollow core and glass. Reveals, material type. Timber, In order for its age.

A couple of screws were observed protruding/visible on top of the door head jamb at the time of inspection. This may indicate a prior repair, adjustment, or temporary fixing.

Recommendation
Arrange for the screws to be checked and made safe (tightened, recessed, shortened, or removed and refixed correctly), and ensure the head jamb is securely fixed.
Fill and touch up paint as required for a tidy finish.
If the door frame is loose or the door is not closing/latching smoothly, engage a suitably qualified builder/joiner to assess alignment and rectify.

Trades to engage: Builder/Carpenter or Joiner (fixing/adjustment).
Painter (patch and repaint).

Glass type

Film applied.

Security for door

There are security fixtures on the doors.

Lights, Switches and Power Point

The lights are working.
The accessible power points tested Ok.

Heating

Heat pump, not tested.

Moisture Level

Considered dry.

BEDROOM

Bedroom 1

Room Location:

Right.

Pest and Insect Infestation

There were no signs of any pest or insect infestation found.

Ceilings

Plaster board.
The ceiling paint finish was observed to be aged, with areas of peeling/flaking at the time of inspection.

Recommendation
Treat as a maintenance item: scrape/remove loose paint, prepare the surface, apply a suitable primer/sealer, and repaint
Monitor for recurring peeling, staining, or mould growth if present, arrange further assessment.

Trades to engage: Painter/Decorator (prep and repaint). Builder/Roofer (if roof leak suspected)

Wall

Plaster board.

A crack was observed along the wall lining joint at the time of inspection. Joint cracking can occur due to minor building movement/settlement, timber shrinkage, seasonal changes, or ageing of stopping/paint finishes. In many cases this is cosmetic, however larger or progressing cracks may indicate ongoing movement.

This inspection is visual only. The condition of framing behind the lining and the extent of any movement cannot be confirmed without further investigation.

Recommendation
If minor and stable, treat as a cosmetic maintenance item: re-stop/fill the joint crack, sand, seal, and repaint to restore finish.
Monitor the crack over time for widening, lengthening, or reappearing after repair.
If the crack is significant, recurring, or accompanied by doors/windows sticking or other movement signs, engage a suitably qualified builder to assess potential underlying movement.

Trades to engage: Plasterer/Stopper (re-stopping) and Painter/Decorator (repaint). Builder (if movement is suspected).

A detailed inspection of some of the lower parts of the walls and room was not possible due to the placement of fittings, furnishings and personal items.

Floors

Carpet.
In order for its age.

Windows

Timber. Reveals, material type. Timber.
In order for its age.

Window dressing

Curtains.

Security for windows

There are security fixtures on the windows.

Doors (Internal)

The door was observed to slightly rub/stick on the carpet during operation at the time of inspection.

Recommendation
First check for simple causes: ensure carpet is correctly trimmed at the door swing and that hinges/screws are tight.
If rubbing continues, a builder/joiner can adjust the door (hinge adjustment, re-hanging, or minor planing/trimming of the door bottom as appropriate).
After any trimming, ensure the cut edge is sealed/painted to reduce moisture uptake.

Trades to engage: Builder/Carpenter or Joiner (door adjustment). Carpet layer (if carpet needs trimming/refit).

Impact damage was observed at the bottom section of the door jamb at the time of inspection.

Recommendation
Minor/cosmetic: repair by filling and sanding the damaged area, then seal/prime and repaint to protect the timber and restore appearance.

Trades to engage: Builder/Joiner (repair/replace if needed). Painter/Decorator (finish/repaint).

Trims – architraves

In order for its age.

Cupboards

Single.
The cupboard was full of stored items and personal belongings, which prevented an inspection of the interior.

Lights, Switches and Power Point

The lights are working.
The accessible power points tested Ok.

Moisture Level

Considered dry.

GARAGE & LAUNDRY

GARAGE

Type

Attached and Shared with neighbor.

Pest and Insect Infestation

There were no signs of any pest or insect infestation found.

Ceilings

Fiber Cement.
Due to the age of the home, this product may contain Asbestos. However, the presence of Asbestos can only be determined by testing.

A section of the ceiling lining appeared to have dropped/sagged (uneven ceiling line) at the time of inspection. This can occur due to age-related movement, inadequate fixings, framing movement, previous repairs, or moisture/condensation affecting the ceiling lining and fasteners.

This inspection is visual only. The condition of the ceiling fixings, ceiling framing, and any concealed moisture issues within the roof space could not be confirmed without further investigation/access.

Interior Ceiling (Ceiling Line Dropped / Sagging)
Observation / Limitation (What we saw + what we couldn't confirm)

A section of the ceiling lining appeared to have dropped/sagged (uneven ceiling line) at the time of inspection. This can occur due to age-related movement, inadequate fixings, framing movement, previous repairs, or moisture/condensation affecting the ceiling lining and fasteners.

This inspection is visual only. The condition of the ceiling fixings, ceiling framing, and any concealed moisture issues within the roof space could not be confirmed without further investigation/access.

Recommendation
Treat as a maintenance priority, particularly if the sagging is noticeable or worsening.
Engage a suitably qualified builder (LBP where applicable) to assess the

ceiling lining and framing and determine the cause. Remedial work may include refixing the ceiling lining, replacing affected lining sections, and reinstating a level finish.
If there are any signs of moisture (staining, mould, damp smell), have the source investigated and repaired first (e.g., roof leak or plumbing leak) before re-lining/painting.
Monitor for changes such as increasing sag, cracking, or loose lining treat as higher priority if movement is progressing.

Trades to engage: Builder/Carpenter (assessment and refix/reline), Plasterer/Stopper (finish), Painter (repaint). Roofer/Plumber (if moisture source is identified).

Wall

Fiber Cement.

Broken/damaged exterior cladding was observed at the time of inspection.

A section of corner boxing / internal cladding within the garage was observed to be broken/damaged at the time of inspection. This may be due to impact damage, vehicle/storage contact, or general wear

Recommendation
Treat as a maintenance item: repair or replace the broken corner boxing/cladding to restore a tidy finish and reduce the risk of further damage.

Trades to engage: Builder/Carpenter or Handyman (repair/replace). Painter (touch-up/finish if required).

Floors

Concrete.

Doors (External)

Hollow core.

Security for door

The door handle was observed to be loose at the time of inspection. Loose hardware is commonly due to worn screws, misalignment, or normal use over time.

Recommendation
Tighten and re-secure the handle and fixings. If screw holes are stripped, the fixings may need to be re-seated (e.g., longer screws, plugs, or repair of the timber).
Check the latch alignment and ensure the door closes and latches smoothly.
If the handle or latch is worn/damaged, replace the hardware.

Trades to engage: Handyman / Builder / Joiner (adjust or replace hardware). Locksmith (if keyed hardware is involved or replacement is specialised).

Vehicle doors

The garage vehicle door was observed to be fixed in place and could not be operated at the time of inspection. The reason for this could not be confirmed.

Recommendation
Engage a garage door specialist to inspect the door, confirm why it has been fixed in place, and repair/restore safe operation (including checking springs, tracks, cables, and motor controls where fitted).
If the door is intended to remain fixed permanently, confirm it is securely braced and weather-tight, and consider alternative

access/egress arrangements if required.
Treat as a priority item if the door is the primary vehicle access or if there is a safety concern (e.g., unstable door or damaged spring system).

Trades to engage: Garage door specialist/technician (primary). Builder (if structural framing/closing-off works are required)

The vehicle/garage door track was observed to be bent at the time of inspection. A bent track can cause the door to bind, run unevenly, or become unsafe to operate.

Recommendation
Treat as a priority safety and functionality item. Engage a garage door specialist/technician to assess the track and door system. Remedial work may include straightening or replacing the bent track, checking/adjusting rollers and brackets, and confirming correct alignment and safe operation.
Avoid forcing the door open/closed, as this may worsen damage or create a safety risk (particularly where spring tension systems are involved).

Trades to engage: Garage door specialist/technician (primary).

Lights, Switches and Power Point

The lights are not working.

The accessible power points tested Ok.

Framing

A post was observed to be out of plumb (not vertical) and twisted at the time of inspection. This can occur due to timber shrinkage/warping, inadequate bracing, movement at the footing/base, or age-related movement.

A leaning/twisted post can reduce the stability of the structure it supports (e.g., pergola, deck, porch, fence), and may worsen over time particularly in wind events or if the base remains damp.

Exterior Post (Out of Plumb & Twisted)
Observation / Limitation (What we saw + what we couldn't confirm)

A post was observed to be out of plumb (not vertical) and twisted at the time of inspection. This can occur due to timber shrinkage/warping, inadequate bracing, movement at the footing/base, or age-related movement.

A leaning/twisted post can reduce the stability of the structure it supports (e.g., pergola, deck, porch, fence), and may worsen over time particularly in wind events or if the base remains damp.

This inspection is visual only. The condition of the post below ground/at the footing, concealed fixings, and the adequacy of structural connections could not be confirmed without further investigation.

Recommendation

Engage a suitably qualified builder (LBP Carpentry recommended) to assess the post, base/footing, and bracing requirements.
Remedial work may include re-plumbing and re-fixing, adding bracing/support, and/or replacing the post if it is significantly distorted or if the base is unstable/decayed.
Monitor for signs of ongoing movement (increasing lean, cracking at fixings, loosening brackets, or sagging of supported beams). Treat as a higher priority if movement appears active or the post is supporting significant loads.

Trade to engage: Builder / LBP Carpentry (and Engineer if significant structural movement is suspected).

The paint finish to the exterior post was observed to be aged with areas of peeling/flaking at the time of inspection. This is common on exposed posts due to UV and weathering. Where paint has failed, the underlying material (often timber) can be more vulnerable to moisture uptake, which may lead to swelling and timber deterioration over time particularly near the base of the post.

Recommendation
Treat as a maintenance item: remove loose paint, prepare the surface, apply suitable primer/sealer, and repaint with an exterior-grade paint system.
Pay particular attention to the bottom section of the post and any joints where moisture can be trapped.
If any areas are soft, swollen, or

decayed, engage a suitably qualified builder (LBP recommended) to repair/replace affected timber prior to repainting.

Trades to engage: Painter/Decorator (prep and repaint). Builder/LBP (if timber repair/replacement is required).

The vehicle (garage) door jamb/trim paintwork was observed to be aged and peeling, and moss growth was present at the time of inspection. Moss typically develops where the surface stays damp and shaded, and it can hold moisture against the jamb material (often timber), accelerating paint breakdown.

This inspection is visual only. We could not confirm whether there is concealed moisture damage behind the jamb/trim or whether water is entering at nearby junctions without further investigation.

Recommendation
Treat as a maintenance item:
Remove and treat the moss (gentle clean and suitable moss treatment avoid aggressive water blasting that may force water into junctions).
Scrape/remove loose paint, prepare the surface, prime/seal, and repaint with an exterior-grade coating system.
Check the surrounding junctions (jamb to cladding/door frame) and renew sealant where required to reduce ongoing moisture entry.
Monitor for signs of deterioration (soft timber, swelling, staining). If timber feels soft or damage is more than minor, engage a builder to repair/replace affected sections

before painting.

Trades to engage: Painter/Decorator (prep and repaint), Builder/Carpenter (if timber repair is required), Exterior cleaning contractor/handyman (moss treatment/cleaning).

LOUNDRY

Room Location:

Back.

Pest and Insect Infestation

There were no signs of any pest or insect infestation found.

Ceilings

Fiber Cement. Due to the age of the home, this product may contain Asbestos. However, the presence of Asbestos can only be determined by testing.

Wall

Plaster board.
An area of wall lining/finish was observed to be untidy at the time of inspection (e.g., patchy repairs, scuff marks, uneven paint finish, or minor surface damage). This appears primarily cosmetic.

This inspection is visual only. The quality of any underlying repairs and the condition behind the wall lining cannot be confirmed without opening up.

Recommendation
Treat as a cosmetic maintenance item: clean the surface, carry out minor filling/re-stopping as required, then prepare and repaint for a tidy finish.
If the untidy area is associated with moisture indicators (staining, mould, softness), engage a builder to investigate the cause before redecorating.

Trades to engage: Painter/Decorator (touch-up/repaint). Plasterer/Stopper (if re-stopping is required). Builder (if moisture/substrate issues suspected).

Fixing holes were observed in the wall lining at the time of inspection. This is a common cosmetic issue. Unsealed holes can look untidy and may allow minor dust/air movement through the lining.

Recommendation
Treat as a cosmetic maintenance item: fill the holes with suitable filler/stop, sand smooth, seal/prime, then repaint to match the existing finish.

Trades to engage: Painter/Decorator (fill and repaint). Plasterer/Stopper (for larger patches).

A pipe penetration through the wall was observed to be untidy at the time of inspection.

Recommendation
Finish the penetration neatly by fitting an appropriate pipe escutcheon/cover plate (where suitable) and sealing around the pipe with a compatible sealant to close gaps.
If the pipe requires repositioning to allow proper sealing/finishing, engage the relevant trade to adjust the pipework first.
Monitor for signs of dampness or staining around the penetration.

Trades to engage: Plumber (if pipework needs adjustment/verification).

Builder/Handyman (finishing, patching, fitting cover plate). Painter (touch-up if required).

Peeling/flaking paint was observed on the wall at the time of inspection.

Recommendation
Treat as a maintenance item: scrape/remove loose paint, prepare the surface, apply suitable primer/sealer, and repaint.
If there are indicators of moisture (staining, mould, damp smell, soft wall lining), identify and rectify the moisture source before repainting.
Monitor for recurring peeling after repairif it returns, engage a builder to investigate underlying causes.

Trades to engage: Painter/Decorator (prep and repaint). Builder (if substrate repair or moisture issues suspected).

Impact damage was observed to the wall lining at the time of inspection.

Recommendation
Treat as a maintenance/cosmetic item: patch repair the damaged area (fill or replace damaged plasterboard section as required), sand smooth, re-stop, then prime and repaint.
If the damage is significant (hole, loose lining, or cracked joints spreading), engage a builder to assess and repair the lining properly.

Trades to engage: Plasterer/Stopper (patch/re-stopping) and Painter/Decorator (repaint). Builder (if larger repair is required).

A gap was observed between the door jamb (frame) and the adjacent wall lining/architrave area at the time of inspection.

Thought for 23s
Door Jamb to Wall Junction (Gap Present)
Observation / Limitation

A gap was observed between the door jamb (frame) and the adjacent wall lining/architrave area at the time of inspection. This can occur due to minor movement, shrinkage, settlement, or incomplete finishing. Gaps can look untidy and may allow draughts and minor pest/dust entry. If this is at an exterior door, it can also increase weathertightness risk at the junction.
This inspection is visual only. The condition of concealed fixings and the full junction detailing behind linings/trim cannot be confirmed without removal.

Recommendation
If the gap is small: fill and seal using a paintable flexible gap filler/decorators caulk, then repaint for a neat finish.
If the gap is larger/uneven: install or adjust architrave (trim) and/or use a backing material (e.g., backer rod) before sealing, rather than trying to "bridge" a wide gap with caulk alone.
If the door is external, or if there are signs of moisture staining/softness, engage a builder to check the junction and ensure it is properly sealed and weather-resistant.

Trades to engage: Builder/Joiner (architrave adjustment/refixing),

Painter/Decorator (fill and repaint).

A crack was observed along a wall lining joint at the time of inspection.

Recommendation
If the crack is minor and stable, treat as a cosmetic maintenance item: re-stop/fill the crack, sand, seal/prime, then repaint to restore a tidy finish.
Monitor the crack for widening/lengthening or reappearing after repair.
If the crack is significant, recurring, or associated with other movement signs (e.g., doors sticking, uneven gaps), engage a suitably qualified builder to assess.

Trades to engage: Plasterer/Stopper (re-stopping), Painter/Decorator (repaint). Builder (if movement is suspected).

A crack was observed to the wall plaster/skim coat at the time of inspection. Plaster cracking can occur due to minor building movement, shrinkage as materials dry, impact, or ageing of previous stopping/repairs.

Interior Wall Plaster (Crack Present)
Observation / Limitation (What we saw + what we couldn't confirm)

A crack was observed to the wall plaster/skim coat at the time of inspection. Plaster cracking can occur due to minor building movement, shrinkage as materials dry, impact, or ageing of previous stopping/repairs. In many cases this is cosmetic, but cracks that are widening or recurring can indicate ongoing movement.

This inspection is visual only. The condition of the substrate (plasterboard/wall framing) behind the plaster and the full cause of the cracking cannot be confirmed without further investigation/opening up.

Recommendation
If minor and stable: treat as a maintenance/cosmetic item repair by re-stopping (mesh/tape where required), skim, sand smooth, then prime and repaint.
Monitor the crack for changes (widening, lengthening, or reappearing).
If cracking is significant, widespread, or associated with other movement signs (e.g., door misalignment, uneven floors), engage a suitably qualified builder to assess the underlying cause.

Trades to engage: Plasterer/Stopper (plaster repair). Painter/Decorator (finish coat/repaint). Builder (if movement is suspected).

Floors

Concrete.

Doors (External)

Hollow core.

Lights, Switches and Power Point

The lights are working.
The accessible power points tested Ok.

A gap was observed between the light switch cover plate and the wall lining at the time of inspection. This may be due to an uneven wall surface, loose fixings, an incorrectly sized/installed flush box, or prior painting/stopping work.

Recommendation
Ensure the switch plate is securely fixed and sitting flat; tighten fixings carefully (do not overtighten).
If the wall is uneven or the box is not sitting correctly, a registered electrician should check and refit the switch/flush box to ensure it is secure and correctly installed.
Minor cosmetic gaps around the plate can be finished by a painter/handyman after the plate is correctly seated (avoid sealing in a way that restricts future access).

Trades to engage: Registered electrician (if refit/box alignment required). Painter/Handyman (cosmetic tidy-up).

Cabinetry

wall shelf.

Tub

Stainless steel.

Rust/corrosion was observed at the bottom of the laundry tub at the time of inspection. This may be surface corrosion from prolonged moisture exposure, trapped water, or deterioration of protective coatings/finish.

Recommendation
Treat as a maintenance item: clean and dry the area, and monitor for signs of leakage (dampness in the cabinet, water marks, ongoing rust growth).
If corrosion is advanced, the tub is thinning, or any leaks are present, arrange for replacement of the laundry tub.
Check for contributing factors (drips from taps/waste, poor sealing at edges, standing water) and rectify to reduce recurrence.

Trades to engage: Registered plumber (assessment and replacement if required).

Tub tap/faucet only

Working at the time of this inspection.

Plumbing and wastes

Plastic. Braided wire.

BATHROOM

Bathroom

Room Location:

Back.

Pest and Insect Infestation

There were no signs of any pest or insect infestation found.

Ceilings

The ceiling paint finish was observed to be aged, with areas of peeling/flaking at the time of inspection.

Interior Ceiling (Aged & Peeling Paint)
Observation / Limitation (What we saw + what we couldn't confirm)

The ceiling paint finish was observed to be aged, with areas of peeling/flaking at the time of inspection. This can occur due to normal ageing, poor previous surface preparation, and/or moisture/condensation (commonly in kitchens, bathrooms, laundries, or where roof/plumbing leaks have

occurred).

This inspection is visual only. The condition of the ceiling substrate and whether moisture is contributing to the paint failure cannot be fully confirmed without further investigation and surface preparation.

Recommendation
Treat as a maintenance item: scrape/remove loose paint, prepare the surface, apply a suitable primer/sealer, and repaint.
If there are signs of moisture (staining, mould, damp smell), identify and rectify the moisture source before repainting (improve ventilation and/or repair leaks).
Monitor for recurring peeling or staining if it returns, arrange further assessment.

Trades to engage: Painter/Decorator (prep and repaint). Builder (if roof leak suspected)

Wall

A gap was observed between the window architrave (trim) and the adjacent wall lining at the time of inspection.

Recommendation
If the architrave is secure and the gap is minor: fill and seal with a paintable decorators caulk/flexible filler, then repaint/touch up for a tidy finish.
If the architrave is loose or the gap is large/uneven: engage a builder/joiner to refix/adjust the architrave before sealing and painting.

Trades to engage: Builder/Joiner (refix/adjust if needed).
Painter/Decorator (fill and repaint).

An area of wall lining was observed to be uneven and untidy at the time of inspection. This appears primarily cosmetic, however uneven surfaces can indicate incomplete repairs or poor workmanship.

Recommendation
Treat as a cosmetic maintenance item: carry out proper re-stopping/plaster finishing to level the surface, then sand smooth, seal/prime, and repaint to achieve an even finish.
If the unevenness is due to damaged plasterboard or loose lining, engage a builder to repair/refix the wall lining before finishing.

Trades to engage: Plasterer/Stopper (make smooth/level).
Painter/Decorator (prime and repaint). Builder (if lining repair is required).

An area of wall lining was observed to be uneven and untidy at the time of inspection.

Paint peeling was observed at the top section of the shower lining / shower wall area at the time of inspection. Paint failure in this location commonly occurs due to steam/condensation, repeated moisture exposure, inadequate ventilation, or poor previous surface preparation. In some cases, it can also be associated with water ingress from failed junction seals or leaks.

Recommendation
Treat as a maintenance item, but also check for moisture causes:
Ensure the bathroom has effective ventilation (extract fan vented to exterior) and use it during/after showers.
Check and renew sealant at shower junctions if cracked/failed.
Repair the affected area: remove loose paint, dry the surface, apply a suitable sealer/primer, then repaint using an appropriate wet-area paint system.

Trades to engage: Painter/Decorator (prep and repaint), Builder (if lining/substrate repair required)

Paint peeling was observed at the top section of the shower lining / shower wall area at the time of inspection.

Floors

Vinyl.

Windows

Timber. Reveals, material type. Timber
In order for its age.

Glass type

Film applied.

Security for windows

There are security fixtures on the windows.

Doors (Internal)

Hollow core.

Impact damage was observed at the bottom section of the door jamb at the time of inspection.

Recommendation
minor/cosmetic: repair by filling and sanding the damaged area, then seal/prime and repaint to protect the timber and restore appearance.

Trades to engage: Builder/Joiner (repair/replace if needed). Painter/Decorator (finish/repaint).

A hole was observed in the door leaf at the time of inspection.

Recommendation
Minor and the door is otherwise sound, repair using an appropriate patch/filler system, sand smooth, then prime and repaint.

Trades to engage: Builder/Joiner (repair or replace door leaf). Painter/Decorator (finish/repaint).

Cupboards

Storage. The cupboard contained stored items, which prevented a detailed inspection of the lower portion of some of the walls and flooring.

Lights, Switches and Power Point

The lights are working.

Vanity

Melamine
In order for its age.

Basin

Porcelain.
In order for its age.

Basin tap/faucet:

Working at the time of this inspection.

Basin plumbing and wastes

Plastic.

Toilet

Toilet type Floor mounted.
Capacity, Not determined
Dual flush
Working at the time of this inspection.

Plumbing and wastes

Plastic.

Shower Flow. (This is the opinion of the Inspector only)

Good flow rate.

Shower Taps/Mixer and Rose

Working.

Shower Linings

Wet wall.

Shower Tray

Fiber glass.

Shower Screen/Doors

Glass. Aluminum frame.

Extractor

Type of vent, Mechanical
Working.

Point of discharge, Exterior.

Heated towel rail

Working at the time of this inspection.

OUTSIDE BUILDING

Out Building

Out Building

Garden shed.

Terms and Conditions

Cozy Building Compliance Ltd ("the Company") agrees to provide **you** ("the Client") with a written report ("the Report") based on a visual, non-invasive inspection of the residential building(s), conducted in accordance with the New Zealand Property Inspection Standard NZS 4306:2005 ("the Standard").

In compliance with the Standard, this agreement outlines the following:

- The scope of the inspection and report
- Any limitations of the inspection and report
- Specific exclusions
- Our terms of trade

These Terms and Conditions must be accepted by the Client prior to the scheduled inspection date. The acceptance process includes confirmation of the Client's contact information. No inspection will be carried out until formal acceptance of this agreement has been received.

If you have any questions or require clarification regarding this agreement, please do not hesitate to contact us directly. We are happy to assist you.

Scope of Inspection and Report

At Cozy Building Compliance Ltd, all inspections are conducted strictly in accordance with New Zealand Standard NZS 4306:2005. The inspection is limited to a visual, non-invasive assessment of the readily accessible components of the residential building that are within the clear line of sight of the Inspector at the time of the inspection.

A non-invasive moisture meter will be used in accessible joinery areas and identified risk zones. However, this testing is indicative only and not definitive. It is intended to assist in identifying potential moisture concerns, but it is not a substitute for invasive or specialist testing where further investigation is warranted.

This inspection and the accompanying written report are intended solely for the purposes of pre-purchase or pre-sale property evaluation. By engaging our services, you, the Client, acknowledge and agree to be bound by the scope, limitations, and conditions as set out in NZS 4306:2005.

A full copy of NZS 4306:2005 is available for purchase from Standards New Zealand at: https://www.standards.govt.nz/shop/NZS-43062005

Inspection Conduct and Certification

- The inspection will be carried out by a qualified inspector with appropriate building inspection experience and relevant certification, in accordance with NZS 4306:2005.
- We certify that the inspection has been conducted in full compliance with the Standard, and that the Inspector meets the competency requirements as outlined in NZS 4306:2005.

Weather Tightness and Moisture Testing

- Moisture testing will be conducted regardless of the building's age.
- However, this inspection does not include assessment against Appendix A of NZS 4306:2005 or against Clause E2/AS1 of the New Zealand Building Code, or any Matrix or Evaluation methods. Such assessments require the involvement of a suitably qualified specialist and lie outside the scope of this report.

Visual Inspection Only

(Conducted in Accordance with NZS 4306:2005)

At Cozy Building Compliance Ltd, our inspections are carried out in accordance with New Zealand Standard NZS 4306:2005, and are strictly visual and non-invasive in nature. The purpose is to identify any Significant Faults or Defects that are reasonably visible at the time of inspection.

a. Scope of Visual Inspection

The inspection is limited to building components that are safely and reasonably accessible and are within the Inspector's unobstructed (clear) line of sight. A non-intrusive moisture meter may be used in accessible joinery areas or other locations where risk factors are identified. However, such moisture readings are considered indicative only and not conclusive, and should not be relied upon as definitive evidence of water ingress.

b. Access Limitations

The inspection will not include the removal of any cladding, linings, insulation, building paper, or other materials. Accordingly, it does not include concealed or underground components, such as plumbing, electrical wiring, drainage systems, waterproofing membranes (e.g., Flint coat), or sub-surface sealing systems commonly found in basement construction. These components cannot be adequately assessed in a visual-only inspection.

c. Purpose and Interpretation of Findings

This report represents a reasonable attempt to identify any Significant Faults or Defects that are visible at the time of inspection. It is not an exhaustive assessment of the property in its entirety. The intention is not to report on items that are consistent with the building's age and expected condition, but rather to highlight exceptional issues requiring attention.

Definition: A Significant Fault or Defect is defined in NZS 4306:2005 as:

"A matter which requires substantial repairs or urgent attention and rectification."

Any such significant findings will be clearly outlined in the Summary section of the inspection report.

d. Inaccessible Areas

Where safe and reasonable access to areas such as the roof cavity (ceiling) or subfloor space is not possible, these areas will be excluded from the inspection, and this will be noted in the report.

Reasonable Access to Be Provided

To enable a thorough inspection in accordance with NZS 4306:2005, the Client agrees to ensure that reasonable access is provided to all relevant areas of the property. This includes, but is not limited to, the roof cavity, subfloor (foundations), and roof exterior.

a. Client Responsibility

You, the Client, are responsible for ensuring safe, clear, and unobstructed access to all necessary areas of the property prior to the inspection. This includes removing any personal belongings, debris, or other obstructions that may prevent or limit access to these areas.

b. Definition of Reasonable Access

Reasonable access is defined as access that is safe, physically unobstructed, and meets the minimum clearance requirements set out below. Where such clearances are not met, the area must still be within the Inspector's unobstructed line of sight to be included in the inspection.

Area Minimum Access Requirements

Roof Space

450 mm x 400 mm manhole opening; 600 mm x 600 mm crawl space

Accessible from a 3.6 m ladder (or equivalent HSWA-compliant method)

Subfloor

500 mm x 400 mm access opening

400 mm vertical clearance (timber floor crawl space)*

500 mm vertical clearance (concrete floor crawl space)*

Roof Exterior

Viewed from a 3.6 m ladder (or equivalent HSWA-compliant method)* Measured to underside of bearer

c. Limitations Due to Inaccessibility If access to any part of the property is restricted, unsafe, or does not meet the above conditions, that portion will be excluded from the inspection. Such exclusions will be clearly noted in the final report.

Inspection and Report Scope Limitation

a. This Report is prepared exclusively for the Client who has engaged Cozy Building Compliance Ltd to carry out the inspection and may not be relied upon by any third party without our written consent.

b. The inspection and resulting report are intended as a general overview of the visible condition of the property at the time of inspection. The Report is provided to assist the Client in making their own informed decision regarding the property. It is not intended to determine the market value of the property or to offer financial or legal advice regarding the advisability of purchase.

c. The inspection and report are non-invasive and not technically exhaustive. It is not guaranteed that every component will be inspected, nor that every defect—visible or hidden—will be identified.

d. No intrusive or destructive inspection, disassembly of systems or equipment, or movement of furniture, stored items, or excavation will be undertaken as part of the inspection.

e. Components or conditions that are concealed, deliberately hidden, difficult to access, or located in unsafe or restricted areas are excluded from the scope of the inspection and including (but not limited to) loss of opportunity, loss of profit, or damage incurred by third parties.

b. The Client agrees to indemnify and hold harmless Cozy Building Compliance Ltd and its inspectors from any claims, actions, or proceedings brought by the vendor or any third party arising out of the distribution, sharing, or use of the inspection report or summary—whether in whole or in part—by the Client.

c. Furthermore, the Client agrees to be liable for and to reimburse any legal costs, expenses, or damages incurred by Cozy Building Compliance Ltd as a result of such third-party claims or disputes relating to the use or disclosure of the report by the Client.

Inspector is Independence and Absence of Conflict of Interest

At Cozy Building Compliance Ltd, we certify that our inspectors have no current or anticipated personal interest in the property being inspected, its improvements, or any associated transactions. Our inspectors are not affiliated with any tradespeople, contractors, or service providers who may stand to gain from repairs, renovations, or upgrades related to the inspection.

We confirm that, to the best of our knowledge and belief, all information, observations, and opinions presented in the report are accurate, impartial, and provided in good faith, based solely on the findings from the time of inspection.

Dispute

a. In the event that you wish to raise a dispute or concern regarding the inspection or the contents of the report, you must notify Cozy Building Compliance Ltd in writing immediately upon discovery of the issue.

b. Once a dispute has been raised, you agree not to rely on the contents of the report for

report.f. Where present, a cursory inspection of the hot water, plumbing, and electrical systems will be conducted (e.g., testing accessible power points and lights). However, the Inspector is not a qualified plumber, electrician, or gas fitter, and findings are based solely on visual assessment and basic functionality at the time of inspection. Items such as air conditioning systems, dishwashers, stoves, heating systems, antennas, swimming pools, and spas are not inspected.
g. The report does not constitute a compliance check with any building regulations, legal or territorial authority standards, or codes. It is not a guarantee or warranty regarding current or future weathertightness, structural integrity, or system performance.
h. Issues outside the scope of this inspection include, but are not limited to:

- Detection of formaldehyde, asbestos, lead paint, toxic or flammable substances. Pests, mould, or environmental health hazards.
- Zoning, code compliance, or legal restrictions.
- Playground equipment, swimming pool safety, insulation performance, intercoms, alarms, and security systems.
- Any components not operating at the time of inspection, or that require specialist testing or licensing.

i. You acknowledge that not all defects will be detected, particularly when:

- Faults occur intermittently or under specific conditions (e.g., after prolonged use or in certain weather).
- Areas are obscured by furnishings or deliberately concealed.
- We are provided with incorrect or incomplete information.
- The fault is not observable during a visual inspection.

j. Any recommendations or repair suggestions in the report are advisory only. It is your responsibility to ensure that qualified professionals carry out further investigation or remedial work in compliance with any required manufacturer specifications, warranties, and local authority approvals.
k. We do not provide oral reports in place of written documentation. If verbal advice is given, Cozy Building Compliance Ltd accepts no liability for its accuracy or interpretation without an accompanying written report.

Limitation of Liability

a. To the fullest extent permitted by law, the liability of Cozy Building Compliance Ltd, its inspectors, and employees for any loss, damage, injury, or harm arising in connection with the inspection and/or the resulting report is strictly limited to the total amount paid by the Client for the inspection and report. Cozy building compliance Ltd shall not be liable for any indirect, consequential, or special loss or damage, the purpose of satisfying any conditions within a sale and purchase agreement until the matter has been fully investigated and resolved.
c. Should you proceed to use the inspection report to make an unconditional offer or confirm a sale and purchase agreement after raising a dispute, you will be deemed to have waived your right to continue with the dispute and to raise any further claims related to it.
d. If the dispute involves alleged damage to the property, you agree to provide Cozy Building Compliance Ltd with a reasonable opportunity to inspect and assess the issue before any repairs are initiated. Failure to provide this opportunity will result in the waiver of your right to pursue or continue any related claim. You also agree not to alter, repair, or remove any item or condition relevant to the dispute unless it is required to prevent immediate harm or address an emergency situation.
f. All complaints and disputes will be managed in accordance with our internal complaints handling process.

Disclaimer

a. This report is based solely on a visual, non-invasive inspection of the readily accessible areas of the property as observed at the time of inspection. It does not include components that are hidden behind finished surfaces or obstructed by coverings, furniture, personal items, appliances, vehicles, vegetation, soil, or debris. Concealed elements such as plumbing, drainage, insulation, wiring, structural framing, or ventilation systems are excluded from the scope of the inspection.
b. This inspection does not constitute a compliance check with the New Zealand Building Code, including but not limited to its weathertightness or structural requirements. If assessment of code compliance, structure, or building systems (e.g. electrical, plumbing, gas, or heating) is required, you must engage the appropriate specialist inspector or consultant.
c. The purpose of this report is to provide a general overview of the property's condition at the time of inspection based on the accessible and visible elements only. Accordingly, not all past, present, or future defects may be identified. Where systems or appliances are mentioned, this refers only to their presence—not their functionality, adequacy, or remaining lifespan.
d. Any area, item, or component not specifically stated in this report as having been inspected is deemed to be outside the scope of this inspection.

Terms of Trade

By engaging Cozy Building Compliance Ltd to provide building inspection services and reports, you agree to the following terms:
a. Payment Terms Payment is required prior to the release of the inspection report. Invoices not settled by the due date will incur interest charges of 15% per calendar month on the outstanding amount, in addition to any debt collection costs incurred.
b. Progress Billing
Where work is ongoing or conducted over multiple stages, monthly progress invoices may be issued, with a final invoice provided upon completion of all services.
c. Quoted Work
If a quotation has been provided, any additional expenses not included in the quote will be charged at cost plus 15%. For any work exceeding the initial estimate, your prior approval will be sought before proceeding.
d. Limitations of Liability
We accept no liability for any cost, loss, or damage arising from:
i. Errors or omissions in information, documentation, or data not prepared by us or under our direct control.
ii. Results or conclusions drawn from any form of sampling or testing.
iii. Any act, omission, negligence, or fraud committed by you.
iv. Any act, omission, negligence, or fraud by any consultant, contractor, supplier, or agent engaged by you.
e. Sampling and Testing
Any test samples (e.g. methamphetamine or asbestos) are random and may not be representative of the entire property or untested areas.
Test results and reports do not constitute a warranty or guarantee regarding the presence or absence of any substance.
f. Confidentiality
All commercially sensitive information obtained during the course of the inspection and report preparation will remain confidential between both parties.
g. Third-Party Use and Reliance
The contents of any report prepared by Cozy Building Compliance Ltd are intended solely for the client and must not be shared or relied upon by any third party. We accept no responsibility for any actions taken by third parties based on the contents of our reports.
h. Research and Evaluation Use
Should report contents be used for industry research or evaluation, such use must exclude any identifying information related to the property or individuals referenced in the report.
i. Legal and Enforcement Costs
You agree to pay all legal or enforcement costs (including solicitor/client costs) incurred by us due to any breach of these terms.

Cancellation Policy

We understand that plans can change unexpectedly. However, arranging an inspection requires time and scheduling resources. As such, the following cancellation terms apply:
a. Cancellations with Notice
No cancellation fee will apply if written notice is provided at least 24 hours (one full working day) prior to the scheduled inspection time.
b. Late Cancellations
If the inspection is cancelled within 24 hours of the scheduled time, a cancellation fee of $200 + GST will apply.
c. Same-Day Cancellations
If the inspection is cancelled on the day of the scheduled appointment, or if access is not available at the arranged time, the full inspection fee will be charged.
d. How to Cancel or Reschedule
To cancel or reschedule an appointment, please contact us by phone or email with as much notice as possible.

j. Governing Law and Jurisdiction
These terms are governed by the laws of New Zealand. Any disputes or legal proceedings shall be heard in the District or High Court in Wellington, irrespective of your residential or business location.

Young Tsai
Building Surveyor
Cozy Building Compliance Ltd