



# PROPERTY INSPECTION REPORT

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**PROPERTY ADDRESS**

Neil Murray

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**PREPARED FOR**

6/200 Papamoa Beach Road, Papamoa

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23 September 2026



Neil Murray  
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Niche Project Solutions Ltd t/a  
**Advanced Building Consultants**

Dear Neil,

### **INSPECTION REPORT ADDRESS: 6/200 Papamoa Beach road, Papamoa**

Please find attached inspection report for the above property. Advanced Building Consultants use the inspections evaluation process in accordance with the New Zealand Standards. Advanced Building Consultants are an independent inspection company and do not profit from finding faults, we do not have any financial association with any building repair company.

This report is limited to a non-invasive visual inspection report. Consideration was made for the age of the property, the materials used and the type of construction. Comments are made on items of concern at the time of inspection. We do not comment on any cosmetic deterioration unless this has a direct bearing on structural or water tightness of the dwelling or could cause failure in the future.

Any areas that are defective or require general maintenance are documented in the body of the report detailing exterior items and, on a room-to-room basis for the interior. Evaluations are for the date of inspection only and report does not include any problems or deterioration that can occur in the future. This report does not guarantee that all possible defects have been identified but provides information of visible defects at the time of inspection. Reports are valid for 30 days.

|                                                                                 |
|---------------------------------------------------------------------------------|
| <b>Areas that would need repairs or maintenance are highlighted with a box.</b> |
|---------------------------------------------------------------------------------|

Advanced Building Consultants can also offer annual inspection reports for maintenance that could be required. These annual reports are found to be invaluable when it comes time to sell your home particularly if the dwelling has a textured exterior cladding system. Annual inspections can identify faults or problems at an early stage thus becoming less costly to repair. Please feel free to contact us if you require this service. (This is highly recommended for texture or plastered Exterior claddings.)

This report is only valid when Advanced Building Consultants' disclaimer is attached and is subject to the conditions of the disclaimer.

Thank you for choosing Advanced Building Consultants for your inspection report.

Kind regards

A handwritten signature in blue ink, appearing to be 'B Green', followed by a horizontal line.

Benjamin Green (BDES)  
**Business Manager - Advanced Building Consultants**

**Table of Contents**

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SCOPE OF WORK.....4

INSPECTION DETAILS..... 6

PROPERTY DESCRIPTION DETAILS..... 7

EXECUTIVE SUMMARY..... 8

EXTERIOR REPORT DETAILS..... 9

INTERIOR REPORT DETAILS..... 10

MOISTURE TESTING..... 24

GENERAL NOTES..... 24

ADVANCED BUILDING CONSULTANTS DISCLAIMER (ABC) .....28

## **SCOPE OF WORK**

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***The purpose of this report is to assist the client to make their own evaluation of the property, including in relation to its desirability or other attributes.***

***This section defines the specific limitations as prescribed by NZS 4306:***

- The New Zealand Standards set out minimum requirements for visual inspections of residential dwellings, and for the preparation of the appropriate property inspection reports.
- This report is based on a visual and non-invasive inspection of significant defects that are visible at the time, and is limited to the following information:
  1. Significant defects
  2. Gradual deterioration
  3. Significant maintenance required
- The report will exclude any information or considerations relating to the following:
  1. Legal Title
  2. Building warrant of fitness and services prescribed on a compliance schedule
  3. Planning and/or resource consent issues
  4. Building consent issues
  5. Long term maintenance planning
  6. Rental property tenancy inspections
  7. Heritage obligations
  8. Compliance with Body Corporate rules, and the terms of a memorandum of cross lease or a company title occupation agreement
- This report is a visual non-invasive inspection only.
- The inspector reports on observed condition only.
- Areas that the inspector does not consider visible and/or accessible at the time of inspection will not be reported on.
- The report may include information on minor faults, but not all minor faults will be reported.
- The moisture meter used:
  1. Will only give an indicative or comparative measure of moisture
  2. Will not penetrate the full depth of the structure or thick claddings
  3. Should not be relied on for assessing the quantity or cost of any repairs
- This report is not a weathertight assessment, and this report does not guarantee that any dwelling will be watertight in the future.
- Indications of weathertightness may be noted but will require investigation by a weathertight specialist.

- Where other major faults are observed that will require further expert investigation, this will be noted.
- The presence of services will be noted, but condition, operation and compliance will not be investigated or reported.
- This report is prepared and evaluated on the building requirements at the time of construction. Some construction methods might not comply with today's building code requirements.
- No drug testing was undertaken as part of this inspection.

## ***INSPECTION DETAILS***

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|                                 |                                                              |
|---------------------------------|--------------------------------------------------------------|
| <b>Client Name:</b>             | Neil Murray                                                  |
| <b>Client Address:</b>          | -                                                            |
| <b>Client Phone:</b>            | 021 233 1920                                                 |
| <b>Client Email:</b>            | <a href="mailto:2murrays@gmail.com">2murrays@gmail.com</a>   |
| <b>Inspection Date:</b>         | 7 <sup>th</sup> September and the 23 <sup>rd</sup> September |
| <b>Weather Last 24 Hours:</b>   | Overcast with Fine spells                                    |
| <b>Inspected by:</b>            | Benjamin Green - <b>BDES</b>                                 |
| <b>Council File search:</b>     | No                                                           |
| <b>LIR Report:</b>              | No                                                           |
| <b>Other people present:</b>    | Real Estate Agent: No                                        |
|                                 | Tenant: No                                                   |
| <b>Building type:</b>           | House                                                        |
| <b>Levels:</b>                  | Single                                                       |
| <b>Age of Building:</b>         | Approximately built in the 2000's                            |
| <b>Orientation of Building:</b> | Road front to the North with Living facing North             |
| <b>Water Source:</b>            | Town mains                                                   |
| <b>Sewage Disposal:</b>         | Council Sewer                                                |
| <b>Gas Meter:</b>               | None                                                         |

## ***PROPERTY DESCRIPTION DETAILS***

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The property subject to this reinspection is a two-bedroom, single-level dwelling constructed on a generally level site. An attached double garage is located to the side of the dwelling, adjoining the neighbouring unit, with internal access provided between the garage and the dwelling. The garage also incorporates the laundry area.

Building components include, but are not limited to, concrete foundations and/or concrete blockwork, timber wall and roof framing, timber roof trusses, aluminium joinery, Texture Poly Panel (EIFS) exterior cladding, and pressed and painted metal tile roofing.

Internally, the dwelling is generally lined with Gib board to the walls and ceilings. The dwelling contains one bathroom, which is fitted with a modular shower unit.



## **EXECUTIVE SUMMARY**

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***This is a summary only. Please refer to the full report.***

This is an overview of the recommendations for this property. This section will include a list of serious defects that will require further investigation or urgent repair, as well as a list of significant areas that were unable to be inspected.

### ***Overview of the property:***

At the time of inspection, the dwelling appears to be well constructed and was in good condition for its age and will only require a few repairs and maintenance.

The house was presented in a clean and tidy condition with tidy grounds and gardens.

Consideration as to the age of the dwelling was taken into account when evaluating the overall condition. Components that would be considered acceptable in an older home would not necessarily be acceptable in a new home.

### ***Serious faults or defects:***

None.

See body of report for details and recommendations for repair and maintenance.

### ***Recommendations for further inspections:***

None.

### ***Areas unable to be inspected or not covered by report:***

Wardrobes, Cupboards

## EXTERIOR REPORT DETAILS

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***This dwelling incorporates some design features that are known to present a higher risk to the weathertightness of a building.***

### **Required Statement:**

This dwelling incorporates construction materials and design features that have been identified through research by BRANZ and the former Department of Building and Housing as presenting an increased risk to weathertightness performance. These materials and design elements are known to require a higher level of ongoing maintenance and have a documented history of failure where such maintenance is not carried out.

Any of the items identified below will require more frequent monitoring and maintenance to help ensure the dwelling remains weathertight in accordance with the intent of NZ Building Code Clause E2 (External Moisture). While these elements may not be defective or exhibiting elevated moisture levels at the time of inspection, they have an inherent potential for failure that can lead to moisture ingress over time.

Dwellings incorporating a number of these combined design features are generally assessed as higher risk under the E2/AS1 risk framework, with those exhibiting multiple elements potentially falling within a high to very high-risk category.

1. Monolithic type cladding systems, EFIS (poly) Textured Hardies, Textured Fiber Cement Sheets, Solid plaster
2. Ends of guttering set into walls
3. Windows that relies on silicon for sealing
4. Window flashings that do not extend past the tops of the windows by 30mm
5. Small or no roof overhangs
6. Insufficient ground clearances

See body of report for explanation on items listed above.

### **SPECIAL NOTES FOR TEXTURE EXTERIOR CLADDINGS:**

- **Noted:** *It is the owner's responsibility to ensure that textured claddings are always well maintained. We strongly advise three monthly visual checks and annual professional inspections particularly around window and door openings, where there are any protrusions through the cladding system and all deck and parapet walls. A dwelling that was showing normal moisture readings and had little or no faults at the time of inspection may not necessarily remain watertight in the future.*

## **CONDITION RATINGS**

**Acceptable:** In good, serviceable and functional condition, with no obvious need for repairs.

**Average:** In functional condition but showing signs of wear and tear.

**Marginal:** Functional but nearing end of usable life and will need repair or replacement in the near future.

**Defective:** In a poor, damaged, missing, or dangerous condition, replacement or repair will be required.

**Repairs/ Maintenance:** In working order but in need of attention.

### **OVERALL CONDITION OF STRUCTURE:**

- **Type:** Concrete, timber framing
- **Condition:** Average - Repairs & Maintenance Required

### **FOUNDATIONS:**

- **Type:** Concrete, Concrete blocks
- **Condition:** Acceptable

### **FLOORS:**

- **Type:** Concrete,
- **Condition:** Acceptable

### **EXTERIOR CLADDING 1:**

- **Type:** Textured Poly (EFIS)
- **Condition:** Average - Repairs and Maintenance required
- **Window Facings Condition:** Average - Repairs & Maintenance Required
- **Noted:** An opening into the roof space was observed at the termination of the roof-to-wall apron flashing at the entry door roof. The opening is located beneath the flashing and is relatively well protected from direct weather exposure. The adjacent gutter is also positioned away from the wall, and no evidence of moisture ingress was observed at the time of inspection.
- **Recommendation:** Although the opening is considered unlikely to allow direct water entry under normal conditions, the detailing is unfinished. As part of future roof maintenance works, have the opening appropriately closed and the flashing termination tidied to provide a complete and durable finish.
- **Noted:** This type of exterior cladding is required to be painted every 8 to 10 years or earlier if the paint starts to oxidize. The paint finish is an integral part of the waterproofing system and should always be well maintained.



### ROOFING:

- **Type:** Pressed and Painted metal tiles
- **Condition:** Average - Repairs & Maintenance Required
- **Valleys:** Colorsteel
- **Noted:** Some lichen growth is beginning to develop on the roofing tiles.
- **Recommendation:** Clean and treat the roofing as required to remove lichen growth, prevent further build-up, and help maintain the serviceable life of the roofing tiles.
- **Noted:** There is some surface rust starting to appear on the roof fixings.
- **Recommendation:** Clean off and paint with rust retardant paint as required.



### ROOF VENTS:

- **Type:** PVC
- **Condition:** *Acceptable*

### VENT FLASHINGS:

- **Type:** Rubber
- **Condition:** *Acceptable*

### ROOF FLASHINGS

- **Type:** Metal
- **Condition:** *Average - Repairs & Maintenance Required*
- **Ridge & Hip Cap Condition:** *Average*
- **Noted:** There is some surface rust starting to appear on the roof fixings.
- **Noted:** There is rust appearing on some of the flashings and they are corroding.
- **Recommendation:** *Clean off and paint with rust retardant paint as required.*



### EXTERIOR JOINERY:

- **Type:** Aluminum
- **Glazing type:** Single Glazed,
- **Condition:** *Acceptable*
- **Window head flashings fitted:** Yes
- **Windowsill flashings fitted:** No
- **Window scribes fitted:** No
- **Noted:** Although there are window head flashings fitted to the top of the windows, they do not sufficiently extend past the window the required length of 30 mm
- **Window side flashings fitted:** No
- **Noted:** The sides of the windows rely on silicon sealer to provide a watertight seal between the side of the aluminum window frame and the texture exterior cladding.

- **Noted:** At the time of inspection, the seal was in good condition but still should be checked annually for any deterioration.
- **Glass retaining Rubber Condition:** *Acceptable*

#### **FASCIA:**

- **Type:** Timber
- **Condition:** *Average*
- **Noted:** This type of exterior fascia is required to be painted every 8 to 10 years or earlier if the paint starts to oxidize. The paint finish is an integral part of the waterproofing system and should always be well maintained.



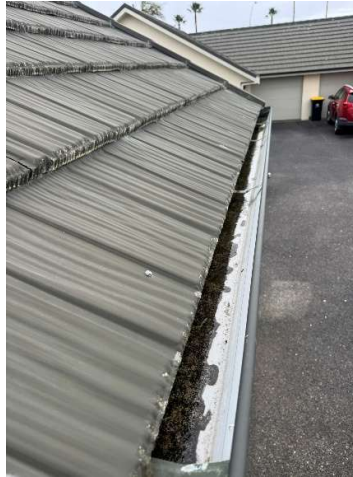
#### **SOFFITS:**

- **Type:** Flat Hardie sheets,
- **Condition:** *Average*
- **Noted:** The dwelling has small or minimal roof overhangs (soffits) in some places and does not adequately provide protection from the weather to door and window openings.
- **Recommendation:** *Regular painting and seal checks will be required.*



### GUTTERING & COMPONENTS:

- **Type:** Colorsteel
- **Condition:** Average - Repairs & Maintenance Required
- **Noted:** Some organic matter and debris were observed within the spouting.
- **Recommendation:** Clean out the spouting and maintain regularly to ensure stormwater can drain freely and prevent blockages.
- **Noted:** Sections of the guttering and the adjacent gutter brackets are showing signs of corrosion.
- **Recommendation:** Clean and treat the affected areas with an appropriate rust-inhibiting coating and replace any significantly corroded sections or brackets as required.
- **General:** Guttering should have a minimum of 10 mm gap between the exterior cladding and the end of the guttering.



### DOWN PIPES:

- **Type:** PVC
- **Condition:** Average

### STORM WATER:

- **Type:** PVC to onsite soak holes
- **Condition:** Acceptable
- **Noted:** The stormwater system was able to be tested at the time of inspection, with no obvious issues identified.
- **Recommendation:** Continue to monitor and maintain the stormwater system as part of normal property maintenance.

### DRAINAGE:

- **Type:** PVC
- **Condition:** Acceptable
- **Gully Trap Height:** Acceptable
- **General:** The top of gully traps must finish no less than 100 MM above unpaved surfaces and 25mm above paved surfaces on the completion of all paving and landscaping. **(NZ Building Code G13/AS2)**



### FENCING:

- **Type:** Timber, Metal
- **Condition:** Average



### GROUND & GARDEN HEIGHTS:

- **Condition:** Average
- **General:** Concrete floors are required to be a minimum height above unprotected ground. The top of the floor slab when landscaping is completed is to be 150mm above paved areas and brick veneer and 225mm for all other claddings. The bottom of claddings must be 60mm clear of all ground and paving even if the floor level is higher than 225 mm **NZ Building Code E2 NZS 3604 Appendix E1)**
- **General:** Any areas of the dwelling that have gardens or shrubs against the dwelling should be kept well-trimmed and thinned to prevent moisture being retained in the exterior walls. Excess vegetation can cause dampness and moisture damage over a long period of time if left to grow without any control.
- **General:** Large trees or shrubs close to the dwelling have the potential to damage the foundations and drainage systems of the dwelling and should be trimmed or removed.



#### **GARAGE OR CARPORT:**

- **Type:** Attached structure
- **Condition:** *Acceptable*
- **Garage Door:** Cedar sectional door with auto opener



#### **DRIVE, PATHS, PAVING:**

- **Type:** Concrete, Pavers
- **Condition:** *Average*
- **Noted:** Some undulation is evident to the pathway pavers, consistent with general age and settlement of the underlying ground.
- **Recommendation:** *Monitor and re-level the affected pavers as required, particularly where they may create a trip hazard or restrict surface water drainage.*



#### **EXTERIOR SERVICES:**

- **Gas:** *Acceptable*
- **Electrical:** *Acceptable*

## ***INTERIOR REPORT DETAILS***

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Interior inspections were carried out on all areas of the dwelling that were accessible at the time of inspection. Only areas that can be viewed without removing storage items or furniture were inspected. Any areas that could not be inspected that the inspector felt could be cause for concern will be noted under notes for that room. We do not comment on condition of curtains, blinds, carpeting or vinyl's unless there is damaged caused to these items from a source other than general wear and tear.

### ***CONDITION RATINGS***

**Acceptable:** *In good, serviceable and functional condition, with no obvious need for repairs.*

**Average:** *In functional condition but showing signs of wear and tear.*

**Marginal:** *Functional but nearing end of usable life and will need repair or replacement in the near future.*

**Defective:** *In a poor, damaged, missing, or dangerous condition replacement will be required.*

**Repairs/ Maintenance:** *In working order but in need of attention.*

### **ROOF SPACE:**

- **Condition:** *Acceptable & Dry*
- **Underlay fitted:** Yes
- **Type:** Building paper

### **INFESTATIONS & VERMIN:**

- **Condition:** *Acceptable*
- **Type:** Borer, Ants, Cockroaches, Fleas, Mice, Rats, Bees Wasps
- **Noted:** None Present

### **INSULATION:**

- **Type:** Pink Batts
- **Condition:** *Average – repairs and maintenance required*
- **Is Insulation clear of down lights:** Yes No
- **Noted:** Ceiling insulation has been displaced in places during the installation of services and has not been reinstated correctly.
- **Recommendation:** *Reposition and reinstate the insulation to provide continuous and even coverage throughout the affected areas.*
- **Noted:** The insulation may not be the recommended thickness for rental properties.
- **Garage:** Not Insulated



### FLOORS:

- **Type:** Concrete with Carpets & Tiles
- **Condition:** *Acceptable*
- **Noted:** New carpet looks be recently installed

### CEILING LININGS:

- **Type:** Gib Board,
- **Condition:** *Average - Repairs & Maintenance Required*
- **Noted:** A minor hairline crack is evident to the hallway ceiling lining, consistent with normal settlement and age of the dwelling.
- **Recommendation:** *Repair and redecorate as part of normal property maintenance as required.*
- **Textured:** No



### WALL LININGS:

- **Type:** Gib Board
- **Condition:** *Average*
- **Noted:** There are a few marks and scratches in the walls, but this is considered acceptable wear and tear.

### CONDENSATION:

- **Noted:** There were no obvious signs of condensation at the time of inspection.
- **Noted:** Excessive condensation can cause mildew and mould and can cause costly repairs. To reduce condensation dwellings should be adequately ventilated, have good insulation and heating. The fitting of a ventilation system can greatly reduce and in some cases totally eliminate condensation. Condensation is formed when excess moisture in the air settles on cold surfaces.

### MOULD & MILDEW:

- **Condition:** *Condition: Acceptable & Dry*
- **Noted:** No mildew present at the time of inspection.
- **Notes:** Mold and Mildew spores can cause respiratory problems, skin and eye irritations and Sinus congestion. Certain molds such as *Stachbotrys Chartarum* (CS) can produce toxic compounds called Mycotoxins.

### WINDOWSILLS:

- **Condition:** *Acceptable*



### HOT WATER SYSTEM:

- **Type:** External gas
- **Vented:** Not required
- **Capacity:** not less than 15 liters per min.
- **Mains Pressure:** Yes
- **Condition:** *Average*



### HEATING:

- **Type:** Air Conditioning Unit
- **Condition:** *Marginal - Repairs & Maintenance Required*
- **Noted:** Heavy corrosion is evident to the exterior air-conditioning unit.
- **Recommendation:** *Have the air-conditioning unit assessed by a suitably qualified technician and repair or replace the affected components/unit as required.*
- **Recommendation:** *Clean and service this unit prior to use. Failing to do so can affect insurance cover if heater is found to be the cause of the fire. Heater should be serviced by a qualified technician and client should be supplied with a service certificate.*



### ELECTRICAL WIRING & FITTINGS:

- **Condition:** *Acceptable*
- **Interior Switch Box Location:** Garage
- **Noted:** Electrical inspection is limited to the general condition of the wiring that could be seen. The power points were not tested.



### PLUMBING PIPES & FITTINGS:

- **Type:** Copper
- **Condition:** *Acceptable*

### INTERIOR DOORS:

- **Type:** Hollow core flush doors.
- **Condition:** *Acceptable*

### DOOR HARDWARE & FITTINGS:

- **Type:** Lever type
- **Condition:** *Average - Repairs & Maintenance Required*
- **Noted:** Some internal doors do not latch correctly.
- **Recommendation:** *Adjust the affected doors and latch hardware as required to ensure correct operation.*
- **Noted:** The cavity sliding door latch is difficult to operate and latch correctly.
- **Recommendation:** *Adjust or repair the latch mechanism as required to ensure correct operation.*
- **Noted:** The springs within some door lever hardware are loose and no longer operating correctly.
- **Recommendation:** *Repair or replace the affected door lever hardware as required.*
- **Noted:** Some dummy door hardware is loose.
- **Recommendation:** *Tighten and secure the affected hardware as required.*



#### WINDOW HARDWARE AND FITTINGS:

- **Condition:** *Acceptable*



#### SMOKE DETECTORS:

- **Number fitted:** 1
- **Working order:** Not tested
- **Noted:** Under the previous New Zealand Building Code guidance, the NZ Fire Service recommended that smoke alarms be installed within 3 metres of all bedroom doors and in garages.
- **Noted:** Under the updated New Zealand Building Code (Acceptable Solutions C/AS1 and C/AS2), all new homes and homes undergoing major renovations that require building consent must install interconnected, photoelectric smoke alarms. These alarms must be located in every bedroom, living area, hallway, and landing, and on each level of the home. They must be either sealed 10-year long-life battery units or 240V mains-powered (with interconnection).

## MOISTURE TESTING

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**Advanced Building Consultants** recorded moisture readings using a **Protimeter Surveymaster**. This apparatus eliminates the practice of having to drill test holes in walls to gain an accurate moisture reading and causes no damage to homes. All instruments are checked annually for accuracy. All moisture readings that could be accurately obtained are recorded for each room. The moisture reading recorded is the highest achieved for that individual room.

Where moisture readings are higher than 20%, we recommend further invasive investigation into the cause. This could include having to remove wall lining to ascertain damage. **Moisture that is constantly higher than 20% will start timber decay process that is irreversible.** The optimum level for timber framed buildings is between 8 and 18%. Moisture readings can vary from room-to-room areas such as garage, kitchen, laundry and bathrooms normally record higher than other areas of the dwelling. Recordings taken of wet, cold or foggy days or where the dwelling is poorly ventilated can make moisture readings up to 3% higher.

Moisture levels will be determined by the relative humidity in the air and timber will absorb or release moisture as the air humidity changes.

**(NZ Standards: Table 1.4 NZS 3602)**

**In line with the new requirements set in November 2006, moisture readings will be taken on the inside of the external walls. Recording moisture readings on the exterior of the walls is no longer recommended as this can give false high reading. Walls tested on the exterior that have recorded high moisture have found to have no moisture present in the framing when invasive investigation was undertaken. Moisture Readings recorded on the exterior cladding are for a guide only to the possible ingress of water.**

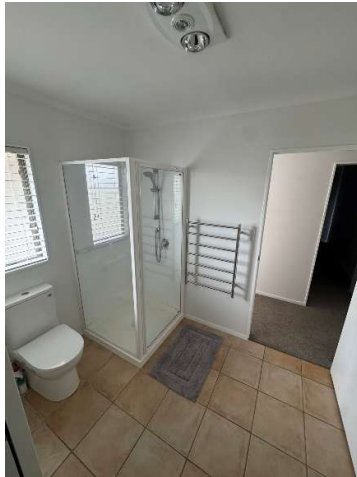
### KITCHEN:

- **Condition:** *Acceptable*
- **Condition of Cabinets:** *Acceptable*
- **Condition of appliances:** *Average*
- **Hobbs:** Electric
- **Oven:** Electric
- **Door & Window Function:** *Acceptable*
- **Wastemaster:** Yes
- **Dishwasher:** Yes
- **Range Hood:** Yes
- **Noted:** The range hood extractor fan vents to the exterior.
- **Moisture Reading:** 13.9% ACCEPTABLE



#### BATHROOM:

- **Plumbing:** PVC & Flexihose
- **Condition:** *Acceptable*
- **Condition of fixtures & fittings:** *Average*
- **Shower:** PVC Modular unit
- **Bath:** N/A
- **Door & Window Function:** *Acceptable*
- **Noted:** Ceiling fan vents to the exterior.
- **Moisture Reading:** 16.4% ACCEPTABLE



#### LAUNDRY:

- **Condition:** *Acceptable*
- **Condition of fixtures & fittings:** *Acceptable*
- **Tub Type:** Stainless steel Super tub
- **Door & Window Function:** *Acceptable*
- **Moisture Reading:** 16.6% ACCEPTABLE



**WATER PRESSURE:**

- **Condition:** Average

**MASTER BEDROOM:**

- **Condition:** *Acceptable*
- **Door & Window Function:** *Acceptable*
- **Moisture Reading:** 13.5% ACCEPTABLE

**BEDROOM 2:**

- **Condition:** *Acceptable*
- **Door & Window Function:** *Acceptable*
- **Moisture Reading:** 14.8% ACCEPTABLE

**LIVING ROOM:**

- **Condition:** *Acceptable*
- **Door & Window Function:** *Acceptable*
- **Moisture Reading:** 18.2% ACCEPTABLE

**DINING ROOM:**

- **Condition:** *Acceptable*
- **Door & Window Function:** *Acceptable*
- **Moisture Reading:** 16.7% ACCEPTABLE

**HALL:**

- **Condition:** *Acceptable*
- **Door Function:** *Acceptable*
- **Moisture Reading:** 13.6% ACCEPTABLE

**ENTRY:**

- **Condition:** *Acceptable*
- **Door Function:** *Acceptable*
- **Moisture Reading:** 16.2% ACCEPTABLE

**GARAGE:**

- **Condition:** *Acceptable*
- **Door & Window Function:** *Acceptable*
- **Moisture Reading:** 15.2% ACCEPTABLE

## ***GENERAL NOTES***

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The client should in all cases get their solicitor to check the Title for any special notes regarding covenants for this site and surrounding subdivision and to ensure that the Flats plan has recorded details of all dwellings and other constructions that are presently built on site.

## **ADVANCED BUILDING CONSULTANTS' DISCLAIMER (ABC)**

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- (a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. The inspection did not include any areas or components which are concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil).
- (b) The inspection did not assess compliance with the NZ Building Code including the Code's weathertightness requirements, or structural aspects. On request, specialist inspections can be arranged of weathertightness or structure or of any systems including electrical, plumbing, gas or heating.
- (c) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a), this report may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection.
- (d) Advanced Building Consultants (ABC) will undertake a file search to check permits land hazards and land features if requested to do so. The council file search is not a Land Information Memorandum and does not address planning issues under The Resource Management Act. We recommend that the purchaser consult their Solicitor and their local Council Authority about any issues relating to the property. ABC does not take any responsibility for any outstanding issues relating to this property.
- (e) Reports are valid for 30 days.
- (f) Advanced Building Consultants (ABC) use a Protimeter Survey Master SM to perform random internal surface moisture tests. Where moisture is detected, results do not guarantee that the timber directly below the area tested is necessarily decayed. Further invasive investigation is recommended where readings are found to be recorded above 20%.
- (g) Advanced Building Consultants (ABC) note and agree that this report does not in any way comment or intimate as to possible future conditions of the buildings structure and/or deterioration in the event of ingress of water resulting in mould, fungi, mildew, rot, decay, gradual deterioration, subsidence, micro-organisms or bacteria,
- (h) We make no reference to the building's compliance to the NZ Building code or to compliance to the NZ Building Regulations Act.1992 or future additions or amendments.

- (i) Advanced Building Consultants (ABC), its employees and agents, undertake no responsibility of care in contract, tort or otherwise, to users of Advanced Building Consultants Inspection Report and make no warranties or representation of any kind whatsoever in relation to any of its contents. Furthermore, its employees and agents expressly disclaim all and any liability and responsibility to any person, whether a purchaser or user of this inspection in respect of anything and of the consequences of anything done, or omitted to be done, by any such person in reliance upon the whole or any part of the contents of this report.
- (j) Advanced Building Consultants (ABC) do not directly or indirectly advise the purchaser of this report and/or subsequent on-site verbal discussions to buy or not to buy the property inspected. The report is given so the purchaser can be better informed to make his or her decision. All or any discrepancies found in this report must be notified to Advanced Building Consultants within 14 days from the date of this report.

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