



PROPERTY REPORT

EYE SPY INSPECTIONS LTD



EYE SPY
INSPECTIONS

PREPARED BY

Richard Cournane

eyespyinspections.co.nz

BUILDING INSPECTION REPORT

9 Sep 2026 / 17 Conie Glen Lane

Complete

Flagged items

0

Actions

0

Pre-Purchase/Sale Visual Non-Invasive Property Inspection

Eye Spy Property Inspections
Pre sale building report
17 Conie Glen Lane, Broomfield



Photo 1

Inspection Date

09.09.2026 11:17 NZST

Weather Conditions

Fine with light winds 15degC

Client/Job name

17 Conie Glen Lane

Danny

Address

17 Conie Glen Lane, Broomfield,
Christchurch 8042, New Zealand
(-43.5203609, 172.5295567)

INSPECTION INSTRUCTIONS Visual Non Invasive Pre Purchase Property Inspection

PROPERTY DESIGNATION Please see CERA website at: <http://cera.govt.nz/myproperty/> for information on the land classification for this property

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Disclaimer

The assessors believe the information contained within this risk assessment report to be correct at the time of printing. The assessors do not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed or came to the attention of the assessors during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.

Information on the latest workers compensation and OHS / WHS laws can be found at the relevant State WorkCover / WorkSafe Authority.

THE PROPERTY

EXECUTIVE SUMMARY

This house appears to be structurally sound and well-built to the standards of the time. There is no obvious significant earthquake damage visible at the time of the inspection. The house appears watertight at the time of the inspection, with no visible signs of current moisture ingress. There are a few maintenance issues mentioned throughout the report. With typical ongoing repairs and maintenance kept up to standard, this should remain a good house for some time to come.

DWELLING DESCRIPTION & ELEVATIONS

This is a single-story, four-bedroom, two-bathroom home constructed of timber frame with a steel tile roof, solid brick veneer, and a concrete floor and foundation.



Photo 2



Photo 3



Photo 4



Photo 5

SITE & EXPOSURE

Flat urban site

Yes



Photo 6



Photo 7



Photo 8



Photo 9

SURFACE WATER

N/A

CARPORTS

N/A

OUTBUILDINGS

N/A

MAILBOX

Yes

Appears in sound usable condition



Photo 10

CLOTHESLINE

Yes

Appears in sound usable condition



Photo 11

DRIVEWAY

Yes

Concrete



Photo 12

PATIOS & PATHS & STEPS

Yes

Concrete appear typical for age

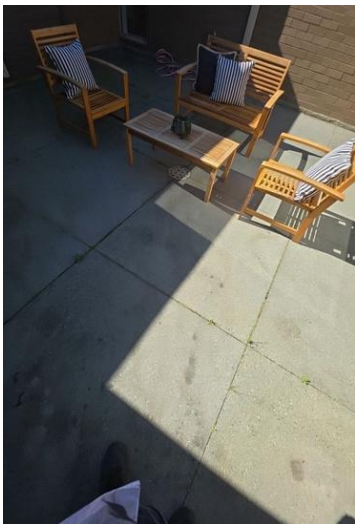


Photo 13



Photo 14



Photo 15



Photo 16

BALCONIES

N/A

PERGOLAS & VERANDAHS

N/A

FENCES

Yes

Timber appear typical for age



Photo 17



Photo 18



Photo 19

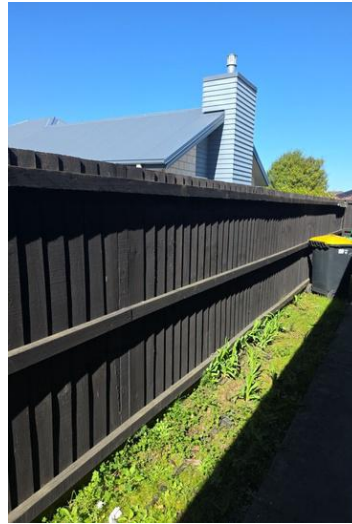


Photo 20

GATES

Yes

Operational



Photo 21



Photo 22

Boundaries are not checked as part of this building inspection as this must be undertaken by a qualified "Land Surveyor". Fences are a general indication of the boundary lines only and are not to be relied upon as being true and accurate of the actual boundary lines as these are not necessarily positioned accurately along the actual boundary line itself. If there is any concern over the boundaries, in the first instance the boundary pegs need to be located if possible and or the property file checked or if necessary, a qualified "Land Surveyor" employed to survey and establish the actual boundaries.

RETAINING WALLS

N/A

EXTERIOR

Notes on Exterior

CLADDING

General maintenance

The solid brick veneer on a cavity system appears structurally sound, with no evidence of significant cracking or movement.

The painted linear weatherboard on a cavity system appears to be in a condition typical for its age.

One broken linear scribe has been identified; we recommend engaging a qualified tradesperson for further assessment and remediation.

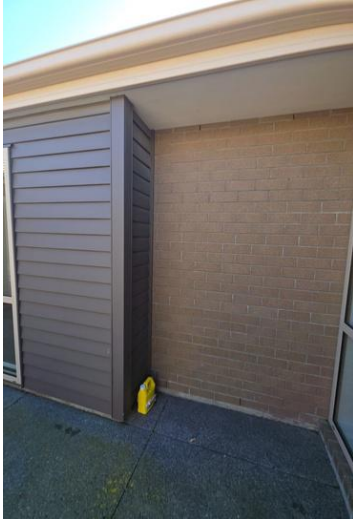


Photo 23



Photo 24



Photo 25



Photo 26



Photo 27

EXTERIOR WINDOWS & DOORS

General maintenance

The property features aluminum double-glazed external joinery. Several window catches have damaged closing tabs, which may prevent the units from sealing securely. We recommend engaging a qualified professional to assess the issue and provide appropriate repair solutions.



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32

Aluminium Joinery And Glazing General Notes

1) Apart from some earlier styles of aluminium joinery all aluminium window and door frames have drainage channels and drain holes to the exterior to drain any moisture that may occur on the aluminium to the exterior, the drainage channels and holes must be kept clear and checked regularly as blocked channels or holes can allow moisture to seep through the frame joins into the framing possibly causing internal moisture issues or rot in the framing over time.

FOUNDATION

Yes

Concrete floor and foundation



Photo 33



Photo 34

SUBFLOOR VENTILATION

N/A

FASCIA & SOFFITS

Yes

Coil coated steel spouting with painted fibrecement board soffit



Photo 35



Photo 36

EXTERIOR PAINTING

General maintenance

The condition is consistent with the age of the house.
Routine maintenance, including repainting several timber linear scribes, is scheduled for the near future.



Photo 37

EXTERNAL ELECTRICAL

Yes



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48

GUTTERS & DOWNPIPES

Coil coated steel spouting and downpipes

Yes



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53

EXTERNAL PLUMBING & DRAINS

Yes

Downpipes fall to pvc stormwater risers. Gully traps clear

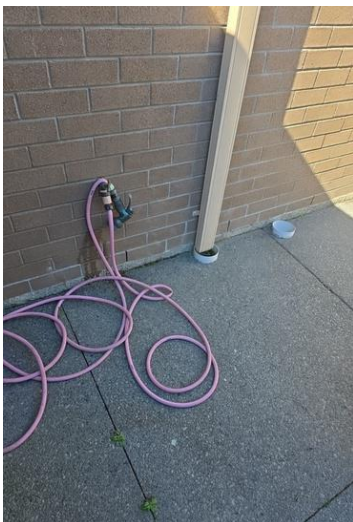


Photo 54



Photo 55



Photo 56



Photo 57

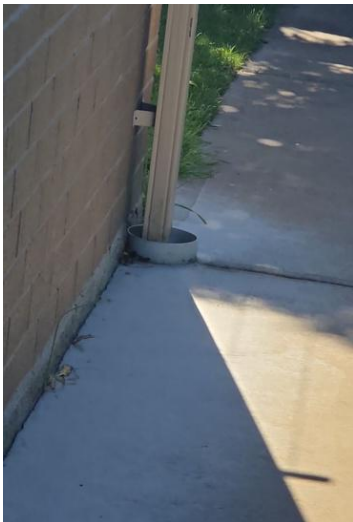


Photo 58



Photo 59



Photo 60



Photo 61

No guarantees can be given regarding the integrity of the underground pipes (if any) due to seismic or historical damage and/or blockage.
Due to the seismic events, it is advisable to have the underground drains CCTV inspected.

ROOFING & FLASHINGS

Yes

Coil coated steel tiles fixed with galvanized nails appears typical for age



Photo 62



Photo 63



Photo 64

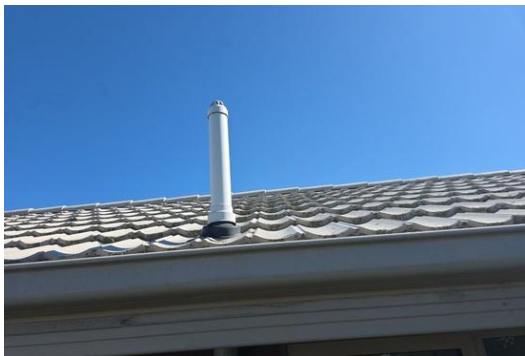


Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70

ROOF PENETRATIONS

N/A

Restrictions: Due to current NZ Health & Safety at Work Act 2015 in regard to working alone and at height: We will provide a visual inspection of the exterior roofing which can be seen from a ladder(3.6m) at several locations around the building.

MOISTURE TESTING

Notes on Moisture Testing

Tested low at the time of the inspection



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78

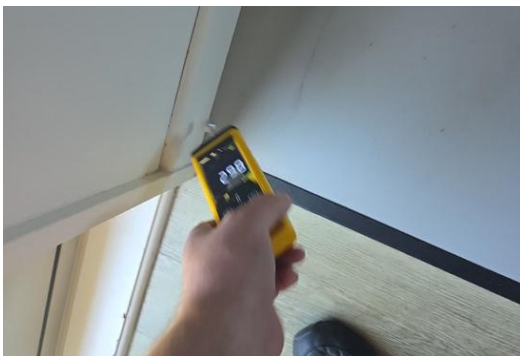


Photo 79

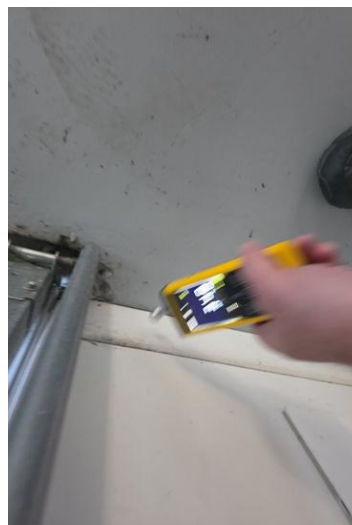


Photo 80



Photo 81



Photo 82



Photo 83



Photo 84

Multiple moisture readings were taken in each room and on window sills. The readings give an overall indication of the moisture levels in the house but do not mean that there may not be areas with high moisture levels. Whilst every effort is made to detect moisture problems it is not possible to check every square metre of the interior wall space during inspection.

The tester used is a Trotec T660 Moisture Tester

This meter measures the moisture content of wood up to 40mm deep. On this particular meter readings of between 0 and 50 are considered dry. Readings between 50 and 80 are considered marginal. Readings above 80 are considered 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.

Eye Spy 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.

INTERIOR

Notes on Interior

House vacant at the time of the inspection.
Staged for sale.
Nobody else present

FLOOR LEVELS Spot checked throughout using a mini laser and/or zip 2000 Findings below:

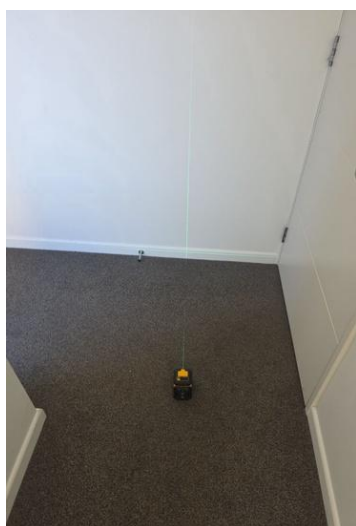


Photo 85

The floor slope between two points greater than 2m apart is less than 0.5% (1:200) as per MBIE guidelines and/or any slope differential slightly outside mbie guidelines is deemed typical for age and style of house and does not require further investigation

Yes

Well within guidelines

The variation in level over the floor plan is less than 50mm over 10m as per MBIE guidelines.

Yes

Well within guidelines

Key Aspects of MBIE Floor Level Guidelines:

Purpose: Primarily developed to assess differential settlement caused by the Canterbury earthquake sequence.

The 50mm Threshold: While not a "hard" pass/fail limit, a difference in floor levels of more than 50mm across a building is often used to trigger closer inspections and, potentially, remediation.

Structural Assessment: Guidelines help determine if the foundation is sound or if the floor has slumped significantly.

Application: Used by insurers, EQC, and engineers to evaluate the need for foundation repairs, such as "jack and pack" methods for timber and concrete piles.

SUBFLOOR ACCESS & STRUCTURE

N/A

GROUND CONDITION AND GROUND CLEARANCE

N/A

PILE TYPE & CONNECTIONS	N/A
INSULATION	N/A
PIPEWORK	N/A
WIRING	N/A
BORER	N/A

It is not uncommon for older homes to be subject to wood boring insects. By their nature the presence of wood boring insects is generally found by seeing their holes and/or dust from boring into the timber, or where infestation may have obviously damaged the timber. While the presence of wood boring insects may be identified by a pre-purchase building inspection, the lack of any visual signs does not mean that the property is free of the insects. For purposes of this inspection, the inspector is looking for evidence of significant infestation. It would always be advisable to consider having the home professionally treated for borer, as part of the maintenance of an older home.

Subfloor 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 subfloor area that can be seen from the manhole location (within a 2m radius). If you have any concerns about the quality of the subfloor we strongly recommend engaging a qualified re-leveling contractor to provide you with a specialist subfloor inspection report or to commission a critter crawler inspection of the entire subfloor(Contact our office to arrange this).

ROOF SPACE STRUCTURE

Yes

Manufactured timber truss roof



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91

ROOFING UNDERLAY

Yes

Self supporting building paper

CEILING CONSTRUCTION & INSULATION

Yes

Insulation is loose woolen fibres approximately 150mm thick

PLUMBING

N/A

ELECTRICAL

Yes

Wiring seen was tps

VENTS

Yes

BORER

N/A

RODENTS/BIRDS

N/A

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.

Approximately 75% of the space was visible utilizing a torch and camera.

POSSIBLE ALTERATIONS OR ADDITIONS

N/A

PERMITS/CONSENTS.

Please note that permits were issued prior to 1992-1993 with no Code Compliance and after that the Consent and Code Compliance system came into effect.
For further information and possibly clarification of what is covered with permits/consents it would be advisable to order a property file from the Christchurch City Council.

LIM Report

The building inspector has not reviewed a LIM report nor inspected the Council file in relation to the property and is unable to provide advice as to the content of any LIM report.
The building inspector recommends that the client obtain independent legal advice in relation to all aspects of the LIM report.

SERVICES

HOT WATER

Yes

Gas califont in roofspace.
Street gas supply



Photo 92



Photo 93

ELECTRICAL SERVICES

Yes

Switchboard in garage has mini circuit breakers. Power was on at the time of the inspection



Photo 94

WIRING.

Electricity – early wiring

Electricity became available from about 1900 onwards, the actual date depending on the locality. By the 1910s, locally generated electricity was in widespread use.

Once it became available, new villas were wired for electricity, and earlier ones had the wiring added as an early renovation as owners were quick to install electric lighting. Other appliances followed more slowly.

The earliest wiring was cloth-wrapped rubber insulated, set into ½" (12mm) metal pipe conduit. Some examples of conduit may still exist in use. Conduit was fixed into the back of timber blocks fixed to the internal lining. Houses had a very small number of electrical switches and outlets.

By the 1930s, cloth wrapped wiring (with an earth wire) was used without conduit. It was often used to provide additional outlets so may still be present in conjunction with conduit cabling. This wiring also deteriorated in time as the rubber insulation perished and became brittle.

Electricity – 1950s-1960s

Early polyvinyl chloride (PVC) sheathed wiring (three strands including an earth wire) was introduced about 1950. This also deteriorates over time.

A significant number of villas will have been rewired with thermoplastic sheathed (TPS) cable, which became available in the 1960s.

DVS / HRV

N/A

SMOKE ALARMS

Yes

Battery smoke alarms visible within 3m of bedrooms. Untested

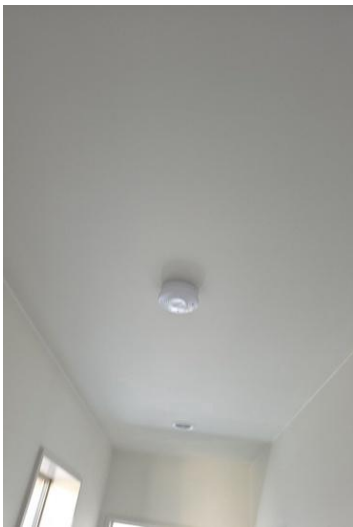


Photo 95

INTRUDER ALARMS

Yes

Security system control in entry untested



Photo 96



Photo 97

INTERNAL GARAGE

Notes on garage

Yes

Internal access double garage



Photo 98



Photo 99

Flooring

Yes

Concrete

Walls & Ceilings

Yes

Painted plasterboard.
Wear and tear typical for age

Doors & windows

Yes

Internal door operational. Handle coming loose.
Steel sectional door with automatic opener operational.
Aluminium single glazed external joinery



Photo 100

Storage

N/A

Plumbing

Yes

Plumbing fittings appear in sound, usable condition with good hot water pressure, typical for a mains pressure system



Photo 101

Electrical

Yes



Photo 102



Photo 103



Photo 104

Moisture levels

Yes

Tested low at the time of the inspection

EXTERNAL GARAGE	
Notes on garage 2	N/A
Flooring	N/A
Walls/Cladding	N/A
Roof/Ceiling	N/A
Doors & windows	N/A
Storage	N/A
Plumbing	N/A
Electrical	N/A
Moisture levels	N/A
Studio	N/A

HALLWAY

Notes on Hallway

Yes

Hallway & entry



Photo 105



Photo 106



Photo 107

Flooring

Yes

Carpet

Walls & ceiling

Yes

Painted plasterboard.
Wear and tear typical for age

Doors & windows

Yes

External entry doors operational.
Aluminium double glazed external joinery

Storage

Yes

Moisture levels

Yes

Tested low at the time of the inspection

Heating

Yes

Wall-mounted heat pump appears typical for its age. Untested.



Photo 108

Plumbing

N/A

Electrical

Yes



Photo 109



Photo 110



Photo 111

KITCHEN & LIVING 1

Notes on Kitchen/Living

Yes

Kitchen & dining & living



Photo 112



Photo 113



Photo 114

Kitchen joinery

Yes

Kitchen joinery appears in sound usable condition



Photo 115



Photo 116

Fridge space

Yes

960mm x 1830mm

Plumbing Fittings

Yes

Plumbing fittings appear in sound, usable condition with good hot water pressure, typical for a mains pressure system



Photo 117



Photo 118



Photo 119

Oven & Hob

Yes

Inbuilt electric oven with gas hob untested



Photo 120



Photo 121



Photo 122

Range Hood

Yes

Private & confidential

37/64

Operational. Externally ducted



Photo 123

Flooring

Yes

Carpet & vinyl

Walls & ceilings

Yes

Painted plasterboard.
Wear and tear typical for age

Doors & windows

General maintenance

Interior doors are currently operational; however, the double doors require adjustment to ensure proper closure. Please recommend a qualified professional to assess the situation. The exterior joinery consists of aluminum double glazing.



Photo 124

Storage

Yes

Moisture levels

Yes

Tested low at the time of the inspection

Heating

Yes

Gas fire untested



Photo 125

Electrical

Yes



Photo 126

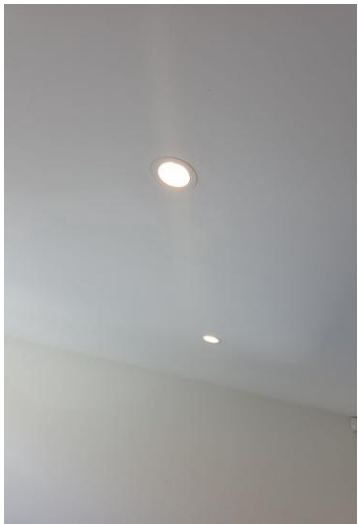


Photo 127

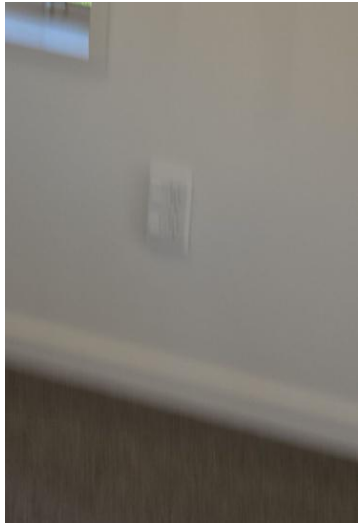


Photo 128

SEPARATE LIVING	
Notes on living 2	N/A
Kitchen joinery	N/A
Fridge space	N/A
Plumbing Fittings	N/A
Oven & Hob	N/A
Rangehood	N/A
Floors	N/A
Walls & ceilings	N/A
Doors & windows	N/A
Storage	N/A
Moisture levels	N/A
Heating	N/A
Electrical	N/A

BATHROOM 1

Notes on Bathroom 1

Yes

Bathroom & toilet



Photo 129

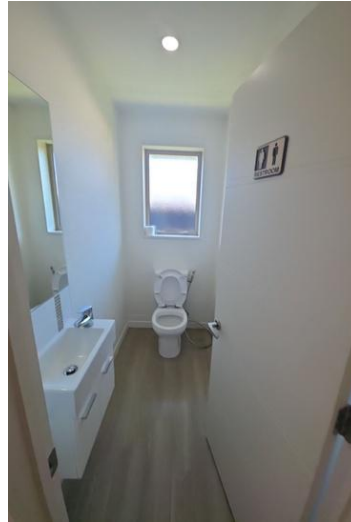


Photo 130

Shower

Yes

The wet wall liner, situated over the fiberglass base, exhibits characteristics consistent with its age. The shower unit has not undergone testing.



Photo 131



Photo 132

Plumbing Fittings

Yes

Plumbing fittings appear in sound, usable condition with good hot water pressure, typical for a mains pressure system



Photo 133



Photo 134



Photo 135



Photo 136

Extractor

Yes

Ceiling fan operational. Externally ducted



Photo 137

Flooring

Yes

Private & confidential

42/64

Vinyl

Walls & ceilings

Yes

Painted plasterboard

Doors & windows

Yes

Internal doors operational
Aluminium double glazed external joinery

Heating

Yes

Heated towel rail appears in sound usable condition. Untested.
Heat bulbs



Photo 138



Photo 139

Electrical

Yes



Photo 140



Photo 141

Moisture levels

General maintenance

Elevated moisture levels have been detected at the base of the wall situated between the shower and vanity. We recommend engaging a qualified professional to assess the situation and provide appropriate remediation advice.



Photo 142



Photo 143

BATHROOM 2	
Notes on Bathroom 2	N/A
Shower	N/A
Plumbing Fittings	N/A
Extractor	N/A
Flooring	N/A
Walls & ceilings	N/A
Doors & windows	N/A
Heating	N/A
Electrical	N/A
Moisture levels	N/A

BEDROOM 1

Notes on Bedroom 1

Yes

Master with ensuite and walk in wardrobe



Photo 144



Photo 145



Photo 146

Flooring

Yes

Carpet & tiles

Walls & ceilings

Yes

Painted plasterboard

Doors & windows

Yes

Internal doors operational.
Aluminium double glazed external joinery

Wardrobe

Yes

Moisture levels

Yes

Tested low at the time of the inspection

Heating

Yes

Wall-mounted heat pump appears typical for its age. Untested.
Heated towel rail appears in sound usable condition. Untested.
Heat bulbs



Photo 147



Photo 148



Photo 149

Plumbing

Yes

Plumbing fittings appear in sound, usable condition with good hot water pressure, typical for a mains pressure system



Photo 150



Photo 151



Photo 152

Electrical

Yes



Photo 153

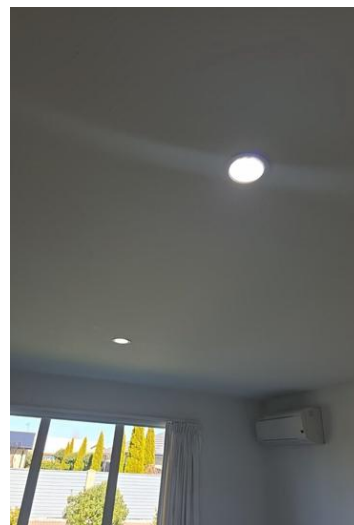


Photo 154



Photo 155

BEDROOM 2

Notes on Bedroom 2

Yes

1st right



Photo 156



Photo 157

Flooring

Yes

Carpet

Walls & ceilings

Yes

Painted plasterboard.
Wear and tear typical for age

Doors & windows

Yes

Internal door operational.
Aluminium double glazed external joinery

Wardrobe

Yes

Moisture levels

Yes

Tested low at the time of the inspection

Heating

N/A

Plumbing

N/A

Electrical

Yes



Photo 158

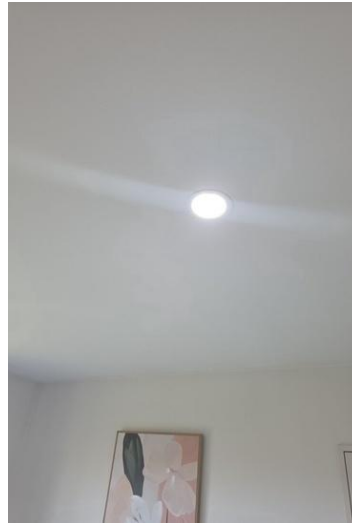


Photo 159



Photo 160

BEDROOM 3

Notes on Bedroom 3

Yes

2nd right



Photo 161



Photo 162

Flooring

Yes

Carpet

Walls & ceilings

Yes

Painted plasterboard.
Wear and tear typical for age

Doors & windows

Yes

Internal door operational.
Aluminium double glazed external joinery

Wardrobe

Yes

Moisture levels

Yes

Tested low at the time of the inspection

Heating

N/A

Plumbing

N/A

Electrical

Yes



Photo 163



Photo 164



Photo 165

BEDROOM 4

Notes on Bedroom 4

Yes

End of hallway



Photo 166



Photo 167

Flooring

Yes

Carpet

Walls & ceilings

Yes

Painted plasterboard.
Wear and tear typical for age

Doors & windows

Yes

Internal door operational.
Aluminium double glazed external joinery

Wardrobe

Yes

Moisture levels

Yes

Tested low at the time of the inspection

Heating

N/A

Plumbing

N/A

Electrical

Yes



Photo 168

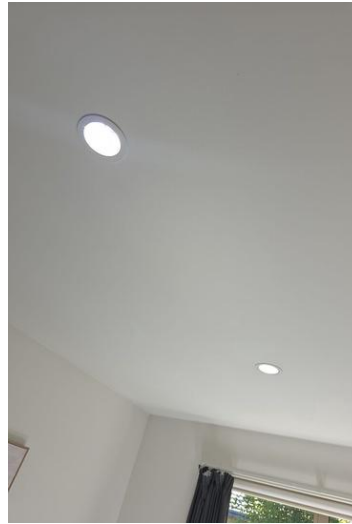


Photo 169



Photo 170

BEDROOM 5	
Notes on Bedroom 5	N/A
Flooring	N/A
Walls & ceilings	N/A
Doors & windows	N/A
Wardrobe	N/A
Moisture levels	N/A
Heating	N/A
Plumbing	N/A
Electrical	N/A

ADDITIONAL ROOM 1	
Notes on Additional Room 1	N/A
Flooring	N/A
Walls & ceilings	N/A
Doors & cupboards & windows	N/A
Moisture levels	N/A
Heating	N/A
Plumbing	N/A
Electrical	N/A

ADDITIONAL ROOM 2	
Notes on Additional Room 2	N/A
Flooring	N/A
Walls & ceilings	N/A
Doors & cupboards & windows	N/A
Moisture levels	N/A
Heating	N/A
Plumbing	N/A
Electrical	N/A

EQC SCOPE

General comments

Built after the chch earthquakes (2015)

No significant EQ damage visible at the time of the inspection.

Pass

In my professional opinion and based on my observations during the inspection it appears all the EQC work has been completed to a satisfactory standard.

N/A

Where an EQC scope of works has been provided to the building inspector prior to (or at the time of) the inspection of the property, the scope of works may be reviewed and commented on in the building report. However, the building inspection is a visual non-invasive inspection of the property as at the time of the inspection. The building inspector cannot comment on the reasonableness of any repairs that have been carried out in accordance with the EQC Scope of Work nor whether any repairs have been carried out which would not be obvious on a visual and non-invasive inspection.

The building inspector relies on the information provided by the client. The building inspector will take no responsibility for ensuring that all EQC scope of works for the property have been reviewed.

Any EQC scope of works which have not been reviewed and/or any aspect of an EQC scope of works that are unable to be inspected are not referred to in the building report and the client will need to carry out their own due diligence in this respect.

ASBESTOS

Notes on Asbestos

Due to the age of the property, it is unlikely that asbestos is present in any products.

Asbestos testing carried out at the time of the inspection.

NA

PLEASE SEE LIST OF SOME MATERIALS THAT MAY CONTAIN ASBESTOS.

Building and Construction Materials

Insulation: Loose-fill attic insulation (often called "Zonolite"), spray-on insulation, pipe lagging (covering on boilers and steam pipes), and insulation blankets.

Cement Products (Transite): Corrugated roof sheeting (e.g., 'Super Six'), flat sheets for cladding, pipes (water, storm water, sewage), flues, gutters, and downpipes.

Ceiling Materials: "Popcorn" ceilings, acoustic ceiling tiles, textured paint, and adhesive/mastic used with tiles.

Flooring: Vinyl floor tiles, sheet vinyl (linoleum), backing on flooring, carpet underlay, and adhesives.

Wall Materials: Drywall/gypsum board, joint compound, plaster, spackling compounds, putty, and imitation brick cladding.

Roofing and Siding: Roofing shingles, asphalt roofing, roof felt, bitumen-based water proofing, and cement siding.

Electrical Components: Electrical panels (backing or partitions), cloth wire insulation, fire-resistant blankets in fuse boxes, and fuses.

Eye Spy Property Inspections cannot state whether this building has products containing these materials and compounds without testing, however because of the era of this building we wish to make you aware of the possibility, so you will always work safely in your home.

CERTIFICATE OF INSPECTION

Client

Danny

Site

17 Conie Glen Lane

Inspector

Richard

Company

Eye Spy Property Inspections

Qualifications

Licensed and qualified builder 25+ years experience.

The following areas of property were inspected:

Site	Yes
Subfloor	NA
Roofspace	Yes
Exterior	Yes
Roof exterior	Yes
Interior	Yes
Services	Yes
Accessory unit, ancillary space & buildings	NA

Any limitations to the coverage of the inspection are detailed in the written report. I hereby certify that I have carried out the inspection of the property site at the above address taking into account aspects of NZS4306:2005 Residential Property Inspection – and I am competent to undertake this inspection.



09.09.2026 12:18 NZST

An inspection carried out with reference to aspects of NZS 4306:2005 is not a statement that the

property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS4306:2005 for full details. A signed copy of this certificate is held on file.

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

R Cournane

Licensed and qualified builder

LBP No:120745.

Property Inspector

Eye Spy Inspections

027 240 8883

The building inspector has not reviewed a LIM report nor inspected the Council file in relation to the property and is unable to provide advice as to the content of any LIM report.

The building inspector recommends that the client obtain independent legal advice in relation to all aspects of the LIM report.

N.B. Please read this report in conjunction with Note / Disclaimer, the final page of this report.

TERMS OF SERVICE & CERTIFICATES

Please find our terms of service

[Terms of Service.pdf](#)

Please find our Master Inspector Association of NZ certificate

[MIANZ Registration Certificate RICHARD COURNANE RMI@.pdf](#)

Insurance



BizCover
Level 12 - 66 Wyndham Street
Auckland 1010
Phone: 0800 249 268

Certificate of Currency Professional Indemnity

This Certificate:

- is issued as a matter of information only and confers no rights upon the holder;
- does not amend, extend or alter the coverage afforded by the policy listed;
- is only a summary of the cover provided. For full particulars, reference must be made to the current policy wording;
- is current only at the date of issue.

Name Of Insured	Eye Spy Inspections Trading As Eye Spy Inspections
Occupation	Architecture & Surveying • Pre-Purchase/Building Inspector
Policy Number	SOB/05538/000/26/P
Policy Period	4.00pm Local Standard Time on 04 March 2026 to 4.00pm Local Standard Time on 04 March 2027
Limit of Indemnity	Professional Indemnity: NZD\$500,000
Excess	Professional Indemnity: NZD\$2,000 each and every claim.
Reinstatements	1
Underwriter	Certain Underwriters at Lloyd's led by Everest Managing Agency Limited, Syndicate 2786 and underwritten by DUAL on their behalf as Coverholder
Unique Market Reference	B1969DS2600033
Signature	
Name of Signatory	Damien Coates
Capacity/Title	Chief Executive Officer, DUAL Asia Pacific
Date	04 Mar 2026

Please note

This Certificate is issued subject to the policy's terms and conditions and by reference to the insured's declaration. The information set out in this Certificate is accurate as at the date of signature and there is no obligation imposed on the signatory to advise of any alterations.

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