



**BUILDING
INSPECTOR
NELSON**

Building Inspection Report

Encompassing NZS 4306:2005

General Introduction and Purpose of the Inspection

Purchasing a property is a significant investment and it is important that you, as a prospective purchaser, are able to make an informed decision regarding the state of the property you are intending to buy.

It is so significant that a New Zealand Standard exists (NZS 4306:2005) to provide directions for Inspectors on the minimum acceptable requirements for conducting the Inspection and preparing the Inspection Report.

The Inspection has the primary goal of providing you, the Client with an assessment on the condition of the property you are intending to purchase at the time the inspection is completed.

This Inspection and Reports relates to NZS 4306:2005 Building Inspections - Residential Buildings

Although the Standard specifically refers to Inspections and Reports providing advice to clients before they purchase a property, the nature of the process and the Report itself is also useful for normal residential inspections such as an owner requiring a general technical assessment of their property.

The Scope

The purpose of the inspection is a pre-purchase house inspection for the Client.

The inspection will involve a non-invasive visual inspection of the exterior and interior of the house dwelling located at the property address.

The inspection will include:

- Non-invasive moisture meter
- Ladder
- Drone
- Thermal imaging camera
- Tablet
- Electrical tester
- Tape measure
- Torch
- Small flathead screw driver
- Mirror

The inspection may be impacted by a number of things including, but not limited to, weather on the day of inspection, accessibility to subfloor areas and foundations, accessibility to areas due to owner's belongings or exclusion to areas by animals located on the property. Any such matters that impact the inspection will be set out in this agreement at the appropriate sections.

The inspection is encompassing NZS 4306:2005.

This inspection is not a valuation of the property, nor does it provide information related to earthquake stability, flood assessment, structural survey or include a Methamphetamine or other illegal drug testing. If the Client wishes to obtain information about any of those

matters or anything else outside of the scope of this report, they should seek a specialist report from the appropriately qualified person.

About this Report

We want to confirm that the Inspection undertaken is in accordance with Australian Standard NZS 4306:2005.

In accordance with the Standard, this Inspection Report will be provided to you our Client as a permanent record of the inspection we have undertaken for you.

It is important to note that the Standard does not cover properties that are still under construction. It's

also important to note that the Standard does not include compliance with Building Regulations.

Our Approach

We want to ensure that the Report includes enough information from the Inspection that you, our client, is able to determine the Inspector's conclusion as to the condition of the Building which is based on the experienced, rational and logical approach of the Inspector.

It is really important to us that all aspects of the Report are clear for you, our client, to read and understand and so every effort has been made to ensure that the Report has been written as clearly as possible.

If any part of the Report is not clear

If there is an area of the Report that you do not understand or is not clear to you, it is very important that you contact us immediately so that we can explain in a different way or provide more clarity as required.

Areas inspected

Unless otherwise agreed in the Inspection Agreement, the Inspector **WILL** inspect all accessible areas of the building including:

- The Roof - exterior and roof space
- The Exterior of the Building
- The Interior of the Building
- The Subfloor Space of the Building
- Appendages to the building including any relevant features within 30 metres of the building (or to the boundary of the property if that is less than 30 metres from the building).

In this instance, appendages to the building include:

- Permanent structures such as garages and carports
- External buildings such as laundries, storage outbuildings and sheds.
- Additional features can include retaining walls (provided they are in excess of 700mm high), steps, driveways, paths and fencing.
- Drainage features such as stormwater run-off, surface water drainage and earth embankments

On a large Property (as reasonably determined by the Inspection Provider), the part of the Property subject to the Inspection will be thirty (30) meters from the main building (as nominated by the Client).

Apartment and Cross-lease Properties

If the Inspection relates to a Property that is part of any kind of apartment or cross-lease title, the Inspection will be limited to the interior of the nominated residence/unit and the immediate exterior of the building/features being Inspected. The Inspection will not include any of the common areas, any areas not owned by the Client, or documents or records related to the body corporate of the Property.

Areas NOT inspected

We can only inspect what we have access to and are able to reasonably see.

Whilst it is the intention to provide a full assessment of the building, the Inspection only includes accessible areas in the Inspector's line of sight that can be viewed close enough to make an assessment.

The Inspection did not include areas that were inaccessible. Obstructed or restricted access areas are areas that were not accessible at the time of the inspection due to permanent or temporary obstructions.

Areas that are inaccessible, beyond the Inspectors line of sight, too distant to provide a reasonable assessment or where insufficient safe access is available, shall be determined by the Inspector at the date and time of the Inspection.

No testing of oven, hob, heating, alarm systems, heat pumps, power points or lights.

Items expressly not included in accordance with the Standard

Unless otherwise agreed in the Inspection Agreement, in accordance with Appendix D of the Standard titled, "Exclusions of Items from Inspection" the Inspector WILL NOT inspect the following items. In most cases, a suitably qualified professional that specialises in the specific area should be consulted.

Electrical & Solar		
Electrical installations	TV, sound and communication devices	Alarm & Intercom systems
Operation of smoke detectors	Security Systems, Alarms & Intercom systems	Electrical appliances including dishwashers, incinerators, ovens, ducted vacuum systems
Light switches and fittings	Automatic garage door mechanisms	Other mechanical and electrical equipment (such as gates, inclinators)

Gas	Swimming pools	Drainage
Gas fittings and fixtures	Pools and associated filtration and similar equipment	Adequacy of Roof Drainage as installed

Heating, Ventilation & Air Conditioning	Health Hazards	Environmental Matters
Air conditioning	Health hazards (eg allergies, soil toxicity, , lead content, radon, presence of asbestos, or urea formaldehyde)	Environmental Matters (eg BASIX, water tanks, BCA Environmental provisions)
The operation of fireplaces and solid fuel heaters, including chimneys and flues		

Exterior Elements	Concealed Elements	Walls & Frames
Soil Conditions	Footings below ground	Timber and metal framing sizes and adequacy
Landscaping	Concealed damp-proof course	Concealed framing-timbers or any areas concealed by wall linings / sidings
Rubbish	Concealed Plumbing	Concealed tie-downs and bracing

Decoration	Other	Efficiency
Soft floor coverings	Timber Pest Activity	Energy efficiency
Floor covers	Control Joints	Lighting efficiency
Paint coatings, except external protective coatings	Sustainable development provisions	
Furniture and accessories	Stored Items and Insulation	

BUILDING INSPECTION REPORT

In accordance with New Zealand Standard NZS 4306:2005

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1. Client Details

The Client is the person or entity for whom the inspection is being undertaken



6. Report Findings

Detailed Report on the observations and findings of the Inspection



2. About Our Agreement

Defining the Purpose, Scope, Areas Covered and Limitations of the Inspection



7. Conclusion

Conclusion and Recommendations from the Inspector



3. Report Summary

A summary of the Report content and findings to be read as part of the full Report



8. Terms & Conditions

Terms and condition details related to the Inspection undertaken and Report provided



4. About the Property Inspected

Primary details describing and identifying the Property that is to be Inspected



9. Inspector Details

Contact details of the Inspection Provider and the Inspector that undertook the Inspection



5. Areas We Were Unable to Inspect

Details outlining the limitations and hindrances related to the Inspection, and why



10. Client Acknowledgement

Acknowledgement and acceptance of the Report to be completed by the Client



1. CLIENT DETAILS

The Client is the person or entity for who the inspection is being undertaken.

Client Name:	John Smith
Client Phone:	+641234567890
Client Email:	inspectornelson.nz@gmail.com
Property Inspected Address:	
Inspection Date:	03 May 2025
Inspection Time:	09:28 am

It is highly recommended that the Property be re-inspected if this Report is being considered more than thirty days after the Inspection Date.

People present at the time of Inspection:	Client
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2. ABOUT OUR AGREEMENT

Inspection Requested

Inspection Type requested:	Building Inspection encompassing NZS4306:2005
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Agreement Details

According to the Standard, prior to an Inspection, an Inspection Agreement shall be entered into between the Inspector and the Client.

This Report has been prepared in accordance with our Agreement detailed below and with the Standard that sets a minimum requirement for the Inspection.

Agreement Date:	03 May 2025
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Inspection Provider Details

The Inspection Provider is the legal entity responsible for the Inspection and issuing the Report.

Name (hereafter "Inspection Provider"):	Building Inspector Nelson Limited
Phone:	+64273718813
Email:	inspectornelson.nz@gmail.com



3. REPORT SUMMARY

It is very important to note that the following is a Summary only and must be read together with the entire Report.

There are Limitations, Notes, Terms and Conditions that must be read, understood and acknowledged as part of the entire Report that is not included in this Summary. If any discrepancy exists between this Summary and the main Report, the main Report will prevail in terms of that inconsistency.



ACCESS

Are there any areas that were obstructed and access should be gained? **No, read report in full**

Are there any areas that were restricted and access should be gained? **No, read report in full**

Are there any areas that are High Risk and access should be gained? **No, read report in full**



SAFETY & RISK

Are further invasive inspections recommended? **No, read report in full**



DEFECTS

In our opinion, when compared to similar buildings of this age and type, the overall condition of the property at the time of inspection was considered to be **Above Average**

Minor Defects Noted: **9**

Major Defects Noted: **0**

Safety Hazards Noted: **0**

4. ABOUT THE PROPERTY INSPECTED



Weather Conditions at time of inspection:	Dry
The front facade of the dwelling faces:	Approximately Southwest
Site Topography:	Falls to the Northeast
Type of Structure:	Detached house
Height of Structure:	Single Storey
Approximate age of Structure	6 years
Wall Construction:	Cladding
Floor Type:	Concrete Slab
Roof Type:	Trusses
Additional Comments:	Half the house skillion roof with no ceiling access.
Property Furnishing Status:	At the time of the inspection the property was fully furnished

FURNISHED PROPERTIES:

If the Property is furnished, the Inspection will not include those areas of the Property that cannot be Inspected due to furniture, furnishings, stored items, wall or floor coverings etc., and this limitation may conceal evidence of defects. If this limitation is present, a further inspection is highly recommended.

Property Occupancy Status:	At the time of inspection the property was occupied
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5. AREAS WE WERE UNABLE TO INSPECT & WHY

OBSTRUCTED ACCESS:

The Inspection did not include areas that were inaccessible due to obstructed or restricted access. Obstructed access areas are areas that were not accessible at the time of inspection due to temporary obstructions. Restricted Access areas are areas that were not accessible at the time of inspection due to permanent restriction or locked entry.

It is very important to note that further inspection is highly recommended for any areas where access or visibility was hindered, restricted or obstructed in any way at the time of the Inspection.

The Inspection requested is a visual, non-invasive inspection in accordance with our Agreement and the Standard and as such, has limitations that would be effectively addressed through further Inspection.

Were there any obstructions that may conceal possible defects?

No

It is important to note that as an inspection of the above areas was not possible at the time of the inspection, defects or damage may therefore exist in these areas.

RESTRICTED ACCESS:

The Inspection did not include areas that were inaccessible. Restricted Access areas are areas that were not accessible at the time of inspection due to permanent restriction or locked entry.

Were there any normally accessible areas that had restricted access?

No

HIGH RISK AREAS:

The Inspection did not include areas that were inaccessible. High Risk areas are areas where access was not possible at the time of the Inspection but are deemed to be of high risk for concealed defects.

Were there any High Risk Area(s) to which access should be gained or fully gained?

No

The Inspection requested is a visual, non-invasive inspection in accordance with our Agreement and the Standard and as such, has limitations that would be effectively addressed through an Invasive Inspection.

Is an Invasive Inspection recommended to this property?

No



6. FINDINGS & OBSERVATIONS

Areas to be Inspected

The Building Interior

The Building Exterior

The Roof Space

The Roof Exterior

The Site (property within 30m of the building)

Areas not included in this inspection

Defects Classification Definitions



A. Damage

The fabric of the element has ruptured or is otherwise broken



D. Material Deterioration (rusting, rotting, corrosion, decay)

An element or component is subject to deterioration of material(s)



B. Distortion Warping Twisting

An element or elements have been distorted or moved from the intended location



E. Operational

An element or component does not operate as intended



C. Water Penetration Damp Related

Moisture is present in unintended or unexpected locations



F. Installations (including omissions)

The element or component is subject to improper or ineffective installation, inappropriate use, or missing components

THE BUILDING INTERIOR

Kitchen 1

No defects found in this room at the time of the inspection



Comments	<p>The kitchen is in good working order, with all fittings functioning well. The only minor issue is one cupboard door that needs a slight adjustment to close properly. There is also a small amount of mould behind the sink, likely caused by water splashing during nightly dishwashing.</p> <p>Kitchen spout in good working order with no signs of moisture in wet area and under sink.</p> <p>Bifold window in good working order.</p>
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Kitchen 2

No defects found in this room at the time of the inspection



Comments	<p>The kitchen is in good working order, with all fixtures and fittings functioning as they should. There are no signs of damage, and no wet areas were detected during the inspection. Everything appears clean, dry, and well-maintained.</p>
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Lounge1



Room Defects

Defect Severity	Minor Defect
Defect Classification	A - Damage
Defective Item	Doors and Frames
Defect	small amount of damage to bottom of door.

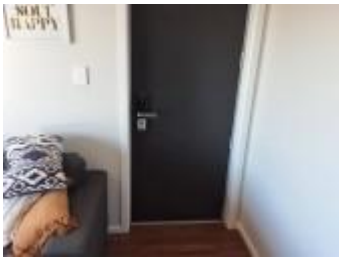
Defect Images

Defect Severity	Minor Defect
Defect Classification	A - Damage
Defective Item	Walls
Defect	Cracks
Comment	Minor visible cracks present, but these do not affect structural integrity. Potentially caused by settlement or temperature changes by fire directly under wall.

Defect Images

Lounge2

No defects found in this room at the time of the inspection



Comments	The small lounge is in good condition, with both exterior doors functioning properly. The space is clean, well-maintained, and shows no signs of damage or wear. No moisture detected.
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Dining

No defects found in this room at the time of the inspection



Comments

The dining room is in excellent condition, featuring large sliding doors that operate smoothly. The area is well-kept, and no moisture was detected during the inspection.

Bed 1

No defects found in this room at the time of the inspection



Comments

Bedroom 1 is in excellent condition, with both exterior sliding doors and internal cavity sliders operating smoothly. and no moisture was detected.

Bed 2

No defects found in this room at the time of the inspection



Comments

Bedroom 2 is in good condition, with the exterior sliding door and internal door both functioning well. with no moisture detected on the exterior walls.

Bed 3

No defects found in this room at the time of the inspection



Comments

Bedroom 3 is in good condition, with the exterior sliding door and internal door both functioning well. with no moisture detected on the exterior walls.

Bed 4

No defects found in this room at the time of the inspection



Comments

Bedroom 4 is in excellent condition, with no moisture levels detected under the windows. The windows are functioning correctly, and the internal door is in good condition and operates smoothly.

Bathroom 1

No defects found in this room at the time of the inspection



Comments

Bathroom 1 is in great condition. The shower was tested and showed no signs of leaks. The tap is functioning well, and the vanity is free from any leaks. The vanity is in good condition, and the exterior window is also working well. Moisture readings around the shower and exterior wall were clear, with no signs of moisture detected.

Bathroom 2

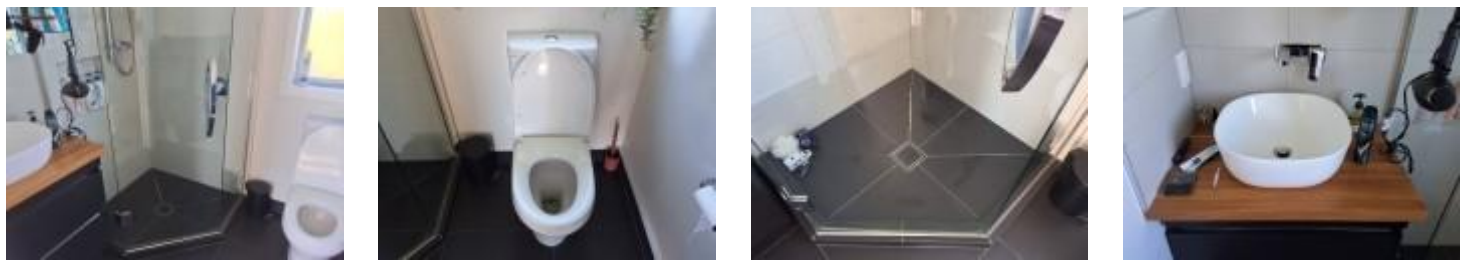
No defects found in this room at the time of the inspection



Comments

The bathroom is in good condition. The shower was checked for leaks and none were found. The window is operational, and the internal door is functioning well. No moisture was detected on the exterior wall or around the toilet and shower areas.

Ensuite



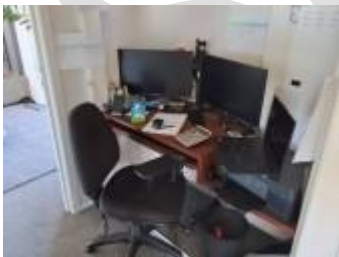
Room Defects

Defect Severity	Minor Defect
Defect Classification	D - Material deterioration (rusting, rotting, corrosion, decay)
Defective Item	Bathroom Shower
Defect	small amount of calcium buildup on shower floor. could be a sign of small amount of water getting under tiles.
Comment	<p>The en-suite is in excellent condition overall, with all fixtures and fittings functioning well. The only minor issue is a small amount of calcium build-up on the grout of the shower floor, which may suggest a small amount of water is getting under the tile.</p> <p>The shower was checked for leaks and none were found. The vanity is in excellent condition with no signs of moisture, and the tap is functioning well. The cavity slider is in excellent condition, and the exterior window is also in good condition. No moisture was detected around the shower or the exterior wall.</p>

Defect Images

Office

No defects found in this room at the time of the inspection



Comments	The office is in great condition, with the capslder operating smoothly. No moisture was detected on the exterior wall, indicating a dry and well-maintained space.
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Garage



Room Defects

Defect Severity	Minor Defect
Defect Classification	E - Operational
Defective Item	Doors and Frames
Defect	bottom of aluminum frame under door blocked and potentially holding water.
Comment	The garage is in excellent condition, with the main garage door operating very well. There is a very minor issue with a buildup of debris under the aluminum door at the back of the garage, which appears to be a simple blockage that likely just needs cleaning out.

Defect Images

W.c



Room Defects

Defect Severity	Minor Defect
Defect Classification	D - Material deterioration (rusting, rotting, corrosion, decay)
Defective Item	Metal-framed Windows
Defect	small amount of swelling of ackertrave around window above vanity.

Comment

The separate toilet is in good condition, with the internal door functioning well and no moisture detected around the toilet or on the exterior wall. The tapware appears to be working well, and the vanity is in excellent condition. However, there is a small amount of swelling on the architrave directly above the sink, which may indicate minor moisture exposure.

Defect Images

THE BUILDING EXTERIOR

Front Elevation

No defects found in this area at the time of the inspection



Comments

The front elevations of the house are in excellent condition, with no signs of water damage around the windows, doors, or junctions. The exterior cladding is also in excellent condition, with the cedar well maintained and the fibre cement board showing no issues. Both cladding systems are installed on a cavity system, providing effective drainage and ventilation.

Rear Elevation

No defects found in this area at the time of the inspection





Comments

The exterior at the back of the house is in excellent condition. The fibre cement board shows no issues, and the cedar cladding has been well maintained. Both cladding systems are installed on a cavity system, and overall maintenance has been kept up to a high standard. The junction forming the veranda appears sound, though ongoing maintenance will be important to prevent potential moisture ingress. Exterior doors and windows are in excellent condition, with no signs of damage or moisture around them.

Left Side Elevation

No defects found in this area at the time of the inspection



Comments

The cladding on this face of the house is in excellent condition, and the door is in good working order. No signs of moisture damage were detected in this area.

Right Side Elevation

No defects found in this area at the time of the inspection



Comments

The cladding on this face of the house is in excellent condition. The windows show no signs of moisture damage, and the exterior door is in good working order.

THE ROOF SPACE

Roof Space

No defects found in the roof space at the time of the inspection

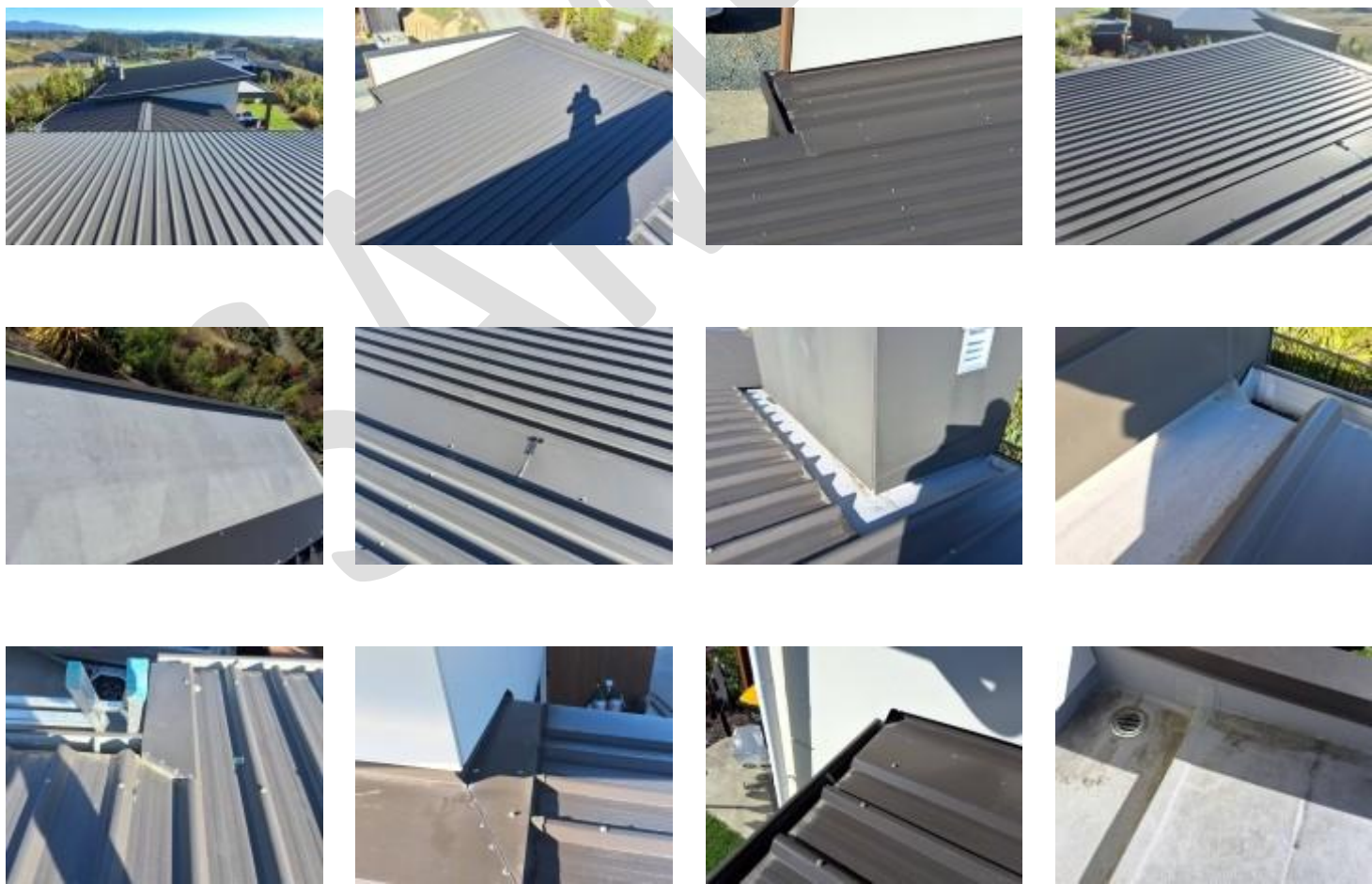


Comments

Most of the roof space was accessible, except for the areas with a skillion roof, which provided no access. The roof space above bedrooms 2 and 3 was too shallow to enter, but a photo taken from the manhole shows it to be in excellent condition. The remainder of the roof space that I was able to inspect also appeared to be in excellent condition, with no signs of moisture. Everything was very dry, and the insulation had been well installed.

THE ROOF EXTERIOR

Roof Exterior





Roof Exterior Defects

Defect Severity	Minor Defect
Defect Classification	D - Material deterioration (rusting, rotting, corrosion, decay)
Defective Item	Barges
Defect	paint peeling on fascia
Comment	<p>The roof is in excellent condition overall. The junctions where the roof meets the cladding have been constructed with precision and include well-designed diverters that direct water efficiently into the gutters. The membrane roofing has been expertly installed, with no visible signs of water damage. Water drains away effectively, with no evidence of pooling. Both internal drains on the veranda's membrane roof are clear and appear to be functioning very well.</p> <p>The only very minor defect observed is a small amount of paint cracking on the fascia, which is not a cause for concern and can be easily remedied.</p>

Defect Images



THE SITE (property within 30 m of the building)

Driveways

No defects found at the time of the inspection



Comments	<p>The driveway is in good condition. A small crack is present, but this is entirely typical for a driveway of this size and does not indicate any structural concern. Water appears to drain away effectively, with no signs of pooling</p>
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Retaining Walls

No defects found at the time of the inspection



Comments

All retaining walls are in good condition, with a proper inward slope that ensures stability and effective drainage. Each wall is under 1 metre in height, and no signs of subsidence or movement have been observed.

Steps

No defects found at the time of the inspection



Comments

Steps are in good condition.

Garden Shed



Site Area Defects

Defect Severity

Minor Defect

Defect Classification

E - Operational

Defect

Door to shed was not closing.

Comment

The garden shed and wood shed are in overall OK condition. However, the garden shed door does not close properly. This issue appears to be due to misalignment and may be resolved by restraightening the door frame so that the door sits straight and parallel with the shed structure.

Defect Images

Fencing

No defects found at the time of the inspection



Comments

All fences on the property are in excellent condition, with no visible damage or deterioration. All three gates are fully functional and in good working order.

Paths

No defects found at the time of the inspection



Comments

All paths are in good condition. and have adequate clearness from cladding.

7. CONCLUSION

<p>In our opinion, when compared to similar buildings of this age and type, the overall condition of the property at the time of inspection was considered to be</p>	<p>Above Average</p>
<p>Comments regarding the Inspection</p>	<p>This property presents in excellent overall condition, with well-executed construction and thoughtful maintenance throughout. The roof is in outstanding shape, featuring well-integrated cladding junctions, effective water diverters, and a membrane system that drains efficiently without any signs of pooling or damage. Both internal veranda drains are clear and functioning optimally. Minor paint cracking on the fascia is the only defect noted and is easily addressed.</p> <p>The driveway is in good condition, with a small, non-structural crack typical for its size, and drainage appears effective. All retaining walls are under 1 metre in height, properly sloped inward for stability, and show no signs of subsidence.</p> <p>The garden shed and wood shed are in acceptable condition overall, though the garden shed door does not currently close properly. This may be resolved by realigning the frame to ensure a proper fit.</p> <p>Internally, the house is in excellent condition, with only minor blemishes that can be easily resolved through general maintenance.</p> <p>Overall, the property is well maintained, structurally sound, and requires only minor, easily managed repairs.</p>

Additional Photos





8. TERMS & CONDITIONS

1: Agreement

1.1 Agreement parts

(1) This agreement consists of the following parts:

- (a) The Agreement Details.
 - (b) These general terms and conditions.
 - (c) The Report,
- (the **Agreement**).

(2) If there is an inconsistency between the parts of this Agreement, the part listed earlier prevails to the extent of the inconsistency.

(3) The occurrence of any of the following will be deemed to constitute the Clients acceptance of this agreement:

- (a) The Clients execution of this agreement.
- (b) The Clients payment of any amount to the Inspection Provider.
- (c) The Inspection Provider undertaking the Inspection.

1.2 Agreement to provide Inspection

The Client has requested, and the Inspection Provider has agreed, that the Inspection Provider undertake the Inspection of the Property in accordance with this Agreement.

1.3 Rejection of Inspection

The Inspection Provider may, at any time prior to conducting the Inspection, cancel the Client's request for the Inspection pursuant to this Agreement. If the Inspection Provider cancels the Inspection, the Inspection Provider will refund to the Client the Price paid by the Client.

2: Purpose of Inspection

The Client has requested that the Inspection Provider undertake an Inspection of the Property for the purpose of providing advice on the condition of the Property at the time of Inspection.

3: Scope of Inspection

3.1 Compliance encompassing New Zealand Standards

- (1) Encompass New Zealand Standard NZS 4306:2005 sets a minimum acceptable standard for the Inspection of the Property.
- (2) The Inspection will be undertaken by the Inspection Provider in accordance with this Agreement and the above mentioned New Zealand Standard.
- (3) The Inspection Provider encompasses its compliance with the above mentioned New Zealand Standard in undertaking and reporting the Inspection.

3.2 Scope of Property Inspection

- (1) The Inspection and Report does not include the inspection and assessment of items or matters outside of the scope of the requested Inspection and that do not fall within the Inspection Providers direct expertise.
- (2) The scope of the Inspection and Report by the Inspection Provider is limited to the matters and items set out in the Agreement Details.

(3) Should the Client require the inspection and assessment of items of matters that fall outside of the scope of the requested Inspection and Report, the Client should obtain a Special-Purpose Inspection Report which is adequately specified and undertaken by an appropriately qualified inspector.

(4) Inspection for under floor needs to be more than 400mm clearance for me to enter the space.

(5) Roof space needs to be 600mm or more to enter the space for inspection. Roof space needs to be accessible from a 3.6m ladder.

(6) Roof exterior needs to be accessible from a 3.6m ladder.

(7) No testing of oven, hob, heating ,alarm systems, heat pumps.

3.3 Extended scope of Inspection

(1) If the Client instructs that the scope for the Inspections under clause 3.2 be extended, the extended scope will be set out in the Special Conditions in the Agreement Details.

(2) A request by the Client to extend the scope of the Inspection under this Agreement is at all times subject to the approval of the Inspection Provider and can be rejected at the Inspection Providers discretion.

4: Accessibility and limitations

4.1 Access to the Property

(1) The Inspection Provider is not responsible for arranging entry to the Property or any part of it.

(2) The Client must, at all times during the Inspection:

(a) supply all information reasonably requested by the Inspection Provider to allow it to undertake the Inspection; and

(b) arrange and permit a right of entry to all parts of the Property to enable the Inspection Provider to undertake the Inspection.

(3) If sufficient access to enable Inspection is not available, the Inspection Provider will make recommendations for gaining access and, if that access is not achievable, the area that cannot be accessed will not form part of the Inspection.

4.2 Access limitations

(1) The Inspection will not include the following areas of the Property:

(a) Areas that the Inspection Provider reasonably considers unsafe or inaccessible.

(b) Areas that cannot be accessed due to temporary or permanent obstruction or temporary or permanent restricted access (e.g. locked doors, security systems etc.)

(2) Limitations in accessing parts of the Property for Inspection may include:

(a) the Client not owning the Property and therefore not having the legal right to grant the Inspection Provider access to parts of the Property ; and

(b) the Client not being present at time of the Inspection to allow the Inspection Provider access to parts of the Property .

(3) Reasonable access does not include the cutting of access holes or the removal of screws and bolts or any other fastenings to access covers, removal of any sealants to access covers or removal of coverings or cladding.

(4) In respect to the determination of whether sufficient space is available to allow safe access to confined areas, the Inspection Provider will determine whether access is possible in its reasonable opinion, which includes the Inspection Provider considering the following criteria:

(a) Roof interior must be accessible from a 3.6m ladder and the roof exterior must be accessible from a 3.6m ladder placed on the ground.

(b) Roof Interior: access hole and crawl space of at least 600mm high x 600mm wide and which permits entry.

(c) Subfloor Areas: access hole 400mm high x 600mm wide and which permits entry.

(d) The ability to access areas of the Property due to height, narrow boundary clearance, thick vegetation, small roof space, small subfloor crawl space etc.

(5) If there is insufficient space available to allow safe access to confined areas pursuant to paragraph (4), the Inspection:

(a) will not cover the areas that cannot be accessed by the Inspection Provider; and

(b) to the extent possible, the Inspection Provider will conduct the Inspection based on the Inspection Providers unobstructed line of sight and within arm's length distance.

4.3 Readily Accessible Areas

(1) The Inspection will only cover the Readily Accessible Areas of the Property .

(2) The Inspection will not include areas of the Property that are inaccessible, not readily accessible or obstructed at the time of Inspection and which includes, but is not limited to:

(a) the interior of a flat roof;

(b) beneath a suspended floor filled with earth;

(c) the obstructions, items and matters set out in paragraph (3) below; and

(d) any other conditions or physical limitations which inhibit or prevents Inspection.

(3) The Inspection will not include the Inspection Provider moving or removing any obstructions that prevent Inspection including, but not limited to:

(a) ceilings, fixed ceilings and roofing;

(b) wall coverings and linings;

(c) floor coverings (including carpeting and wooden floorboard);

(d) fixtures and fittings;

(e) applied finishes such as render and paint;

(f) furnishings;

(g) equipment;

(h) appliances;

(i) pictures;

(j) other household goods and stored items;

(k) wall cladding;

(l) thermal insulation;

(m) sarking;

(n) pipe/duct work;

(o) awnings;

(p) trellis;

(q) pavements;

(r) earth;

(s) vegetation;

(t) stored articles and materials; and

(u) debris or rubbish.

(4) The Client acknowledges that the items set out in paragraph (3) may be concealing evidence of defects, which may only be revealed when the items are moved or removed.

4.4 Apartment and cross-lease title

(1) If the Inspection relates to a Property that is part of any kind of apartment or cross-lease title or other class two (2) buildings or equivalent, the Inspection will be limited to the interior and immediate exterior of the nominated residence being Inspected. The Inspection will not include any of the common areas, any areas not owned by the Client, or documents or records related to the body corporate of the Property.

(2) The Client may therefore have additional liability for defects in the common areas of the Property and such additional liability can only be assessed by the Inspection Provider through a Special-Purpose Inspection Report.

4.5 Subfloor

(1) Storage of material and items in subfloor areas of the Property is not recommended as it reduces ventilation and makes the Inspection difficult for the Inspection Provider.

(2) Any material, items and obstructions in the subfloor areas of the Property may be concealing evidence of defects, which may only be revealed when the obstructions are moved or removed.

(3) In the case of suspended floors, if the clearance between the ground and structural components is less than 400mm, then it is recommended that the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings.

(4) If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth:

(a) appropriate health precautions must be followed before entering the area; and

(b) special care should be taken not to disturb treated soil.

4.6 Unexpected and unforeseen limitations

(1) The limitations set out in this clause 4 are not exhaustive and unexpected and unforeseen limitations may arise upon the Inspection Provider conducting the Inspection.

(2) Should unexpected and unforeseen limitations arise, the Inspection Provider will endeavour to inform the Client as soon as possible upon becoming aware of the limitations and will document the limitations in the Report and how those limitations restrict the scope of the Inspection.

5: Limitations of Inspection

The limitations under this clause 5 are reasonably expected to be present or may occur as part of the Inspection and may therefore restrict the full achievement of the Client's purpose of the Inspection.

5.1 Visual

The Inspection Provider does not recommend visual only Inspections, which may be of limited use to the Client should the Client instruct the Inspection Provider to only carry out a visual only Inspection. To thoroughly inspect the Readily Accessible Areas of the Property, the Inspection Provider will need to carry out appropriate Tests as part of its Inspection.

5.2 Dampness

(1) The presence of dampness is not always consistent as the prevailing and recent weather conditions at the time of the Inspection is carried out may affect the detection of damp problems.

(2) The absence of any dampness at the time of Inspection does not necessarily mean the Property will not experience some damp

problems in other weather conditions. Whether or not services have been used with respect to the Property for some time prior to the Inspection will affect the detection of dampness.

(3) To fully detect and assess a damp problem, the Client will need to monitor the Property over a period of time.

5.3 General limitations

(1) The Inspection and Report is not a warranty against issues, defects and problems developing or occurring to the Property in the future.

(2) The conduct of the Inspection and issue of the Report is at all times subject to and conditional upon:

- (a) weather conditions;
- (b) the accuracy of information provided by the Client;
- (c) industrial disturbance;
- (d) inevitable accident;
- (e) inability to obtain labour or transportation;
- (f) events outside the reasonable control of the Inspection Provider;
- (g) any other fact limiting the Inspection and preparation of the Report.

(3) If the Inspection Provider is of the opinion that an invasive or destructive test is to be conducted or particular proprietary or specialist equipment is to be used, such inspection and work must be undertaken under a separate inspection agreement between the Client and the Inspection Provider.

5.4 Unexpected and unforeseen limitations

(1) The limitations set out in this clause 5 are not exhaustive and unexpected and unforeseen limitations may arise upon the Inspection Provider conducting the Inspection.

(2) Should unexpected and unforeseen limitations arise, the Inspection Provider will endeavour to inform the Client as soon as possible upon becoming aware of the limitations and will document the limitations in the Report and how those limitations restrict the scope of the Inspection.

6: Exclusions

6.1 What the Inspection and Report does not cover

The Inspection and Report does not cover or deal with the following:

- (1) Possible concealment of defects, including but not limited to, defects concealed by lack of accessibility and obstructions.
- (2) Undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of Inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used on the Property some time prior to the Inspection being carried out.
- (3) Individual Minor Defects.
- (4) Solving or providing cost estimates for any rectification or repair work.
- (5) The structural design or adequacy of any element of construction.
- (6) Detection of wood destroying insects such as termites and borers.
- (7) The operation of fireplaces and chimneys.
- (8) Any services including building, engineering (electronic), fire, smoke detection or mechanical.
- (9) Lighting or energy efficiency.

- (10) Swimming pools and associated pool equipment or spa baths and spa equipment or the like.
- (11) Any appliances such as dishwasher, insinkerator; ovens, stoves and ducted vacuum system.
- (12) A review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints and the consequence of those hazards.
- (13) A review of environmental or health or biological risks such as toxic mould.
- (14) Whether the Property or building complies with the provisions of any legislation, code, regulation or by-law.
- (15) Whether the Property and/or the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip, earthquakes, tidal inundation, or if it is flood prone.

6.2 Unexpected and unforeseen limitations

- (1) The exclusions set out in this clause 6 are not exhaustive and unexpected and unforeseen exclusions may arise upon the Inspection Provider conducting the Inspection.
- (2) Should unexpected and unforeseen exclusions arise, the Inspection Provider will endeavour to inform the Client as soon as possible upon becoming aware of the exclusions and will document the exclusions in the Report and how those exclusions restrict the scope of the Inspection.

7: Disclaimers and recommendations

Recommendations

The Inspection Provider recommends that the Client:

- (1) consider as matter of urgency the implementation of any recommendation or advice given in the Report;
- (2) obtain an inspection of the areas of the Property that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstructions are removed;
- (3) implement preventative maintenance program for the Property which includes systematic inspections, detection and the prevention of incipient failure;
- (4) in respect of any defect or significant item of concern identified in the Report, to obtain a further detailed investigation by a competent and qualified person to determine the cause, method and extent of any remedial work required and the associated costs of doing so;
- (5) obtain other specialist inspections and services that do not fall within the Inspection Providers expertise such as hydraulics, geotechnics, building, engineering (electronic), fire, smoke detection or mechanical services (as relevant to the Client and the Property).

Disclaimers and Limitations

- (1) This report is of a visual, non-invasive inspection of the areas of the building which were readily visible at the time of inspection and detailed in the report. It is based upon the best information and knowledge that was available at the time of inspection including the time of day and the weather at the time of the inspection. No responsibility is accepted for any events, weather related or otherwise, that affect the property at any point after the time of inspection. The inspection did not include any areas or components which were concealed or inaccessible (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of any object or thing which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil). This also includes any areas that were inaccessible by animals, locks or any other means, and any exclusion to inspection due to this is outlined in the report.
- (2) As the scope for the inspection was to assess the general condition of the building based on the limited visual inspection as set out above, this report may not identify all past, present or future defects of the building or any element of the building or any system contained within the building. Descriptions in this report of systems or appliances relate to existence only and not adequacy of the system or appliance or its 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. This includes any electrical appliances including but not limited to

stoves/ovens, range hoods, heat pumps, panel heaters or other heaters including night stores, underfloor heating, solar power as well as any spa/sauna or in-ground or other pool and its equipment. The inspection does not include any assessment on the land, soil condition or stability or any underground services contained within the property.

(3) The inspection does not assess compliance of the building with the New Zealand Building Code including the weathertightness requirements, or structural aspects under the Building Code. If information is required about weathertightness or structural elements or any systems in the building, such as electrical, plumbing, gas or heating, or any engineering aspects, a special-purpose inspection and subsequent report from a suitably qualified and experienced expert should be arranged.

(4) This report does not comment on the legal title to the property, the property boundaries and whether any part of the building is within the property boundaries, or any aspect relating to any information held by any territorial authority in relation to the property. It is recommended that prospective purchasers engage their legal advisor to undertake relevant searches in relation to the Record of Title, Land Information Memorandum and any other relevant document or report as part of their purchase transaction process.

(5) Building Inspector Nelson Limited, its directors and employees shall not be liable in any respect of any claim arising directly or indirectly based upon, attributed to, or in consequence of reliance on this report by any person other than the named client and for any purpose other than that set out in the scope of this report. No liability or duty of care is accepted in relation to any third party that acquires this report, whether for value or otherwise, from the named client.

(6) Building Inspector Nelson Limited, its director and employees shall not be liable in any respect for any claim arising directly or indirectly based upon, attributed to, or in consequence of:

- a. The ingress of water into a building or structure and any physical loss of or damage to the building or structure arising directly or indirectly in whole or in part from the ingress of water; or
- b. Rot or other gradual deterioration of a building or structure arising directly or indirectly in whole or in part from the ingress of water; or
- c. Fungus, mould, mildew, yeast, rot or decay, gradual deterioration, micro-organisms, bacteria, protozoa or any similar or like forms in any building structure or any spore or toxin produced by such fungus, mould, mildew or yeast, micro-organism, bacteria, protozoa or any similar or like forms; or
- d. Any costs or expenses arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralising, remediating or disposal of, or in any way responding to or assessing the effects of fungus, mould, mildew or yeast, micro-organism, bacteria, protozoa or any similar or like forms; or
- e. The failure of any building or structure to meet or confirm to the requirements for the New Zealand Building Code contained in the first schedule to the Building Regulations 1992 (or any amendment or substitution thereof) in relation to external water or moisture, or either durability or protection from external water or moisture entering the building or structure, or the effects thereof.

8: Price, invoicing and payment

8.1 Price

The Price for the Inspection is set out in the Agreement Details.

8.2 Invoice and payment

- (1) The Inspection Provider will invoice the Client for the Price.
- (2) The Client must pay the Price on the payment terms directed by the Inspection Provider without set-off or counterclaim of any kind.

9: Risk, indemnity and liability

9.1 Risk and liability

- (1) The Client acknowledges and agrees that the Inspection and Report does not conclusively determine the condition of the Property and

accepts and relies on the Inspection and Report solely at its own risk.

(2) The Client releases the Inspection Provider from all liability and Claims arising out of or in connection with:

- (a) the Inspection;
- (b) the Report; or
- (c) anything arising under this Agreement,

except to the extent that any such liability or Claim arose as a result of the negligence of the Inspection Provider, or a breach of this Agreement by the Inspection Provider.

(3) The Client releases all Third Party Providers from all liability and Claims arising out of or in connection with:

- (a) the Inspection;
- (b) the Report; or
- (c) anything arising under this Agreement,

except to the extent that any such liability or Claim arose as a result of the negligence of the Third Party Providers.

9.2 Indemnity

The Client indemnifies the Inspection Provider from and against any Claims arising out of or in connection with:

- (1) the Inspection;
- (2) the Report; or
- (3) anything arising under this Agreement,

except to the extent that any such Claim arose as a result of the negligence of the Inspection Provider, or a breach of this Agreement by the Inspection Provider.

9.3 Limitation

To the full extent permitted by law, liability of the Inspection Provider for any breach of this Agreement arising as a result of the negligence of the Inspection Provider or for breach of any conditions or warranty implied in this Agreement or by law is limited to the Price.

9.4 Indirect losses

To the full extent permitted by law, the Inspection Provider will not be liable to the Client for any exemplary, aggravated or punitive damages or any indirect or consequential losses, any rectification costs or third party claims in connection with this Agreement.

10: Complaints

(1) If the Client has a complaint with respect to the Inspection or Report, the Client must contact the Inspection Provider in writing no later than fourteen (14) days after the issue of the Report with any concerns (**Complaint**).

(2) The Client must allow the Inspection Provider access to the Property within twenty-one (21) days of the date of the Complaint in order to further investigate the Complaint. A response will then be provided by the Inspection Provider within a reasonable period after the Inspection Provider's further investigation.

(3) If the Client is not satisfied with the response provided by the Inspection Provider, the Client must, within twenty-one (21) days of receipt of the Inspection Provider's response, refer the matter to a mediator nominated by the Inspection Provider. The mediation costs will be shared equally or as agreed by the mediated settlement.

(4) If mediation fails, the matter may be taken to an Independent Arbitrator for resolution.

(5) Notwithstanding the existence of a complaint, each party will continue to perform its obligations under this Agreement.

(6) The parties must follow the complaint process set out in this clause and those processes have failed to resolve the dispute before

commencing any proceedings.

11: General provisions

11.1 Entire agreement

This Agreement is the entire agreement of the parties on the subject matter. All representations, communications and prior agreements in relation to the subject matter are merged in and superseded by this Agreement.

11.2 Amendment

This Agreement may only be amended or supplemented in writing signed by the parties.

12: Definitions

Claim means any allegation, debt, cause of action, liability, claim, proceeding, suit or demand of any nature whatsoever arising and whether present or future, fixed or unascertained, actual or contingent whether at law, in equity, under statute or otherwise.

Conditions Conducive to Structural Damage means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

Finishing Elements means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint, but does not include furniture or soft floor coverings such as carpet and lino.

Inspection Provider means the party specified in the Inspection Details.

Major Defect means a defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the building.

Minor Defect means a defect other than a Major Defect.

Non-Invasive Inspection means visual inspection supplemented by sounding that does not mark the surface and may include limited use of equipment.

Property means the building comprising the residence on the Property identified in the Agreement Details together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30m of the building comprising the residence on the Property, but within the property boundaries.

Primary Elements means those parts of a building providing the basic loadbearing capacity to the building, such as foundations, footings, floor framing, loadbearing walls, beams or columns as well as other structural building elements including those that provide a level of personal protection such as handrails, floor-to-floor access such as stairways and the structural flooring of the building such as floorboards.

Readily Accessible Areas means the areas of the Property that can be inspected pursuant to the terms and limitations as set out in clause 4 of the Agreement.

Report means the relevant inspection report setting out the results of the Inspection and provided to the Client within a reasonable time after completion of the Inspection by the Inspection Provider.

Secondary Elements means those parts of the building not providing loadbearing capacity to the building, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

Serious Safety Hazard means any item that may constitute an immediate or imminent risk to life, health or property.

Structural Damage means a significant impairment to the integrity of the whole or part of a building falling into one (1) or more of the following categories:

(1) *Structural Cracking and Movement* - major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.

(2) *Deformation* - an abnormal change of shape of Primary Elements resulting from the application of load(s).

(3) *Dampness* - the presence of moisture within the building, which is causing consequential damage to Primary Elements.

Tests means where appropriate the carrying out of tests using the following procedures and instruments:

(1) *Dampness Tests* means additional attention to the visual examination was given to those accessible areas which the Inspection Provider's experience has shown to be particularly susceptible to damp problems, including instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness.

(2) *Physical Tests* means the following physical actions:

(a) Opening and shutting of doors, windows and draws.

(b) Operation of taps.

(c) Water testing of shower recesses.

(d) Tapping of tiles and wall plaster.

Third Party Providers means all parties engaged by the Inspection Provider to provide services with respect to, or in connection with, the Inspection including but not limited to, Formitize Pty Ltd (ACN 163 430 126) and Mobile Interactive Technologies Pty Ltd (ABN 27 156 432 389).



9. CONTACT THE INSPECTOR

The Inspector is the individual that performed the Inspection on behalf of the Inspection Provider. If anything is unclear or you would like to better understand any item in this Report, please contact the Inspector immediately. All items should be clearly understood before any action is taken on this Report.

Inspector Name:	David McGovern
Inspector Phone:	+64273718813
Signed on behalf of:	Building Inspector Nelson Limited
Inspector Signature:	
Date:	03 May 2025



10. CLIENT ACKNOWLEDGMENT OF THIS REPORT

The Client acknowledges and agrees with the contents of this Report.

The Client acknowledges and agrees that the Inspection has limitations and that the Inspection and Report does not conclusively determine that the Property is free of defects and accepts and relies on the Inspection and Report solely at its own risk.

Client Name	John Smith
Signature:	
Date:	03 May 2025