

## 4 Example Street Arrowtown



Front of dwelling

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NOTE COLOUR KEY: High Importance ● Recommendations/Suggestions ●

*Thank you for choosing Independent Property Inspections Ltd. to undertake the survey of this property.*

We have over 36 years experience in the building industry at your service.

## Alan Kirk

Director of Independent Property Inspections Ltd. since 2008.  
Member of NZIBI (New Zealand Institute of Building Inspectors Inc.)

# 1. CONDITIONS

- 1.1 This report is to provide advice to the client regarding the general condition of the building at the time of inspection, and is for the use of the client listed only. Independent Property Inspections Ltd accepts no liability to third parties who may rely or act upon the contents of this report.
- 1.2 The term 'reasonable condition' is used to indicate a condition relative to the age of the building or item to which reference is being made. Likewise, if part of the building or item is damaged, defective or requires maintenance, the age of the building will be considered in the assessment of the condition.
- 1.3 No land survey has been undertaken or certificate of title researched in the preparation of the condition report and therefore the position of boundaries, improvements and services have not been established.
- 1.4 Independent Property Inspections Ltd accepts no liability for the accuracy or location of information under file at the controlling Local Building Consent Authority (BCA).
- 1.5 If the client instructs Independent Property Inspections Ltd to carry out a Thermal Inspection and/or leak detection inspection(s) and provide report(s) using thermal imaging equipment and a non-invasive moisture meter the client understands and agrees:
- (a) The purpose of the Thermal Inspection is expressly limited to either identifying qualitative temperature anomalies and/or exceptions which may inform the condition of a building element or to identify the source(s) of a leak;
  - (b) Where, as part of the Thermal Inspection and/or leak detection inspection, electrical and mechanical inspections are carried out, unless advised by the client otherwise normal operational loadings are assumed;
  - (c) Independent Property Inspections Ltd shall have no responsibility whatsoever for determining either the actual cause of any leak, defect or damage or the resulting remedial action necessary and the client further agrees to refer such investigations to a suitably qualified third party as recommended.
- 1.6 Unless expressly agreed to in advance no destructive testing will be carried out to ascertain the condition of various building components or services.
- 1.7 Unless expressly stated, the report is based on a visual only, non-invasive inspection in accordance with New Zealand Standard 4306: 2005 Residential Property Inspection of the areas of the building which were readily visible at the time of inspection. The inspection does not include:
- (a) Any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring), unless the client instructs Independent Property Inspections Ltd to carry out a thermal imaging inspection ("Thermal Inspection");
  - (b) Any areas 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).
- 1.8 The inspection and report do not:
- (a) Assess compliance with the NZ Building Code including the Code's weathertightness requirements or structural aspects;
  - (b) Assess whether the property complied with the building regulations in force at the time of construction;
  - (c) Certify or guarantee the property complies with all requirements under the building/resource consent, the New Zealand Building Act 2004, the NZ Building Code and/or New Zealand Standard 4306: 2005 Residential Property Inspection.
- 1.9 No guarantee, warranty or assurance is provided by the report as to whether or not the items identified in the report are in fact defective, damaged or in need of maintenance or that any items not identified are in fact in reasonable condition.
- 1.10 As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in 3.5, 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.

- 1.11 With inspections such as this it is impractical to inspect and make comment on each and every surface, fitting, system or service item. These items will be generally checked and relevant comment made to cover the areas inspected along with comment being made to cover what is thought to be the general condition of similar items.
- 1.12 As referred to above, the property inspection and report do not cover the structural, electrical, plumbing or gas piping and fitting, weathertightness, or home heating state of the premises as these are specialist areas. On request, specialist inspections by Independent Property Inspections Limited can be arranged or Independent Property Inspections Limited can recommend a third party to carry out a specialist inspection as applicable. It is recommended that client's contact trade personnel that have serviced the property to date for comment on the services provided and the repair history.
- 1.13 Independent Property Inspections Ltd is not employed or contracted to act as the client's agent, contract administrator and/or project manager outside of the advice referred to in clause 1.1 above. Independent Property Inspections Ltd may, at the client's request, make recommendations as to contractors the client or property owner may use to carry out works at the property. However, the client and/or property owner is solely responsible for engaging any such contractors on terms and conditions satisfactory to the client and/or property owner in all respects and any such contract is entered into entirely at the client and/or property owner's own risk and cost. Independent Property Inspections Ltd's involvement will not constitute assumption of liability of any kind for the design and supervision of the works or the quality, workmanship or other compliance with the relevant legal requirements of the contractor's work.
- 1.14 The client acknowledges and agrees that notwithstanding Independent Property Inspections Ltd's recommendation of any contractor(s) to the client or property owner Independent Property Inspections Ltd role is limited to that of property inspection services and the client relies on the skill and judgment of any contractor(s) that the works and building materials are fit for the client's purpose and are of such a nature and quality that they might reasonably be expected to achieve that result.
- 1.15 The client acknowledges and agrees that the services provided by Independent Property Inspections Limited do not constitute building work and the provisions of the Building Act 2004 (including any subsequent amendments thereof) do not apply.
- 1.16 Payment for this report is due within seven calendar days of receipt of the report or account unless other arrangements have been agreed with by Independent Property Inspections Ltd. Non payment within this period will incur liability for administration costs, penalty interest, recovery costs on a client/solicitor basis and all third party expenses incurred. Payment shall be made in full without deduction or withholding on account of any other amount whether by set off, counterclaim or otherwise.
- 1.17 In the event of any dispute or claim arising from the report the client agrees to notify Independent Property Inspections Ltd of the dispute within 10 working days of the report being provided to the client. The client further agrees (with the exception of an emergency) that no repairs relating to the dispute shall be carried out until Independent Property Inspections Ltd has viewed the disputed item. Both parties agree that time is of the essence and any failure to notify Independent Property Inspections Ltd of the dispute in accordance with this provision shall be considered a waiver of any and all claims arising directly or indirectly from the report.

#### **LIMITATION OF LIABILITY**

- 1.18. The liability of Independent Property Inspections Ltd, the person carrying out the inspection, and all of Independent Property Inspections Ltd's employees, contractors, directors and shareholders for any loss, damage or delay arising from any act, default or omission (whether negligent or otherwise) in relation to the inspection, the report, or any service provided by, or statement made by, or act by or on behalf of Independent Property Inspections Ltd shall be limited to five times the value of the fees paid by the client or NZ\$100,000, whichever is the lesser. Independent Property Inspections Ltd shall only be liable to the client (whether in contract, tort or otherwise) for loss or damage directly caused by Independent Property Inspections Ltd's breach or default and Independent Property Inspections Ltd will not be liable for any loss of profits or any indirect or consequential losses of any nature. In addition, any liability of Independent Property Inspections Ltd will be limited to only that portion of the damage or loss directly caused or contributed to by Independent Property Inspections Ltd.
- 1.19. The above limitations are severable with the intention that if any one of them is unenforceable then the other limitations will still be enforceable.
- 1.20. This limitation of liability binds the client who requested the report, and any other person to who the report is provided to, together with their successors, heirs and assigns.

## 2. INTRODUCTION

- 2.1 This report was commissioned by **Joe Bloggs**  
In accordance with instructions I inspected the property at:  
**4 Example Street, Arrowtown**

Date: 03/03/2018 and report as follows:

*Please understand the inspection and this report are a 'Snap Shot in Time' as to the condition of the property at the time of inspection. The inspection and report do not act as a warranty, guarantee or insurance policy. The inspection and report do not predict when or where future deficiencies in the property may develop.*

- 2.2 **Weather**  
The weather at the time of inspection was cool and sunny.



Rear of dwelling



## 3. THE PROPERTY

### 3.1 Description of Property

House is located  
Access to house

Above the street on a near level section.

Via a chip-seal driveway to the basement, and a concrete driveway to the dwelling.

There is garaging for  
Off street car parking

One vehicle plus storage area, plus carport.  
Available.

*For a full investigation of the lands stability you would need to engage the services of a Geotec Engineer.*

*Note: LIM (Land Information Memorandum) has not been accessed as part of this inspection and may include further details on land stability.*

### 3.2 Grounds and Fencing

*Reference to the aspects of the dwelling is as viewed from the street address.*

*Note: The exact boundaries are not clearly defined.*

Condition;

*Note: The timber in the rear fence requires maintenance.*

Retaining wall

Reasonable condition.

### 3.3 Ground Levels

The ground levels appear to be adequate around the dwelling.

The permitted distance from a paved area to the interior floor level should be at least 150mm and the permitted distance from grass/garden area to the interior floor level should be at least 225mm.

These distances are required by the New Zealand Building Code requirements.

### 3.4 Paths/Driveway

The paths are

Concrete.

Driveway surface type

Chip-seal to basement, and concrete to dwelling.

*Note: Chip-seal driveway is starting to break up.*

Drive drainage

Adequate.

### 3.5 Clothes Line

The clothes line is a metal rotary type, in reasonable condition.

### 3.6 Letterbox

Nil.

### 3.7 Outbuildings

Nil.

### 3.8 Garage

Type

Single, with internal access and storage area to right side.

Foundation

Concrete foundation with integral concrete floor slab on solid fill.

Floor

Concrete.

Wall framing

Concrete block.

Exterior wall cladding

Plaster system over concrete block.

Linings

Nil.

Manhole

Nil.

Roof framing/cladding

Nil. (floor above)

Doors

Tilt-a-door, in reasonably poor condition.

**Note:** There is no electric garage door opener to this garage.

Power points

2x double.

Telephone j/p

Nil.

Windows

Operate correctly and are single glazed.

Storage

Available.

Smoke alarm

Fitted.



## 4. EXTERIOR

### 4.1 Foundation

Foundations are concrete block perimeter wall with concrete internal piles.

### 4.2 Subfloor Space

Location of access point	Through garage.
Accessibility	Reasonable.
Pile type	Concrete.
Pile to bearer connections	Appear to be adequate.
Bearers, joists and flooring	Those that could be accessed for inspection were found to be in reasonably tidy order.
Drainage	Adequate.
No decay seen during inspection.	
Floor type	Particle board.
Insulation	Nil.
Plumbing	Appears to be in reasonable condition.
Obvious structural alteration	Nil.
Ground under house was dry at time of inspection.	
Ground Vapour Barrier	Nil.
<b>Note:</b> Some of the water pipes in the subfloor space require lagging/insulation to be fitted, and other areas require the joints in the insulation to be pulled together and then taped together.	
Ventilation	Adequate.





#### 4.3 Construction

The dwelling is a single level building with a concrete block garage/basement below.

##### Construction Type:

Ground Floor/Basement	Concrete
First Floor/Dwelling	Timber.
Walls	Timber to dwelling and concrete block to the basement.
Roof framing	Combination of truss and pitched construction.

#### 4.4 Cladding

A light-weight plaster system over 'Hardie Backer' sheeting or similar.

Decay	Nil.
Defects	Nil.
Condition	Appears in reasonably tidy condition.

#### 4.5 Insulclad / Rockcote / Granosite

The external cladding is a proprietary plaster system possibly 'Rockcote', 'Insulclad' or similar. This type of exterior cladding is known as an EIFS (Externally Insulated Finishing System) where polystyrene or fibrolite sheets are fixed over building paper to the exterior of the timber framing and then a sprayed or towelled plaster system is applied over the sheet material.

*Note: This property utilises a monolithic cladding system (a singular sheet which gives the appearance of seamless cladding) which has no air/ventilation cavity system in place. Monolithic cladding systems have been widely associated with "leaky home" syndrome in New Zealand, as they are prone to fail and lack weather-tightness, compared to more traditional cladding methods. The failure is largely due to poor design, unsuitable materials and/or poor construction methods. If the monolithic cladding is not weather-tight it means moisture will enter through the cladding. As there is no cavity system the moisture cannot escape and will over time damage internal timber. You may need to obtain further advice.*

In the acceptable solutions E2 2005 of the NZ Building Code there is a table which sets out the level of risk different designs and cladding materials have. There are several factors of a building design which increases its risk of leaking and have been identified as being associated with potential leaky homes. You may need to obtain further advice.

*Some of the areas used for calculating the degree of risk are:*

1. The width of a soffit overhang; the more the better. This building has a reasonable size soffit which helps protect the exterior wall cladding from the weather.
2. The extent that the site is exposed to the weather (exposure zone). I would consider this building to be in a moderately exposed location.
3. The complexity of the plan shape where roofs run into walls; this does not occur in the plaster cladding areas on this building.
4. There is no parapet construction on this unit. This is where plaster is taken over the parapet, this does not occur on this building.

PN) Plaster cladding continued on following page.

*Areas of concern seen during this inspection:*

1. The plaster cladding is not over a cavity system. It is now required that a cavity be created behind all plaster claddings. This dwelling was constructed prior to that form of detailing being introduced as mandatory.

**Note:** With any plaster cladding it is only the paint finish which provides the weather-tight surface.

#### 4.6 Non Invasive Only

My inspection was non invasive only.

The dwelling exterior was checked using a thermal imaging camera.

**Note:** No unusual readings were observed.

To fully ascertain the condition of this cladding would require the use of a probe type moisture meter and where appropriate suspect sections of cladding or internal wall linings removed. As this report is non-destructive I cannot fully advise on condition of the cladding or the timber framing behind.

#### 4.7 Exterior Windows & Doors

The windows are plain aluminium frames and sashes with what appears to be a reasonably new powder-coated aluminium entrance door.

Entrance door

Condition

Glazing

Hardware

Powder-coated aluminium french doors.

Reasonable for age.

Single and double glazed.

Reasonable for age.

Entrance door



4.8

## Roof Light

Location  
Condition  
Operates  
Flashings

Over hallway on right side of dwelling.  
Reasonable for age.  
Fixed.  
Appear to be adequate.

Roof Light



4.9

## Roof Exterior

The roof cladding  
Condition  
Roof fixings  
Flashings

Painted corrugated iron and Colorsteel 'Five High' profile.  
Reasonable for age.  
Appear to be adequate.  
Appear to be adequate.

Note: Roof has been recently re-painted.



4.10

### Membrane Roofing

The roof has areas of rubber type roofing material.

The joints appear to be in reasonable condition for age.

The sheeting is approximately 1.2 metres wide.

The fall appears to be running the right way to disperse the rain water.

Membrane roof



4.11

### Spouting (Guttering) / Fascia

The spouting is painted galvanised 'Quad' profile.

The spouting is in reasonable condition for age.

The spouting was not leaking at the time of inspection.

[Note: Spouting requires cleaning out around dwelling.](#)

Downpipes discharge to stormwater as required to meet NZ building code.

The fascia is painted and in reasonably tidy condition.

Spouting





4.12

### Interior Roof Space – Example 1

Access to the roof space is via a manhole in the hallway cupboard.

Inspection revealed the roof framing to be in tidy condition for age of the dwelling and provided the required support for the roof cladding.

**Note:** Parts of this dwelling have a skillion type roof construction which cannot be accessed.

No apparent leaks were seen in the roof space at the time of inspection.

Leaks however can be very difficult to detect unless it is raining and even then it is not always apparent where water is entering. Often, leaks only occur with constant strong winds from a particular direction.



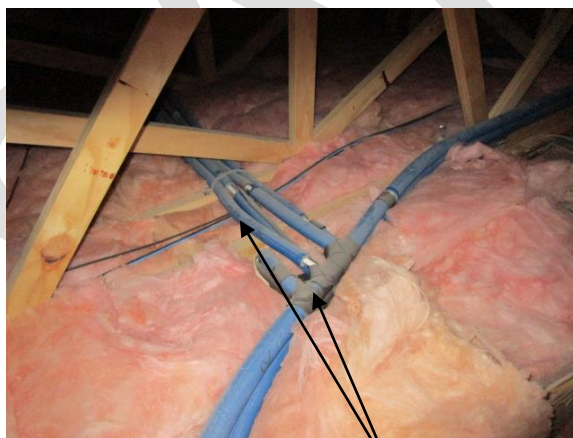
4.12a

### Interior Roof Space – Example 2

Access to the roof space is via manhole in the garage.

Inspection revealed the roof framing to be in tidy order for the age of the dwelling and provided the required support for the roof cladding.

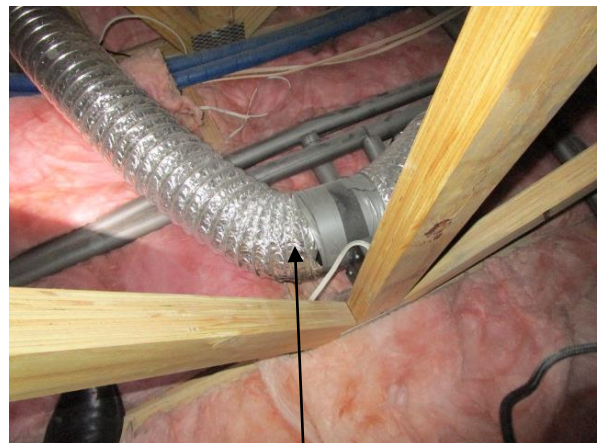
**Note:** Some of the insulation has been displaced, requires refitting correctly. (arrowed)



**Note:** The insulation on the water pipes for the radiator heating system require to be pulled together and taped together. (arrowed)



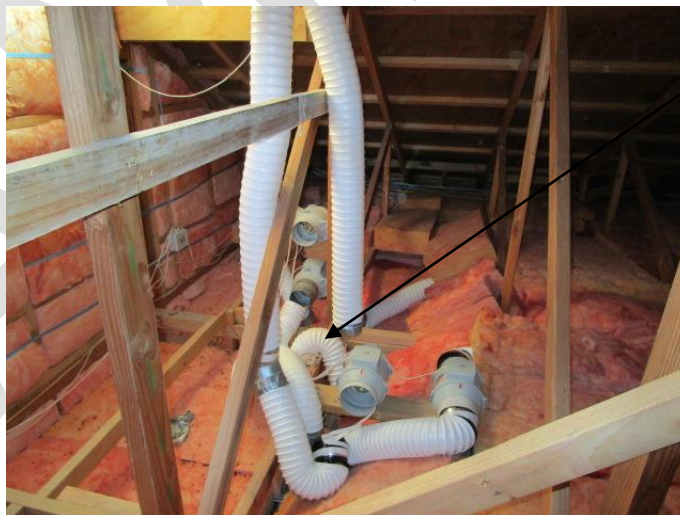
Note: The insulation on the water pipes in the roof space requires to be pulled together then taped together in some areas. (arrowed)



Note: There is a hole in one of the flexible vent pipes in the roof space.

No apparent leaks were seen in or from the roof space at the time of inspection. Leaks however can be very difficult to detect unless it is raining and even then it is not always apparent where water is entering. Often, leaks only occur with constant strong winds from a particular direction.

Note: The venting pipes for the bathrooms etc. have been dislodged; requires rectifying. (arrowed)



4.13 **Water Supply**  
Connected to the reticulated town supply.

4.14 **Sewer**  
Connected to the reticulated service.

#### 4.15 Chimney/Flue

There is  
Material  
Flashings

1x chimney flue at this dwelling.  
Stainless steel flue in a galvanised liner.  
Appear to be adequate.

Note: The inside of a chimney and fireplace should be cleaned and checked for deterioration before you first use it. This cleaning should then be done at least once a year depending on extent of use and type of fuel used. The cleaning would normally be done prior to the start of each winter

Chimney/flue



#### 4.16 Deck/ Balcony

Location  
Materials

Off living room.  
Concrete block perimeter wall with tantalised timber piles,  
with hardwood decking over timber floor joists.  
All appears to be in reasonably tidy condition.  
Fitted.

Balustrade



FYI: Decks over 1 metre high off the ground require a balustrade.  
Balustrades require to be 1 metre high with no more than 100mm gap from the bottom to the deck surface. Gaps between vertical balusters should be no more than 100mm.

FYI: Pool fencing requires to be 1200mm high, with a self-closing gate/door.

4.17 **Patio**  
Nil.

4.18 **Exterior Stairs**

Location	Off deck.
Hand rail	Nil.
Condition	Reasonably tidy.
Balustrades	Fitted.

**FYI:** If exterior stairway is over 3 steps or 1 metre high it requires a handrail under modern building requirements.

4.19 **Veranda**

Location	Off living room.
Materials	As per dwelling.
Condition	Reasonable for age.



## 5. INTERIOR

*References to the aspects of the dwelling are as viewed from the street address.*

*Because features such as painting, flooring and other finishes are in our opinion strictly a matter of personal taste and are visible to you, we have not considered them in our report other than as noted herein.*

### 5.1 Kitchen

Linings	Gib board walls, ceilings are exposed rafters with pinex sheeting over.
Condition	Reasonable for age.
Floor	Vinyl.
Power points	3x double plus fridge and microwave.
Telephone j/p	Fitted.
Oven	Model: 'Keba' wall mounted oven. Thermostat and simmerstats not tested.
Cook top	In-bench smooth top to match. Elements operational at time of inspection.
Range hood	To match. Extracts to exterior.
Sink	Stainless steel drainer insert.
	Waste disposal not tested.
Bench top	Formica bench top.
Cabinetry	As new.
Heating	Nil.
Window	Operates correctly and single glazed.





## 5.2 Living/Dining Room

Linings	Gib board walls, ceilings are exposed rafters with pinex sheeting over.
Condition	Reasonably tidy.
Floors	Carpet.
Power points	2x double, 2x single.
Telephone j/p	Fitted.
Heating	Floor mounted 'Daiken' heat pump.
Windows	Operate correctly and are single glazed.
Smoke Detector	Nil.



## 5.3 Entrance Lobby/Hallway/Staircase

Linings	Gib board walls and ceilings.
Condition	As new.
Floors	Tiles.
Power points	1x double.
Storage	Available.
Security panel	Nil.
Smoke detector	Nil.
Window	Operates correctly and is single glazed.
Handrail	Fitted.
Balustrade	Fitted.

**Note:** Handrail and balustrade do not meet modern building code.



#### 5.4 Hallway

Linings	Gib board walls, ceilings are exposed rafters with pinex sheeting over.
Condition	Reasonable for age.
Floors	Carpet.
Power points	1x single.
Telephone j/p	Nil.
Heating	Nil.
Storage	Available.
Smoke detector	Nil.
Windows	Nil.

#### 5.5 Bedroom 1 (Left Front)

Linings	Gib board walls and ceilings.
Condition	Reasonable for age.
Floors	Carpet.
Power points	3x double.
Telephone j/p	Fitted.
Wardrobe	Built in.
Windows	Operate correctly and are single glazed.
Smoke Detector	Nil.

Note: Wardrobe door requires easing.



#### 5.6 Bedroom 2 (Middle Front)

Linings	Gib board walls and ceilings.
Condition	Reasonable for age.
Floors	Carpet.
Power points	2x double.
Telephone j/p	Nil.
Wardrobe	Built in.
Windows	Operate correctly and are single glazed.
Smoke Detector	Nil.

5.7 **Bedroom 3 (Left Rear)**

Linings	Gib board walls and ceilings.
Condition	Reasonable for age.
Floors	Carpet.
Power points	2x double.
Telephone j/p	Nil
Wardrobe	Built in.
Windows	Operate correctly and are single glazed.
Smoke Detector	Nil.

5.8 **Bedroom 4 (Right Rear)**

Linings	Gib board walls and ceilings.
Condition	Reasonable for age.
Floors	Carpet.
Power points	2x double.
Telephone j/p	Fitted.
Wardrobe	Built in.
Windows	Operate correctly and are single glazed.
Smoke Detector	Nil.

5.9 **Office**

Linings	Gib board walls and ceilings.
Condition	Reasonable for age.
Floors	Carpet.
Power points	2x double.
Telephone j/p	Fitted.
Wardrobe/Storage	Built in.
Windows	Operate correctly and are single glazed.
Smoke Detector	Nil.



5.10 **En-suite (Off Bedroom 1)**

Linings	Gib board and tiled walls, gib board ceilings.
Condition	Tidy.
Floors	Tiles.
Decay	None seen at time of inspection.
Shower	Tiled shower with glass return and door.
Bath	Nil.
Power points	1x double.
Wall heater	Fitted.
Heated towel rail	Not tested.
Heating	Under floor heating fitted, not tested.
Vanity unit	Wall hung vanity unit with twin porcelain basins.
Wc/Cistern	Operates correctly and is in reasonably tidy condition.
Window	Operates correctly and is single glazed.
Ventilating fan	Fitted.
Taps	Operate correctly and with reasonable pressure.



## 5.11 Bathroom

Linings	Gib board walls and ceiling.
Condition	Reasonable for age.
Floors	Tiles.
Decay	None seen at time of inspection.
Shower	Acrylic liner with aluminium framed side panels and door.
Bath	Fibreglass bath, in reasonably tidy condition.
Power points	1x single.
Wall heater	Fitted.
Heated towel rail	Fitted, not tested.
Heating	Under floor heating, not tested.
Vanity unit	Built in vanity unit, in reasonably tidy condition.
Wc/Cistern	Operates correctly.
Window	Operates correctly and is single glazed.
Ventilating fan	Nil.
Taps	Operate correctly with reasonable pressure.



## 5.12 Toilet

Linings	Gib board walls and ceiling.
Condition	Reasonable for age.
Floor	Tiles.
Wc/Cistern	Operates correctly.
Hand basin	Wall hung porcelain basin, in tidy condition.
Windows	Operate correctly and are single glazed.

### 5.13 Laundry

Linings	Gib board walls and ceilings.
Condition	Reasonable for age.
Floor	Vinyl.
Power points	1x single, 1x double.
Tub	'Supertub' fitted.
Taps	Washing machine taps and waste installed.
Windows	Operate correctly and are single glazed.
Ventilation	Fan fitted.
Smoke Detector	Nil.

**Note:** There is a small leak under 'Super tub'.



### 5.14 Non Invasive Only

My inspection was non invasive only.

The dwelling interior was checked using a 'Trotec IC080V' Thermal Imaging Camera.

**Note:** No unusual readings were observed.

The interior of the dwelling was checked using a 'Survey-Master' Moisture Meter.

The 'Survey-Master' moisture meter indicated **Green** on all interior walls.

FYI: The 'Survey-Master' moisture meter operates in 3x zones;

1/ Green zone = 'Survey-Master' moisture meter indicates between 0 – 170

2/ Orange zone = 'Survey-Master' moisture meter indicates between 170 – 200

3/ Red zone = 'Survey-Master' moisture meter indicates between 200 – 999

**Dry**  
**Cold**  
**Wet**

**Note:** The reads on moisture meters can vary between different moisture meters.



## 6. SERVICES

### 6.1 Plumbing and Drainage

*Refer to the Appendices at the end of this report for definitions of some of the fitting referred to below and terminology used in this report.*

- The hot water cylinder is located in Bedroom 1 wardrobe.
- Cylinder is a mains pressure unit.
- The year of manufacture is 2002.
- Capacity is 180 litres.
- Mounted on the floor.
- 
- Condition: Not all of the cylinder could be accessed for inspection due to its location. No corrosion or leaks seen to areas that could be accessed.
- Tempering valve.....Yes  
*A tempering valve regulates the water temperature at the bathroom & kitchen taps to no greater than 55° C. Since 1992 tempering valves are required to be installed after any plumbing alterations have been done to the property. A tempering valve must be fitted if a wetback is connected to the hot water cylinder.  
Note: The water temperatures were not checked as part of this inspection.*
- Pressure reducing valve.....Yes  
*A pressure valve reduces the public mains water pressure to a lower usable pressure and eliminates the need for a header tank.*
- Seismic restraints(earthquake-proof strapping).....No - require to be fitted.
- 
- The water services that could be seen are a mixture of copper and polybutylene pipes.
- Could not access to inspect pipework in wall cavities etc. No corrosion or leaks seen to pipework that could be accessed.
- 
- Water pressure is reasonable to all outlets.
- Wastepipes discharge to gully traps as required.
- As my report is based on a visual inspection, the condition of underground drainage has not been determined. There are Drainage firms with specialist equipment which can provide a service to inspect underground drainage (for a fee), if required.

*Note: There is no drainage tray under the hot water cylinder*



## 6.2 Electrical

*This is a visual inspection only with no electrical testing of the wiring done.*

- Switchboard is located in the pantry cupboard.
- Exterior meter box is located on the rear of the dwelling.
- Wiring is modern TPS cabling.
- Connections appear to be in reasonable order throughout the dwelling.
- Although wiring appears in tidy order, an electrician's test would be required to fully ascertain condition of wiring and to ensure the earth bonding is in place.



Exterior meter box



Switch board

## 6.3 Gas Services

Nil.

## 6.4 Security

The security system was not checked as part of this inspection as it is a specialist system.

**Note:** Check with the present owners to confirm who services the system and ensure you obtain the manual plus the access code if purchasing.

## 6.5 Heat Pump

**Note:** Filters should be cleaned regularly.

## 6.6 Insulation

This dwelling will have been insulated to the building code requirements at the time of construction.

**Note:** The ceiling insulation in the roof space requires to be fitted correctly.

**FYI:** Ceiling insulation must be kept 150mm away from un-rated down lights.

## 6.7 Under Floor Insulation

No under floor insulation is installed, and could be retro fitted if required.

If foil backed fibreglass insulation ('Cosyfloor' or similar) is used care must be taken to ensure you don't staple through any wiring.

**Note:** The insulation in the roof space will not meet the new regulations for a rental property.

## 7. PERMITS/BUILDING CONSENTS

Records accessible to the public held by the Building Controls Dept. of the controlling Building Consent Authority (BCA) for this district are as follows:

*Council 'Building Permits' came into existence around 1900, records of any construction before that date are either non-existent or very difficult to find.*

*A search of council (BCA) archived records does not form part of this report.*

*Prior to mid 1992 Council approved construction was known separately as a 'Building Permit' and a 'Plumbing and Drainage permit'. Since mid 1992 both types of permits were combined and are now known as 'Building Consent'.*

### 7.1 Building Permits Issued

K35064---27/11/1974---Erect dwelling.

023564---01/04/1990---New Juno fire place. (since removed)

### 7.2 Plumbing and Drainage Permits Issued

3381---05/06/1978--- Sewer connection.

### 7.3 Building Consents Issued

084768---24/05/1996---Erect carport.

### 7.4 Code Compliance Certificate

084768---18/08/1998---Erect carport.

*The Code Compliance Certificate (CCC) is issued following Councils (BCA) final inspection and confirms the work meets the minimum requirements of the NZ Building Code. This only applies to building consents, no final certificates were issued for building permits.*

### 7.5 File

There are no notices to rectify or notices to fix on Council (BCA) files relating to this property.

*A 'Notice to Rectify' is a legal requirement by Council (BCA) to have work done on the property to make it safe. (Refer N.Z. Building Act 1991 Part IX). In 2004 the Building Act 2004 became law and changed the wording to 'Notice to Fix' (Refer N.Z Building Act 2004 Subpart 8).*

### 7.6 General

*Note: That this property report is **not** a guarantee that the house meets all the requirements under the New Zealand Building Act 2004. Nor can it be confirmed that property complied with the building regulations in force at the time the house was constructed or altered.*

**Note:** The plan on the council file does correspond with the dwelling.

**All work appears to have been permitted / consented.**

**Code of Compliance Certificate has been issued for consented work.**

Refer to the appendices for a copy of the council's information.

## 8. SUMMARY

*We have endeavoured to record here all the items mentioned in this report which we think should be brought to your attention. Some items which may have been only suggestions etc. may not be found in this list but can be seen in the body of the report.*

*(The items are in no particular order).*

### Possible Urgent Items

Fit seismic restraints to hot water cylinder.  
Have leak under laundry 'Super tub' repaired.  
Have the 'Body Corp.' minutes checked.  
Have qualified plasterer check and repair exterior plaster cladding.  
Have qualified painter re-paint the exterior plaster cladding with the appropriate paint.  
Confirm if an 'Energy Work Certificate' is available for gas installation.  
Lower ground levels where required.  
Rectify damage from moisture ingress into wall framing.  
Ceiling insulation must be moved/kept 150mm away from un-rated down-lights.  
Obtain 'Code of Compliance Certificate' for .....  
Obtain 'Certificate of Acceptance' for .....

### Possible Maintenance Items

*Most of these items are what would be considered normal maintenance for any residence.*

Have fireplace/flue cleaned and checked.  
The bottom of the exterior window and door channels and drain holes require cleaned out around dwelling.  
Have ceiling insulation in the roof space fitted correctly.  
Have insulation on the water pipes in the sub floor space pulled together and then taped together, and fit new insulation where required.  
Repair fence at rear of property.  
Repair driveway if required.  
Have wardrobe door in Bedroom 1 repaired.  
Have a registered gas fitter check the gas appliances. (every 5 years)  
Clean out spouting/guttering around dwelling, and re-check internal gutter when dried out.  
There is a small plant room at the rear of the garage. The floor appears to be damp. Unknown if this is condensation from the diesel burner and water pumps; requires checking.  
The small interior and exterior garage doors require adjusting.  
The cover plate for 1x of the door locks is missing on the right side small exterior garage door.  
Some of the interior timber window frames and sashes are due for re-painting to maintain.  
The rain head and spouting on the right side of the conservatory is leaking and the joint on the barge flashing has opened up.  
The venting pipes for the bathrooms etc. have been dislodged; requires rectifying.  
1x of the kitchen sliding windows is hard to operate, requires easing.  
The interior of the some of the Bi-folding doors may require re-painting in the near future to maintain.  
The sliding door from the 2nd living room to the hallway has scratches on 1x side. May require re-painting.  
The fly screen on one of the 2nd entrance area windows requires repairs.  
1x of the opening window sashes in Bedroom 1 is slightly damaged, requires repairing and re-painting.  
The light in the interior 2<sup>nd</sup> toilet is not operating, may require the light bulb to be changed.  
The bracket which holds the flexible shower rose in place in ensuite 1 requires tightening.  
The ensuite 1 cavity sliding door requires adjusting as it is rubbing on the carpet.

## Possible Further Recommendations

Check with the present owners to confirm who services the security system and ensure you obtain the manual plus the access code if purchasing.

Locate boundary pegs.

Replace interior handrail and balustrade to bring them up to modern building code if required.

Bring insulation in the roof space & sub floor space up to meet the new regulations for rental property's.

Fit ground vapour barrier under house (black polythene laid hard onto ground)

Clean heat pump filters.

The water filter will require regular cleaning approximately twice a year.

Ensure you obtain electric garage door remotes if purchasing the property.

Check with the present owners to confirm who services the heat pump ducted heating system.

Check with the present owners to confirm who services the diesel burner and under floor heating system.

Suggest having water turned off and drained to the dwelling during winter when unoccupied to avoid water pipes freezing.

Install impervious and easy cleanable covering in wet areas to meet the Building Code.

Insulate or re-insulate roof space and between the floor joist in the sub floor space to meet modern requirements for rental property's.

*Note: We recommend you visit the dwelling prior to closing the transaction to ensure deficiencies or damage have not developed since the preparation of this report or that areas that we may not have been able to inspect, now uncovered, do not have deficiencies. Particularly look for water damage or signs to indicate the conditions are in variance with those observed and noted in this report. Check all faucets by allowing the water to run, inclusive of showers, for a few minutes and then check for leakage. Any items you should note to be in variance with this report have likely developed since the time of our inspection.*

*This time can also be utilised to ensure chattels that were purchased with the property, i.e. drapes, carpets, light fittings etc, are still in place.*

If you wish to discuss any aspect of this report please contact the writer on  
Phone (03) 442 1143, | Mobile 0274 543 304 | E-mail to [inspect@ipil.co.nz](mailto:inspect@ipil.co.nz)

**Independent Property Inspections Ltd.**  
**Member of NZIBI (New Zealand Institute of Building Inspectors Inc.)**

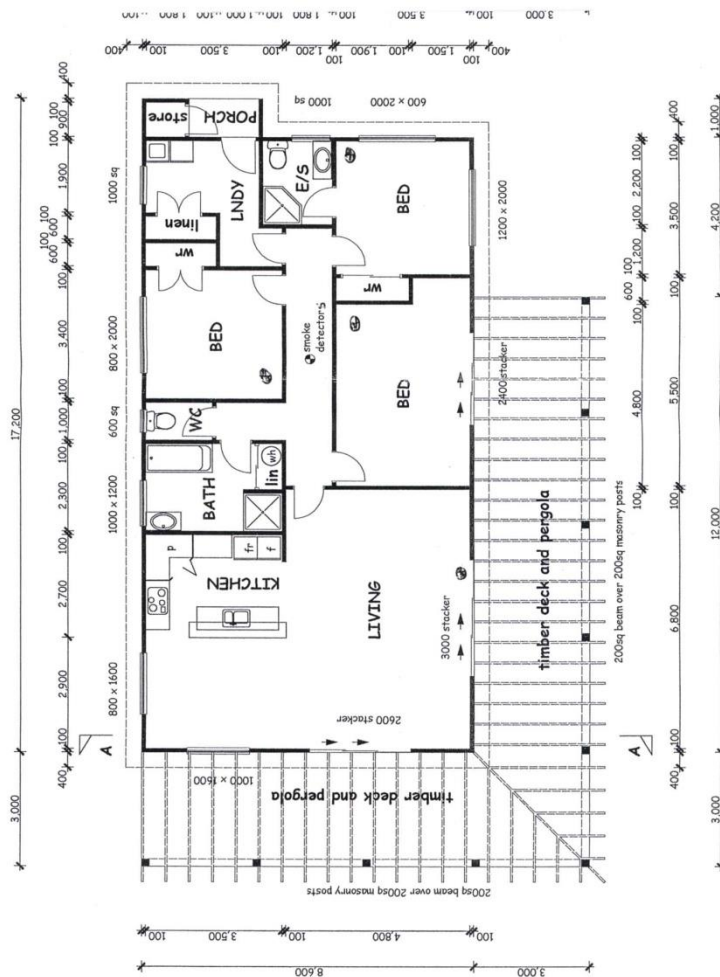


## 9. APPENDICES

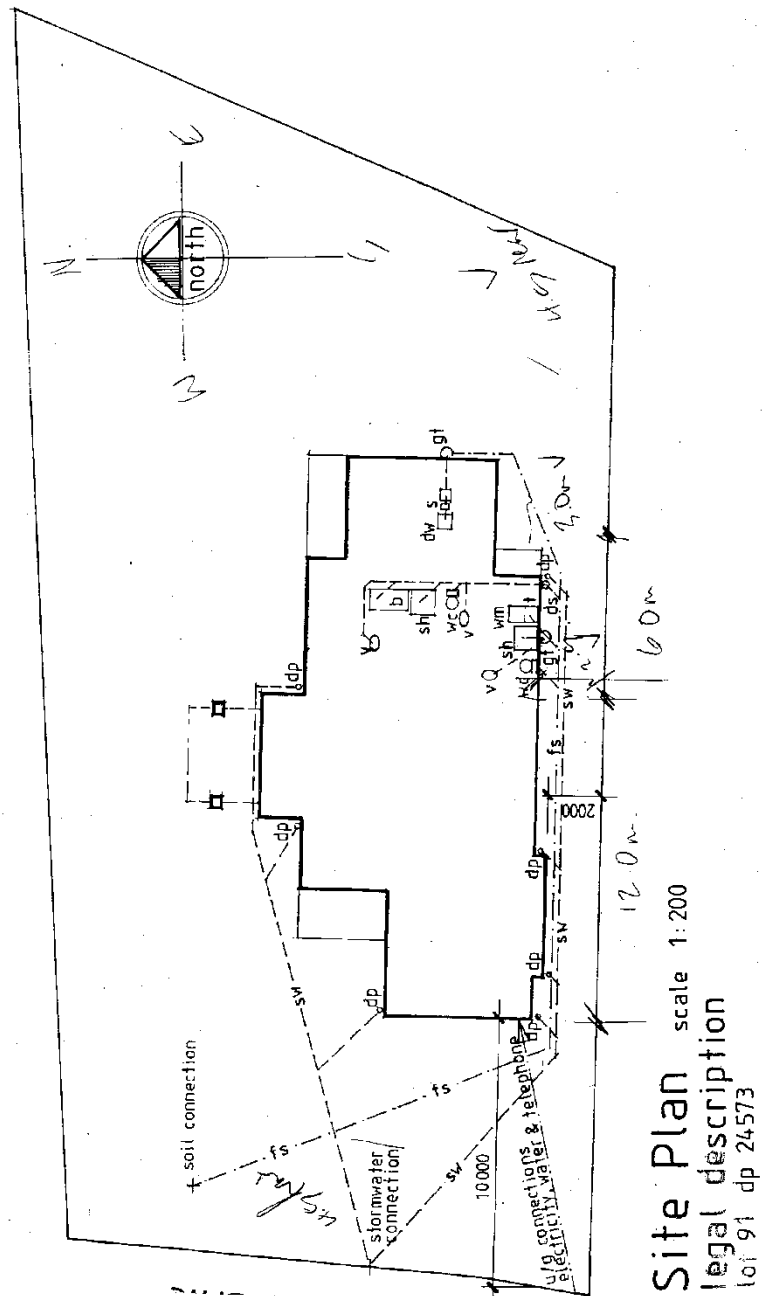
1. Glossary of Building Terms.
2. Copy of relevant plans held by Council (BCA).

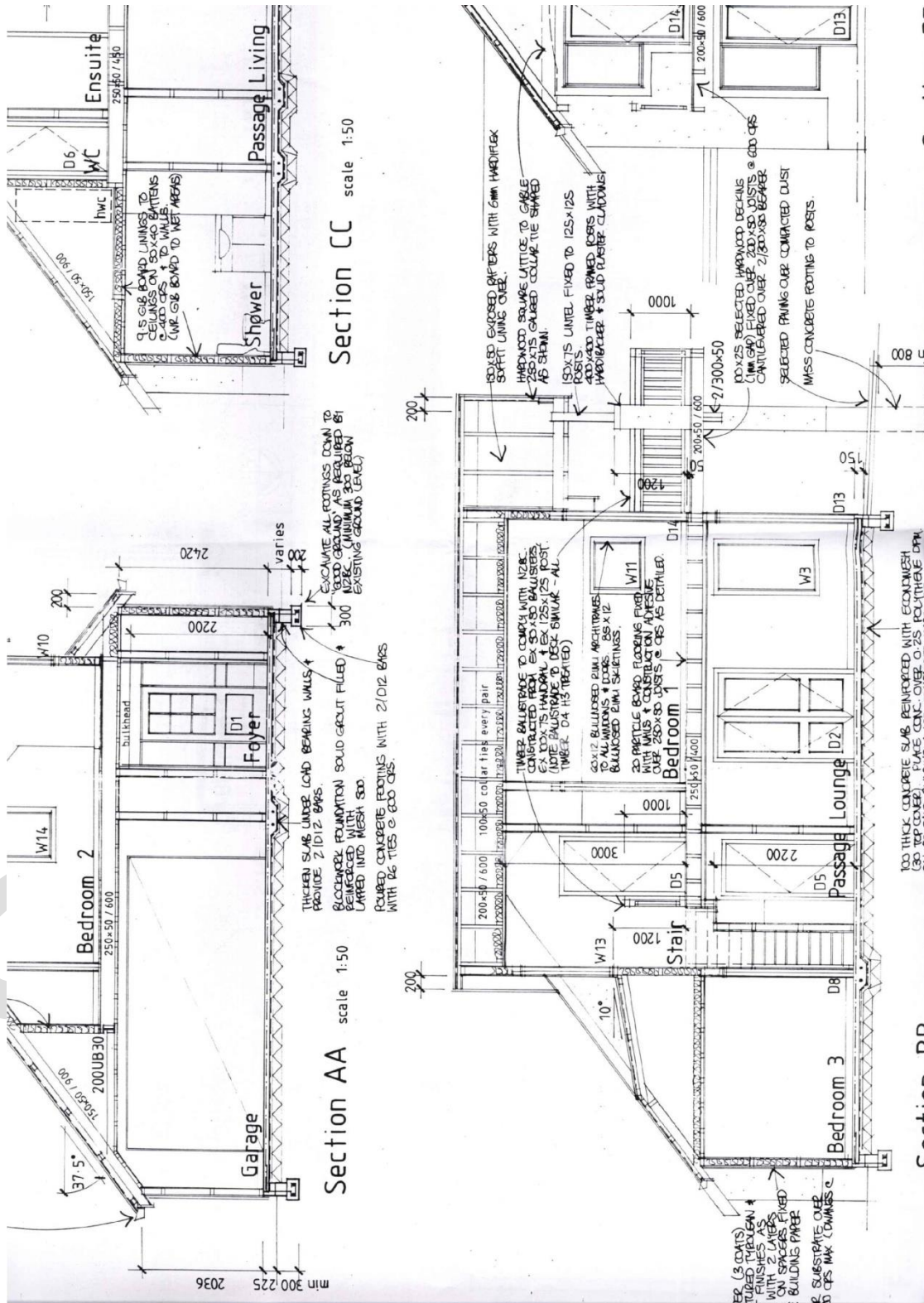
### Additional Sources of Information available on the Internet

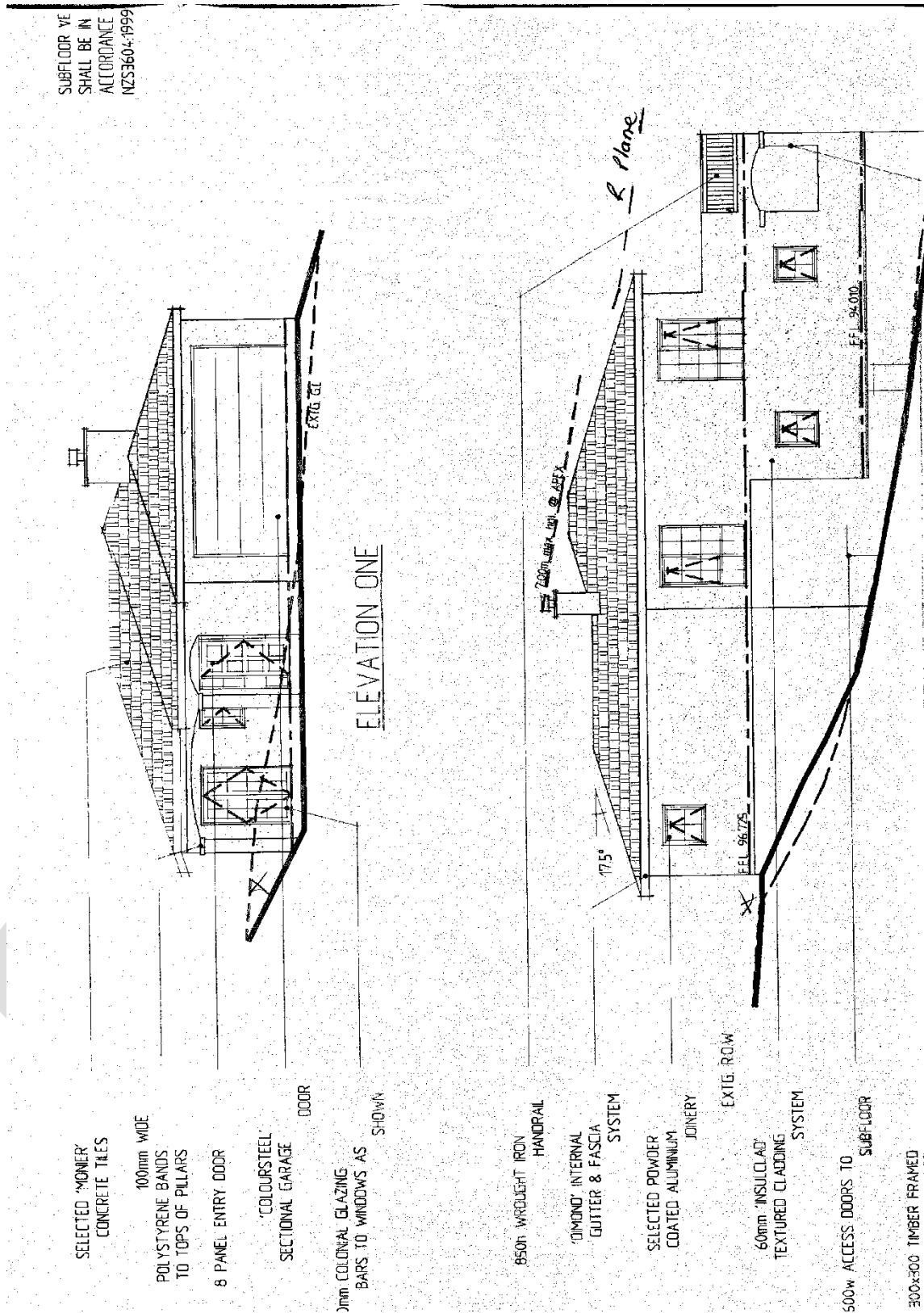
- **Council Rates/ Aerial Photo etc**  
[www.qldc.co.nz](http://www.qldc.co.nz)  
[www.qv.co.nz](http://www.qv.co.nz)  
[www.realestate.co.nz](http://www.realestate.co.nz)
- **Building Law / Regulations and Construction information studies**  
[www.dbh.govt.nz](http://www.dbh.govt.nz)  
[www.branz.co.nz](http://www.branz.co.nz)  
[www.standards.co.nz](http://www.standards.co.nz)  
[www.building.govt.nz](http://www.building.govt.nz)  
[www.consumerbuild.org.nz](http://www.consumerbuild.org.nz)  
[www.orc.govt.nz](http://www.orc.govt.nz)  
[www.mfe.govt.nz](http://www.mfe.govt.nz)  
[www.smarthomes.org.nz](http://www.smarthomes.org.nz)  
[www.levels.org.nz](http://www.levels.org.nz)  
[www.energywise.org.nz](http://www.energywise.org.nz)  
[www.solarsmarter.org.nz](http://www.solarsmarter.org.nz)
- **Building inspection / consultant services**  
[www.buildingsurveyers.co.nz](http://www.buildingsurveyers.co.nz)  
[www.boinz.org.nz](http://www.boinz.org.nz)  
[www.yellowpages.co.nz](http://www.yellowpages.co.nz)  
[www.whitepages.co.nz](http://www.whitepages.co.nz)
- **What type of solid fuel heater can I use?**  
[www.mfe.govt.nz/laws/standards/woodburners/authorised-woodburner.html](http://www.mfe.govt.nz/laws/standards/woodburners/authorised-woodburner.html)
- **Sustainability Construction information**  
[www.sustainablehouse.com.au](http://www.sustainablehouse.com.au)



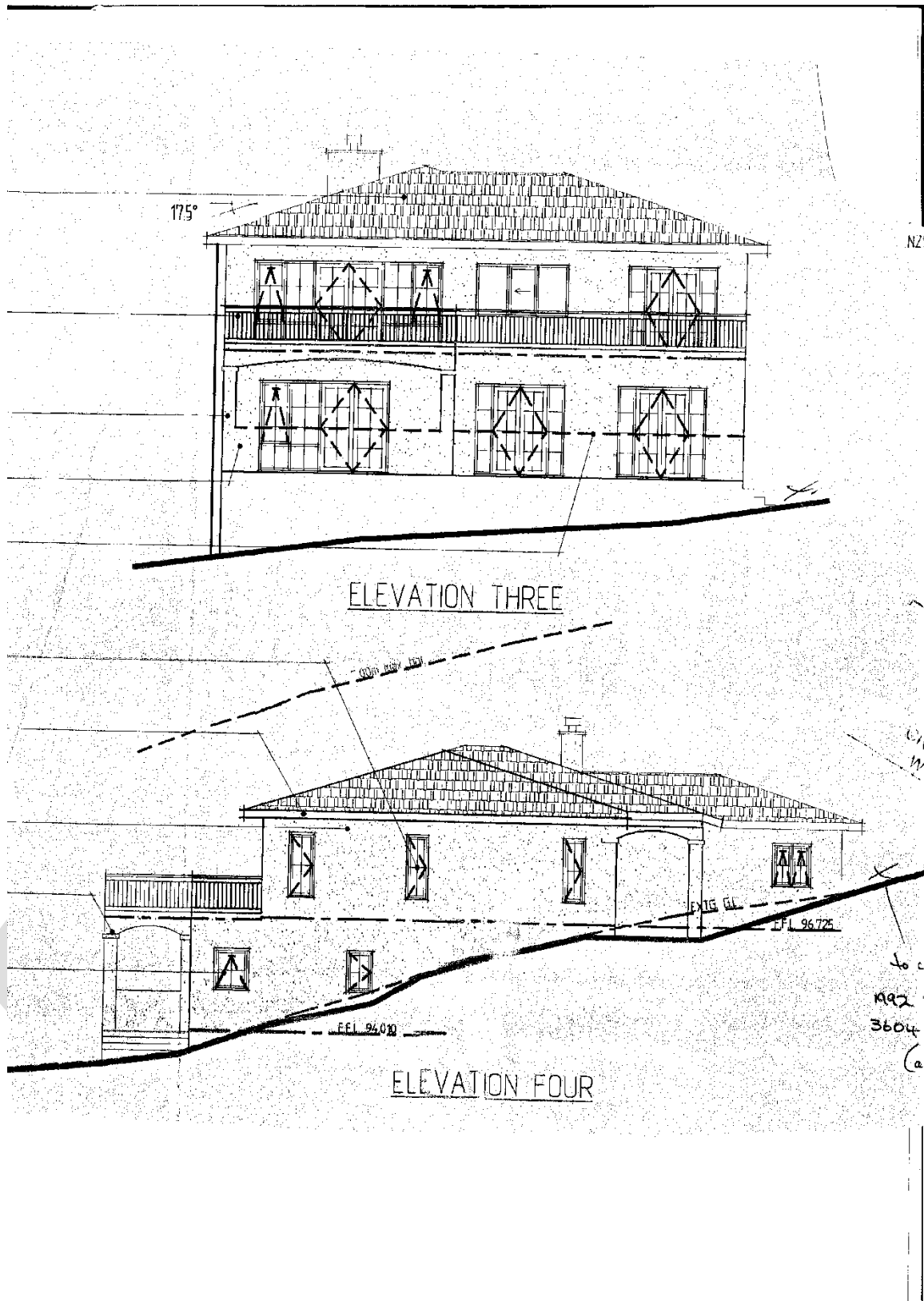
**FLOOR PLAN 1:100** 142.42 m<sup>2</sup> + PERGOLA  
NB: DIMENSIONS OVER FRAME ONLY, BATTENS AND CLADDING OUTSIDE

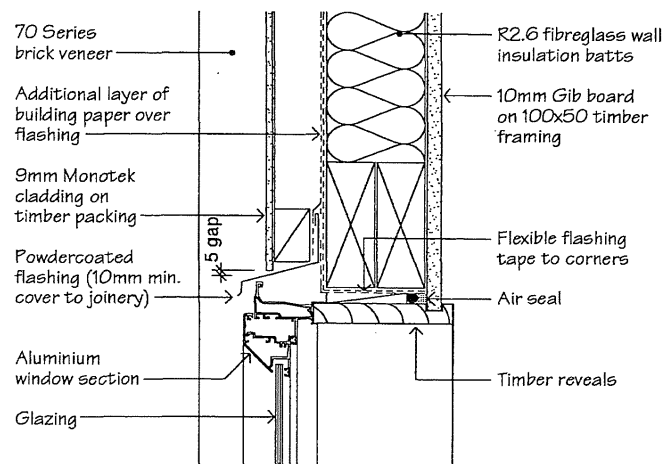




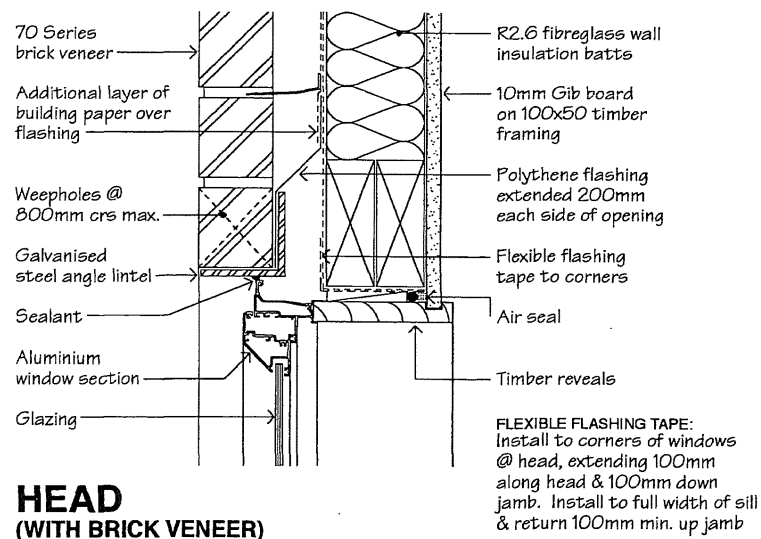








**HEAD  
(WITH MONOTEK)**



**HEAD  
(WITH BRICK VENEER)**

## WATERPROOFING STATEMENT

DATE: 30/6/15

Applicator Michael Erichsen.

Customer S. Field

Site 174 Myles Way, Stotover

### Products ( products used circled below)

ARDEX Waterproofing System

ARDEX Superflex

ARDEX primer

Neutracure Silicon

ARDEX Deckweb for corners

### Areas waterproofing applied to

Shower ✓

Bath ✓

Full Bathroom

Deck ( External )

Other \_\_\_\_\_

This statement confirms that the abovementioned applicator has installed ASA Waterproofing Systems to this residence/building using appropriate ASA products and strictly in accordance with current ASA guidelines and instructions.

Michael Erichsen  
021 0294 3668

Michael Erichsen.



## GAS CERTIFICATE OF COMPLIANCE

Reference No 90038

Certificate of compliance for gasfitting work made pursuant to Regulation 46 of the Gas (Safety and Measurement) Regulations 2010 (as amended).

CLIENT	[REDACTED]	INSTALLATION	Domestic
ADDRESS	[REDACTED]	ADDRESS	31 hope Ave Lake Hayes Estate Queenstown
<b>DESCRIPTION OF THE GASFITTING WORK:</b>  Installed Jet master fire into existing open fire box . tested existing installation of an internal Ferroli gas boiler and pipework to jet master fire from gas metre supply.			
GAS TYPE	LPG	GAS SUPPLY PRESSURE	3.1KPA
DATE(S) GASFITTING PERFORMED	28/02/2017		
STANDARD RISK CLASSIFICATION (tick one)	<input type="checkbox"/> Low <input type="checkbox"/> General <input type="checkbox"/> High		
NAME OF PERSON/S WHO CARRIED OUT GASFITTING UNDER SUPERVISION:			
Sam Mitchell			
CERTIFICATE ATTACHMENTS <input type="checkbox"/> n/a ] Manufacturers Instructions: <input type="checkbox"/> n/a ] Certified Designs: Enter details of any designs			
"I believe on reasonable grounds that: (a) the gasfitting work described above has been done lawfully and safely; and (b) the work has been done in accordance with AS/NZS 5601.2 (c) the information contained in this certificate is correct."			
CERTIFIER NAME	Sam Mitchell		
REGISTRATION TYPE & NUMBER	Certifying Gas fitter, 20870		
SIGNATURE			
DATE	28/02/2017		



**Electrical Certificate of Compliance**  
for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).  
**To be completed whether or not an inspection is required.**

No. **2291784**  
No. of attachments

**CUSTOMER INFORMATION - PLEASE PRINT CLEARLY**  
Name of customer [REDACTED] Phone: **021 382 2447**  
Address of installation [REDACTED] **LANE MARSH ESTATE, QUEENSTOWN**  
Postal address of customer (if not as above) **P.O. Box 2359, WAKATIPU.**

**WORK DETAILS**  
No. of lighting outlets ☐ No. of ranges ☒ No. of socket outlets ☒ No. of water heaters ☒  
Was any installation work carried out by the homeowner? Yes ☐ No ☒  
Please tick (✓) as appropriate where work includes:  
☒ Mains ☒ Main earthing system  
☒ Switchboard ☐ Electric lines

Description **PROVIDE AND FIT OFF OF DOMESTIC HOUSE INCLUDING 3- WIRE WORK WITH WATS**  
It is recommended that test results be recorded here:  
Visual Examination ☒  
Earth Continuity ☒  
Bonding ☒  
Polarity ☒  
Insulation Resistance **28** Mohm  
Other \_\_\_\_\_  
If necessary attach any pages with sketches of work done

**CERTIFICATION OF WORK**  
I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

**ELECTRICAL WORKER DETAILS**  
Name **Simon Anderson**  
Registration no. **020225**  
Company **ARMS Electric**  
Signature **[Signature]**  
Date **3- APR - 07**  
Contact Ph No. **027 304 7673**

**CERTIFICATION OF ELECTRIC LINES**  
(to be completed where a separate electrical worker has installed the electric line portion of the mains)  
Name \_\_\_\_\_  
Registration no. \_\_\_\_\_  
Company \_\_\_\_\_  
Signature \_\_\_\_\_  
Date \_\_\_\_\_  
Contact Ph No. \_\_\_\_\_

**INSPECTION DETAILS** Electrical work requiring inspection by a registered electrical inspector  
☒ New mains ☒ Switchboard ☒ Earthing system ☐ Installation work in hazardous areas  
I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.  
Name **CLIMBERSIDE** Registration no. **114**  
Signature **[Signature]** Date **03-04-07**  
Contact Ph No. **0274958741**

**CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED**

This form is approved by the Electrical Workers Registration Board (PO Box 10-156, Wellington. Freephone 0800 66-1000) for the purposes of the Electricity Regulations 1997.



## Glossary of Building Terms

The following is a list of commonly used building terms, some of which may be contained within this property report:

ARCHITRAVE	Dressed mouldings used for trimming around door and window frames.
BARGE BOARD	Timbers running down gables of a "hip roof".
BRICK VENEER	Brick or concrete block exterior cladding approx. 90mm thick constructed 40 to 50mm outside the structural timber frame and attached to that timber wall framing. A brick veneer is designed to allow water to seep thru and run out at the bottom of the wall.
CORNICE	Shaped plaster finishing moulding for the wall to ceiling joint.
DAMPROOF COURSE (DPC)	A damproof course is provided in a structure by the "building in" of a layer(s) of an impervious material (normally lead or plastic to prevent moisture moving up or down through masonry or concrete.
EAVE (Soffit)	Exposed underside of the roof structure, where the roof overhangs the external walls.
FASCIA	A strip of timber fixed to the ends of the rafters. It encloses the eave in conjunction with the eave/soffit lining. It is this member that the spouting is normally attached to.
FLASHING	Weatherproofing of joints in external materials. Metal that covers joints to stop water entry.
FOOTING	The bottom of the foundations of a building where the weight of the building is transferred to the solid ground.
FOUNDATION	The structure supporting the building on or immediately above the ground.
GABLE ROOF	The traditional gable roof consists of rafters arranged in a straight tent shape.
HIPPED ROOF	Roof surfaces sloping upwards from <u>all</u> the external walls of a house where a hip is formed at the external angles.
TRUSSES	Specifically engineered framework designed to span from point to point. Sometimes replacing the rafters of a 'framed up' roof structure.
LINTELS	A wooden, metal or concrete bar, beam or angle for supporting loads over an opening (e.g. Windows or doors).
MORTAR	A mixture of cement and sand with varying quantities of lime and additives. This is used in the laying of bricks between the brick courses.
SARKING	Boarding or sheet material secured to rafters directly under the roof cladding.
SOLID PLASTER	A cement/sand mix over a lightweight sheet material backing.
TEMPERING VALVE	A valve fitted to the hot water line after the hot water cylinder to regulate and reduce the maximum temperature of the hot water at the taps (normally at 55°C).
MAINS PRESSURE	The water pressure as it comes directly from the town's reservoir.
LOW PRESSURE	The water pressure from a header tank or after it has been through a pressure reducing valve, being less than the town's mains water pressure.
HEADER TANK	A water tank usually located in the ceiling space which is feed by the mains pressure water supply and in turn feeds low pressure water to the hot water cylinder.
WET BACK	A water pipe which runs through a solid fuel heater and may be connected to the hot water cylinder (HWC) to boost the hot water temp. in the cylinder.