



# Building Report

---

## **Disclaimer**

This document has been obtained on behalf of the Vendor and copies have been made available to prospective Purchasers and interested parties for general information purposes only. However, neither the Vendor nor Bayleys in the North (Mackys Real Estate Limited), warrant the accuracy of this copy and they accept no liability for any errors or omissions in the report. It is recommended to all prospective Purchasers and interested parties that they obtain and reply on their own reports and make their own independent enquiries for due diligence purposes.



WHANGAREI BUILDING  
INSPECTIONS

# Building Inspection Report



Client: Paul Sumich - Bayleys  
Location: 127 Kiripaka Road  
Tikipunga  
Whangarei

Inspection Date: 22/07/2022



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



Dear Paul Sumich - Bayleys,

RE: Building Inspection Report, 127 Kiripaka Road, Tikipunga, Whangarei.

Thank you for the opportunity to inspect this dwelling.

Please find following my completed non-invasive, visual, above the ground report which I encourage you to read in its entirety.

The purpose of the report is to identify areas of interest/concern, NOT to provide independent expert advice on specific elements and NOT to recommend solutions to faults identified. The purpose of the inspection is to provide an impartial, technically knowledgeable and visually thorough account of the properties general state being the next best step toward assisting a purchaser in determining the appropriateness of the purchase to their individual threshold for maintenance and repair.

Recent events in the building industry relating to weathertightness and durability have highlighted some failures in the construction, design and material selection and the necessity for on-going maintenance of all buildings. Ongoing maintenance on the structure, roof, plumbing, electrical and gas systems is often neglected and yet they pose high risk factors to the overall integrity of buildings.

The sale and/or purchase of residential property is an important decision and should be contemplated only with the knowledge of the circumstances surrounding the property.

If you require any clarification or wish to discuss any details of the report with me, please do not hesitate to contact me on 027 7627826.

By accepting this report, it will be taken you have read the report in its entirety including this cover letter and the terms & conditions, and that you understand and accept these conditions.

Kind Regards

*Mike Wooding*

Mike Wooding  
Property Inspector  
027 7627826  
buildmanage.wbi@gmail.com



---

027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



## Table of Contents

1. Summary and inspection detail
2. Property Description
3. Noted in Inspection
4. The Property Inspection Report
  - a. Purpose of the property inspection
  - b. The property reports
5. Equipment Used
6. Utility's
7. Smoke detector
8. Moisture Reading Report
9. Referenced Documents
  - 2.1 New Zealand Standards
  - 2.2 New Zealand Legislation
10. Exclusions
11. Limitations
12. Definitions
13. Interpretation
14. Abbreviations as per standards
15. Property Inspection photos
16. Certificate of Inspection
17. Terms and conditions



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



## 1. Summary & Inspection detail

DESCRIPTION	DETAILS
<b>Prepared for:</b>	Paul Sumich - Bayleys
<b>Inspected by:</b>	Mike Wooding
<b>Inspection date:</b>	22/07/2022
<b>Inspection address:</b>	127 Kiripaka Road Tikipunga Whangarei
<b>Year of Construction:</b>	Est 1950's
<b>Property Occupied:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Weather conditions on the day</b>	Conditions: Fine Sunny Time: 9am
<b>Property Type:</b>	<input type="checkbox"/> Bungalow <input type="checkbox"/> Multi-level <input checked="" type="checkbox"/> Residential detached <input type="checkbox"/> Split level <input checked="" type="checkbox"/> Single level <input type="checkbox"/> Single level with basement garage <input type="checkbox"/> Town house <input type="checkbox"/> Unit, Duplex
<b>Building Type:</b>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
<b>Levels:</b>	<input checked="" type="checkbox"/> Single level <input type="checkbox"/> Two storeys <input type="checkbox"/> Split levels
EXTERIOR	
<b>Security Alarm:</b> <b>Security Camera:</b>	<input type="checkbox"/> Security Alarm (Untested) <input checked="" type="checkbox"/> Security Camera (Untested) <input type="checkbox"/> N/A
<b>Exterior Cladding:</b>	<input type="checkbox"/> Block <input type="checkbox"/> Fibrolite <input type="checkbox"/> Linea Timber <input type="checkbox"/> Weatherboard <input type="checkbox"/> Timber and vertical batten



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



	<input type="checkbox"/> Plywood <input type="checkbox"/> Brick <input type="checkbox"/> Block veneer <input type="checkbox"/> Timber base facings <input type="checkbox"/> Schist <input type="checkbox"/> Rendered brick <input type="checkbox"/> Insuclad <input type="checkbox"/> Vertical cladding under windows <input checked="" type="checkbox"/> Stucco Rough cast
<b>Foundations:</b>	<input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Timber
<b>Underfloor Insulation:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Construction Type:</b>	<input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Timber framed <input type="checkbox"/> Block downstairs <input type="checkbox"/> Steel framed <input type="checkbox"/> Structural concrete
<b>Window joinery/frame:</b>	<input type="checkbox"/> Aluminium Joinery <input type="checkbox"/> Window Inserts <input checked="" type="checkbox"/> Timber  <input checked="" type="checkbox"/> Single glaze <input type="checkbox"/> Double Glaze
<b>Roof Design &amp; Material:</b>	<input type="checkbox"/> A Frame <input type="checkbox"/> Bonnet <input type="checkbox"/> Slopping <input type="checkbox"/> Mono Pitch <input type="checkbox"/> Gable with Dormer window <input type="checkbox"/> Gable roof <input checked="" type="checkbox"/> HIP  <input checked="" type="checkbox"/> Steel/Iron/Coloursteel <input type="checkbox"/> Aluminium <input type="checkbox"/> Zinalume <input type="checkbox"/> Galvanised Steel <input type="checkbox"/> Concrete tiles
<b>Downpipes:</b>	<input checked="" type="checkbox"/> PVC <input type="checkbox"/> Metal
<b>Fascia's:</b>	<input checked="" type="checkbox"/> Timber <input type="checkbox"/> Metal



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



<b>Soffit's:</b>	<input checked="" type="checkbox"/> Fibrolite <input type="checkbox"/> Timber
<b>Spouting:</b>	<input checked="" type="checkbox"/> PVC <input type="checkbox"/> Metal
<b>Direction that dwelling faces:</b>	<input type="checkbox"/> Kitchen Northeast <input type="checkbox"/> Dining Northeast
<b>Retaining walls:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Timber <input type="checkbox"/> Rock <input type="checkbox"/> Keystone or alike <input type="checkbox"/> Block
<b>Driveway:</b>	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Metal <input type="checkbox"/> Asphalt
<b>Paths/steps:</b>	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Pavers <input type="checkbox"/> Metal <input type="checkbox"/> Cobblestone <input checked="" type="checkbox"/> Timber steps
<b>Section gradient</b>	<input type="checkbox"/> Flat <input type="checkbox"/> Semi flat <input type="checkbox"/> Slopping <input type="checkbox"/> Hillside
<b>Surface water control:</b>	<input type="checkbox"/> Controlled <input checked="" type="checkbox"/> Natural
<b>Fencing:</b>	<input type="checkbox"/> Semi Fenced <input checked="" type="checkbox"/> Fully Fenced  <input type="checkbox"/> Vegetation <input checked="" type="checkbox"/> Timber <input type="checkbox"/> Block <input type="checkbox"/> Wrought iron or alike <input type="checkbox"/> Iron/Tin <input type="checkbox"/> Rock Wall <input type="checkbox"/> Wire & posts
<b>INTERIOR</b>	
<b>Interior Lining:</b>	<input checked="" type="checkbox"/> Gib or alike <input checked="" type="checkbox"/> Paint



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



	<input type="checkbox"/> Wallpaper <input type="checkbox"/> Soft board or alike <input type="checkbox"/> Hardboard or alike <input type="checkbox"/> Timber <input type="checkbox"/> Ceiling tiles <input type="checkbox"/> Seratone
<b>Floor coverings:</b>	<input checked="" type="checkbox"/> Vinyl Planking <input checked="" type="checkbox"/> Carpet <input type="checkbox"/> Carpet tiles <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Laminate or alike <input checked="" type="checkbox"/> Tiles in bathroom <input type="checkbox"/> Parquetry
<b>Heating:</b>	<input type="checkbox"/> Gas Fireplace <input type="checkbox"/> Fireplace <input checked="" type="checkbox"/> Heat Pump/Inverter <input type="checkbox"/> Underfloor heating
<b>Ceiling Fan: i.e in bedroom or Lounge</b>	<input type="checkbox"/> N/A <input type="checkbox"/> Ceiling fan
<b>Ventilation system:</b>	<input checked="" type="checkbox"/> N/A  <input type="checkbox"/> HRV <input type="checkbox"/> Moisture Master <input type="checkbox"/> Smart Vent
<b>Heat transfer system:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Kitchen Bench top</b>  <b>Walk in Pantry</b>	<input type="checkbox"/> Slate/Stone or alike <input type="checkbox"/> Stainless Steel <input checked="" type="checkbox"/> Laminate/Formica  <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Laminate <input type="checkbox"/> Slate/Stone or alike
<b>Kitchen Cabinetry:</b>	<input checked="" type="checkbox"/> Veneer carcass <input type="checkbox"/> Timber carcass <input type="checkbox"/> Custom wood
<b>Kitchen extraction system:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Does it vent outside <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141





	<input type="checkbox"/> Carbonated
<b>Shower</b>	<input checked="" type="checkbox"/> Acrylic <input type="checkbox"/> Tiled <input type="checkbox"/> Glass <input type="checkbox"/> Hardiglaze or alike
<b>Vanity Type:</b>	<input type="checkbox"/> Acrylic <input checked="" type="checkbox"/> Ceramic/Porcelain or alike veneer carcass <input type="checkbox"/> Polymarble or alike
<b>Bath Type:</b>	<input checked="" type="checkbox"/> N/A  <input type="checkbox"/> Acrylic <input type="checkbox"/> Ceramic/Porcelain or alike <input type="checkbox"/> Steel
<b>Toilet:</b>	<input type="checkbox"/> Acrylic <input checked="" type="checkbox"/> Ceramic/Porcelain or alike cistern
<b>Bathroom extraction system:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Does it vent outside <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Smoke Detector/s</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Roof Space Accessibility</b>	<input checked="" type="checkbox"/> Yes, in office nook <input type="checkbox"/> No
<b>Roof Insulated</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



## 2. Property description

The scope of this inspection is carried out in accordance with NZS 4306:2005 The dwelling LIM report and/or property information file was not reviewed, and we recommend this is checked to ensure what is recorded on the property file matches what is constructed on site.

Dwelling was built in the 1950's. The overall condition of the dwelling is good for its age as it has had a modern renovation and in line with any other dwelling of the same age that's been maintained.

Single level dwelling with 3 bedrooms, 1 bathroom, 1 laundry, with an Office nook area. Open plan kitchen, dining, and lounge. Situated on a flat section north facing. Dwelling is within 2km to the nearest supermarket, other amenities, state highway 1, and is on a bus route. No mould visible, dwelling feels warm and dry, and all moisture meter readings were good range.

Cladding is low maintenance; it is painted stucco roughcast. The hip and valley roof consists of steel/iron sheeting and is in average condition with some patches starting to rust. Spouting and down pipes are PVC. Fully Fenced lot and a skyline or alike garage built next to main dwelling. It has a timber deck front and rear that is also in good condition.

Maintaining your home helps increase its value and lifespan, ensuring the structure continues to perform. Planned preventative maintenance is a proven method of identifying and preventing minor maintenance issues before they escalate into major problems that could cost you more in the long run.


## 3. Noted in inspection


NB: Any dwelling constructed prior to 1996 and where Claddings/Soffits have used fibrolite, this is likely to contain asbestos, so care is needed when maintenance is conducted

- Timber deck to front is showing signs of deterioration
- Sub framing to deck not viewed
- Fence to north side is in need of maintenance, boards showing signs of deterioration at bottom and fence leaning over.
- Gate requires maintenance
- Regular maintenance recommended around window and cladding junction to ensure these areas remain sealed.
- Timber joinery is in satisfactory condition. (Recommend regular checks and maintenance)
- Rust to underside of gutter
- Sub floor framing appears in reasonable condition, and this was only viewed from the manhole door with a torch.
- Subfloor inspection made only from Manhole door
- Highly recommend a re- roof as overdue.




---

027 7627826 

buildmanage.wbi@gmail.com 

www.whangareibuildinginspections.com 

PO Box 4066, Kamo 0141 

- Roof cladding is showing signs of deterioration and has been leaking above the manhole area, and possible other areas. Purlins require replacement to damaged areas. (Further investigation recommended)
- All bedroom bottom of doors requires planeing as well as HWC door
- Kitchen extractor fan has a vent visible, outside. Can't confirm it is connected
- Inspection to the ceiling was only done from the manhole door with a torch.
- Roofing purlins are showing signs of deterioration, wet and require replacing (further investigation required).
- Higher moisture reading present in roof space
- Sub floor framing appears in reasonable condition, and this was only viewed from the manhole door with a torch.
- Opening timber gate requires maintenance to the right-hand side of the property as this does not open freely, also the hinged side requires strengthening.



027 7627826



buildmanage.wbi@gmail.com

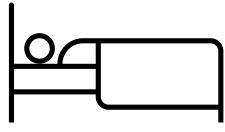


www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141

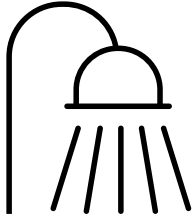




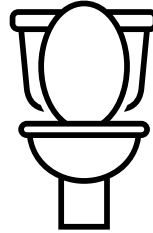
3x Bedrooms



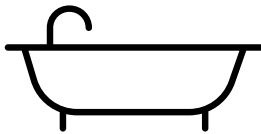
1x Office nook area



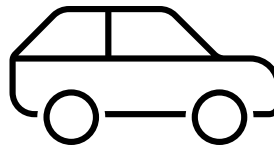
1x Bathroom



1x Toilet

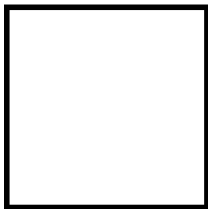


0x Bath



1x Garage

Single level



Floor area approx 85sqm

Land Area approx 443sqm



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



## 4. The Property Inspection Report

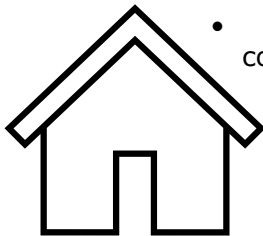
### a. Purpose of the property inspection

As per New Zealand Standard 4306:2005, section 2.1.2: the purpose of the property inspection is to identify significant defects visible at the time of the inspection.

### b. The property report

Section 3.2 of NZS 4306:2005 states that the Property Report shall include the following:

- Any area or item which was not inspected and the reasons which prevented an inspection, and if appropriate, a recommendation for further investigation.
- A summary which includes an opinion as to the overall condition of the dwelling in the context of its age, type and general expectations of similar properties.
- A list of any significant faults or defects.
- Advice of any further inspections deemed necessary, such as those carried out by an electrical inspector, plumbing and drainage inspector, engineer, or surveyor; and



- A certificate confirming that the property inspection has been completed in accordance with this Standard.

## 5. Equipment used for report

Ladder  
Torch  
Moisture Meter –Trotec T660  
Camera  
Voice Recorder



---

027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



## 6. Utility's

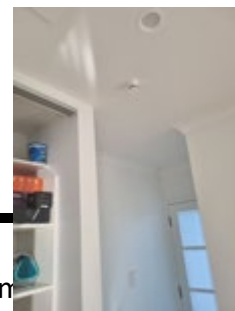
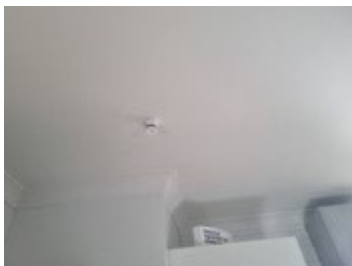
Water source	<input checked="" type="checkbox"/> Mains <input type="checkbox"/> Tank
Sewage diposal	<input checked="" type="checkbox"/> Mains <input type="checkbox"/> Bio system or alike <input type="checkbox"/> Septic Tank
Hot water source	<input checked="" type="checkbox"/> Electric cyclynder <input type="checkbox"/> Gas
Electrical services	<input checked="" type="checkbox"/> Power company <input type="checkbox"/> Gas Mains <input type="checkbox"/> Gas Bottles <input type="checkbox"/> Solar panels



## 7. Smoke Alarms present

No testing was done on the alarms to check if they are working.  
 We recommend a smoke alarm be present in every sleeping quarter, the room closest to the kitchen, the lounge and in each level of your home.

Kitchen, Hallway and Office area



27826 ☎  
 buildm l.com ✉  
[www.whangareibuildinginspections.com](http://www.whangareibuildinginspections.com) 🌐  
 PO Box 4066, Kamo 0141 🏠

## 8. Moisture Reading Report

The following indicators are used for moisture orientation

### Display (digits) = Building Material Moisture Range

Less than 39 digits	=	Dry Material
40 – 80 digits	=	Damp Material
Over 80	=	Wet Material (at risk)

### Common digit values for New Zealand conditions

Typical reading for gib covered, radiata pine framed internal walls 30-40 digits  
 Typical common values for skirted, gib covered radiata pine bottom plates 35-45 digits  
 (dependent on floor construction i.e., concrete floor)  
 Typical common values for carpet, underlay covered concrete floors 50-60 digits  
 Typical common values for bare or exposed concrete over 100 digits

Actual moisture readings	
Front Entry	R 46.5 L 35.8
Bedroom 1	R 30.8 L 18.6
Bedroom 3 (Master) single window no access Double opening window	R 56.9 L 45.6
Bedroom 2 Bifold	R 26.5 L 25.8
Bedroom 2 single opening	R 25.8 L 25.0
Office Nook	R 34.6 L 24.0
Bathroom Laundry Window	R 54.1 L 56.6
Bathroom window above toilet	R 31.3 L 33.9
Bathroom shower	R 57.7 L 52.2
Back door – covered porch area	R 63.7 L 43.8
Lounge	R 28.2 L 43.7
Dining Bifold doors	R 47.3 L 52.4
Dining window	R 49.1 L 42.2



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



Kitchen window	R 31.8 L 22.4
----------------	---------------

## 9. Referenced Documents

### 2.1 New Zealand Standards

NZS 4306: 2005	Property Inspection
NZS 3019: 2004	Electrical installation – In service testing
NZS 3604: 1999	Timber framed buildings
NZS 4218: 1996	Energy efficiency – Housing and small building envelope
NZS 5261: 2003	Gas installation

### 2.2 New Zealand Legislation

Building Act 2004  
Unit Titles Act 1972

## 10. Exclusions

This Report does not cover the following:

1. Legal title
2. Building warrant of fitness and services described on a compliance schedule
3. Planning, resource consent issues
4. Building consent issues
5. Long term maintenance planning
6. Rental property tenancy inspections
7. Heritage obligations; and
8. Compliance with body corporate rules, the terms of a memorandum of cross lease or
9. A company title occupation agreement.
10. Electrical Report
11. Property Records from Whangarei District Council
12. Methamphetamine Screen Test Report
13. Asbestos Test Report

## 11. Limitations

Within a building inspection there are always various limitations found when carrying it out. Every team member of Whangarei Building Inspections does their best to gain access, view areas and report on any visible areas of concern or note.

Limitations present at this dwelling

- Ceiling space was only inspected from manhole
- Roof was only inspected from ladder due to Health & Safety
- Single window in Master bedroom not accessible.



---

027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141





## 12. Definitions

For the purposes of the Standard, the following definitions shall apply:

**Accessory Unit(s).** Any area, usually with a specified purpose, which does not comprise part of the dwelling unit footprint but is intended to be used in conjunction with the unit.

**Ancillary Spaces and Buildings.** Any area, usually with a specified purpose, which does not comprise part of the dwelling unit footprint.

**Common Property.** An area that is owned collectively by all the unit owners and defined as such in the relevant documents. Areas of common property can include gardens, driveways, access ways, roofs, the exterior fabric of the building, service areas, ducts, the unit occupied by the resident manager; shared building services such as lifts, boiler and water reticulation systems, fire protection and ventilation systems and recreation areas such as gym, tennis court, swimming pool or roof garden.

**Minor Fault or Defect.** A matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance. Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes.

**Multi-Unit Property (ies).** Any property that accommodates more than one residential dwelling unit and where the owners have collective obligations. Multi-unit properties will usually be owned under a body corporate, cross lease or company title where the relevant legislation along with the body corporate rules and unit plan, memorandum of lease and flat plan or constitution and occupation agreement define the areas of individual and collective responsibility.

**Property Inspection.** A non-invasive visual inspection of a residential building carried out in accordance with 2.1 New Zealand Standard.

**Reasonable Access.** Areas where safe, unobstructed access is provided and the minimum clearances specified below; or where these clearances are not available, area within the inspector's unobstructed line of sight.

Area	Access manhole (mm)	Crawl space (mm)	Height
Roof Space	450 x 400	600 x 600	Accessible from a 3.6m ladder*
Subfloor	500 x 400	Vertical clearance Timber floor: 400** Concrete floor: 500	



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



Roof exterior			Accessible from a 3.6m ladder*
---------------	--	--	--------------------------------

- \*Or such other means of access that meet OSH requirements
- \*\* From underside of bearer.

**Significant Fault or Defect.** A matter which requires substantial repairs or urgent attention and rectification.

**Survey.** A separate, detailed inspection and report that may require invasive and/or specialised testing equipment and may require the specialist knowledge of a relevantly qualified expert.

### 13. Interpretation

- The word "shall" identify a mandatory requirement for compliance with the Standard.
- The word "should" refer to practices which are advised or recommended.
- When cross-referencing to other clauses or clause subdivisions within this standard, the number is only quoted.
- The full titles of referenced documents cited in this Standard are given in the list of "Referenced Documents" immediately preceding the Foreword.

The terms "Normative" and "Informative" have been used in this Standard to define the application of the Appendix to which they apply. A "Normative" Appendix is an integral part of the Standard whereas an "Informative" Appendix is only for information and guidance. Informative provisions do not form part of the mandatory requirements of the Standard.

### 14. Abbreviations as per standard

The following abbreviations may be used in this Standard.	
o	Degrees
CCTV	Closed Circuit Television
EIFS	External Insulation Finishing System
m	Metre
mm	Millimetre
OSH	Occupational Safety and Health
PCBs	Polychlorinated Biphenyls
RCD	Residual Current Device
uPVC	Unplasticized Polyvinyl Chloride



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



WC	Water Closet

## 15. Property Inspection Photos

### Exterior Photos



[www.whangareibuildinginspections.com](http://www.whangareibuildinginspections.com)

PO Box 4066, Kamo 0141





Timber deck to front is showing signs of deterioration



027 7627826



[buildmanage.wbi@gmail.com](mailto:buildmanage.wbi@gmail.com)

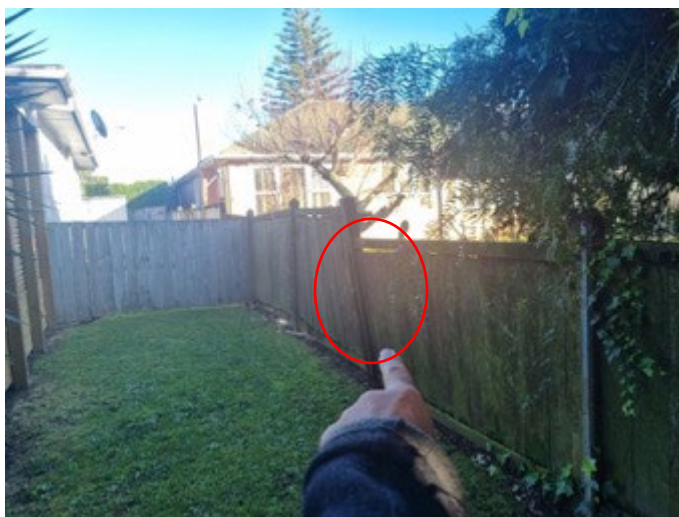


[www.whangareibuildinginspections.com](http://www.whangareibuildinginspections.com)



PO Box 4066, Kamo 0141





Sub framing to deck not viewed

...enance, boards showing signs of deterioration at bottom and fence leaning over.



027 7027820  
buildmanage.wbi@gmail.com  
www.whangareibuildinginspections.com  
PO Box 4066, Kamo 0141



Gate requires maintenance

North side timber fencing in need of repair



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com

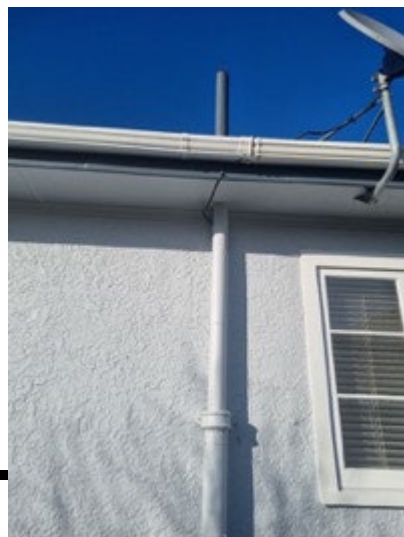






PO Box 4066, Kamo 0141





Regular maintenance recommended around window and cladding junction to ensure these areas remain sealed.



26   
buildmanage.wbi@gmail.com   
www.whangareibuildinginspections.com   
PO Box 4066, Kamo 0141 

Timber joinery is in satisfactory condition.  
(Recommend regular checks and maintenance)



027 7627826



[buildmanage.wbi@gmail.com](mailto:buildmanage.wbi@gmail.com)



[www.whangareibuildinginspections.com](http://www.whangareibuildinginspections.com)



PO Box 4066, Kamo 0141







027 7627826



buildmanage.wbi@gmail.com



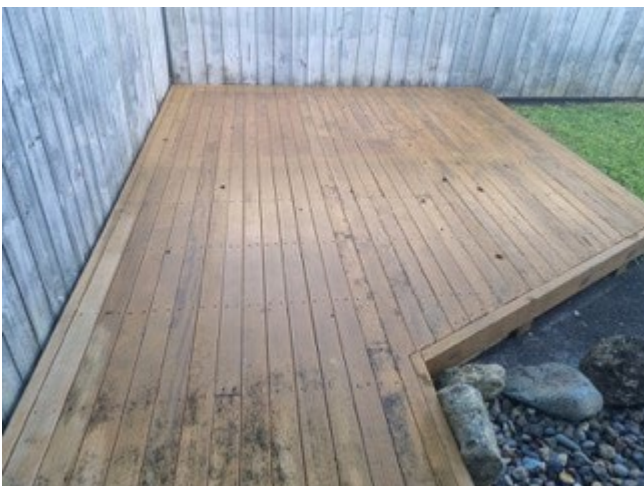
www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



Rust to underside of gutter



27826



[buildmanage.wbi@gmail.com](mailto:buildmanage.wbi@gmail.com)



[www.whangareibuildinginspections.com](http://www.whangareibuildinginspections.com)



PO Box 4066, Kamo 0141





027 7627826



[buildmanage.wbi@gmail.com](mailto:buildmanage.wbi@gmail.com)



[www.whangareibuildinginspections.com](http://www.whangareibuildinginspections.com)



PO Box 4066, Kamo 0141





Subfloor inspection made only from Manhole door



Sub floor framing appears in reasonable condition, and this was only viewed from the manhole door with a torch.



027 7627826





buildmanage.wbi@gmail.com

www.whangareibuildinginspections.com

PO Box 4066, Kamo 0141





027 7627826   
buildmanage.wbi@gmail.com   
www.whangareibuildinginspections.com   
PO Box 4066, Kamo 0141 



Highly recommend a re- roof as overdue.



Roof cladding is showing signs of deterioration and has been leaking above the manhole area, and possible other areas. Purlins require replacement to damaged areas. (Further investigation recommended)



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



## 16. Property Inspection Photos

### Interior Photos

#### Front Entry



#### Bedroom 1



All bedroom bottom of doors requires planeing as well as HWC door



027 7627826



buildmanage.wbi@gmail.com



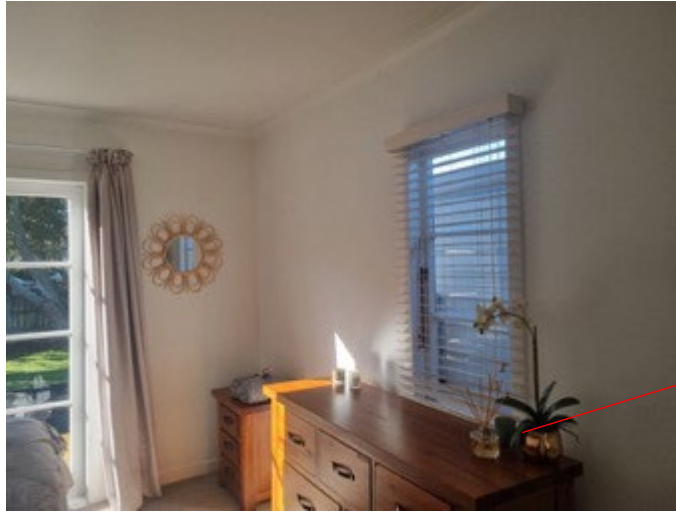
www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



### Bedroom 3 (Master)



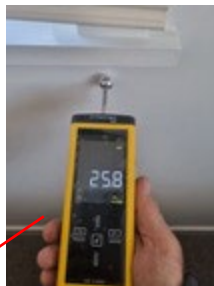
No reasonable access to complete the reading to this window behind dresser.







027 7627826  
buildmanage.wbi@gmail.com  
www.whangareibuildinginspections.com  
PO Box 4066, Kamo 0141

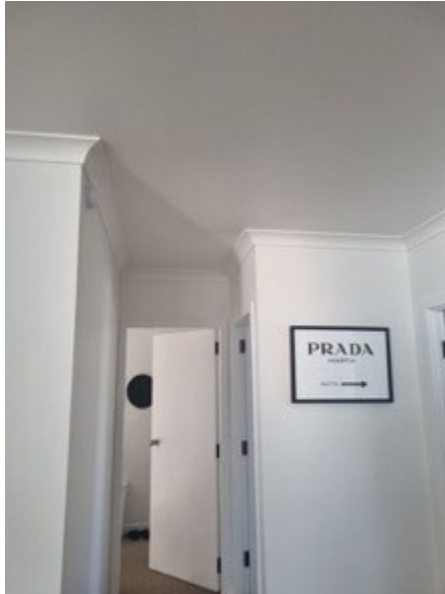


## Bedroom 2

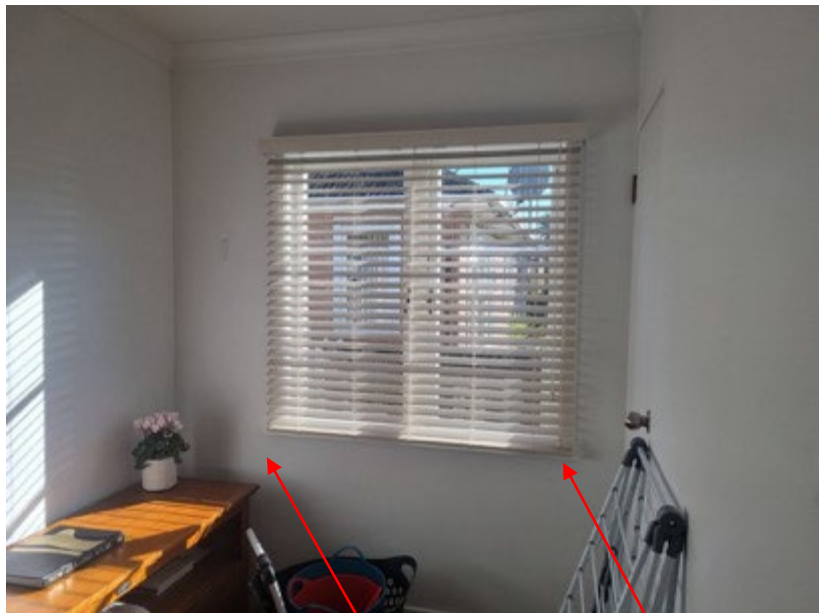
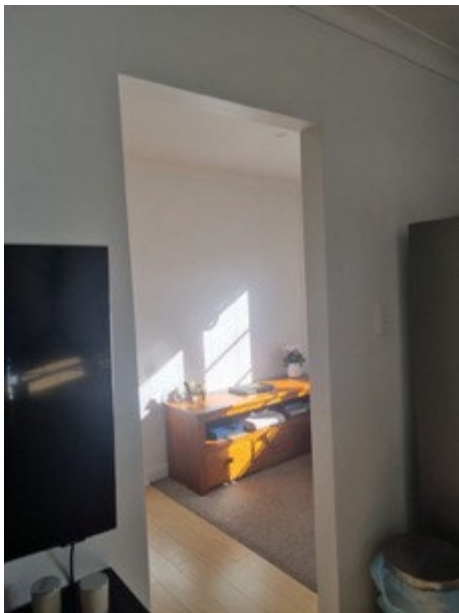


027 7627826   
buildmanage.wbi@gmail.com   
www.whangareibuildinginspections.com   
PO Box 4066, Kamo 0141 

## Hallway

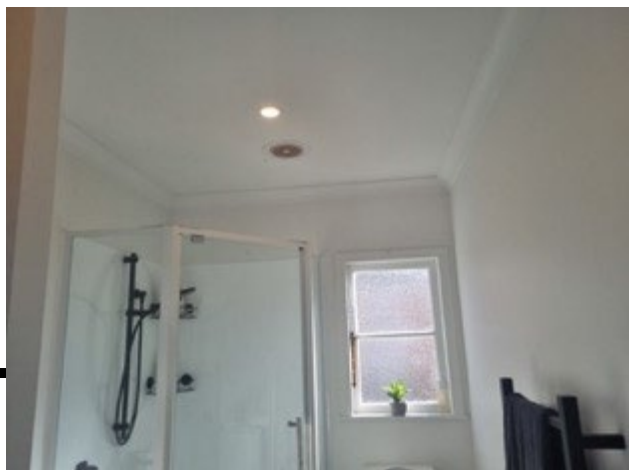
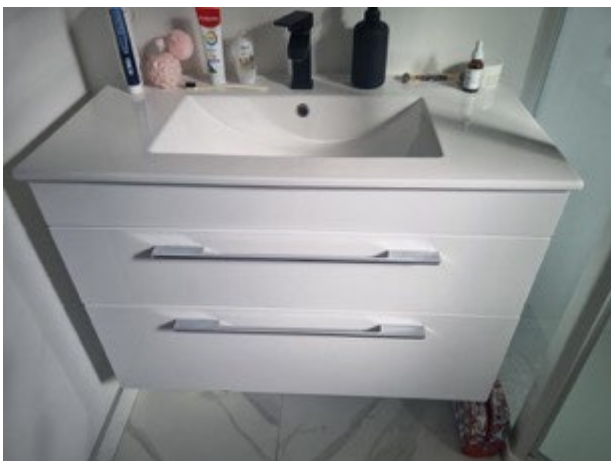
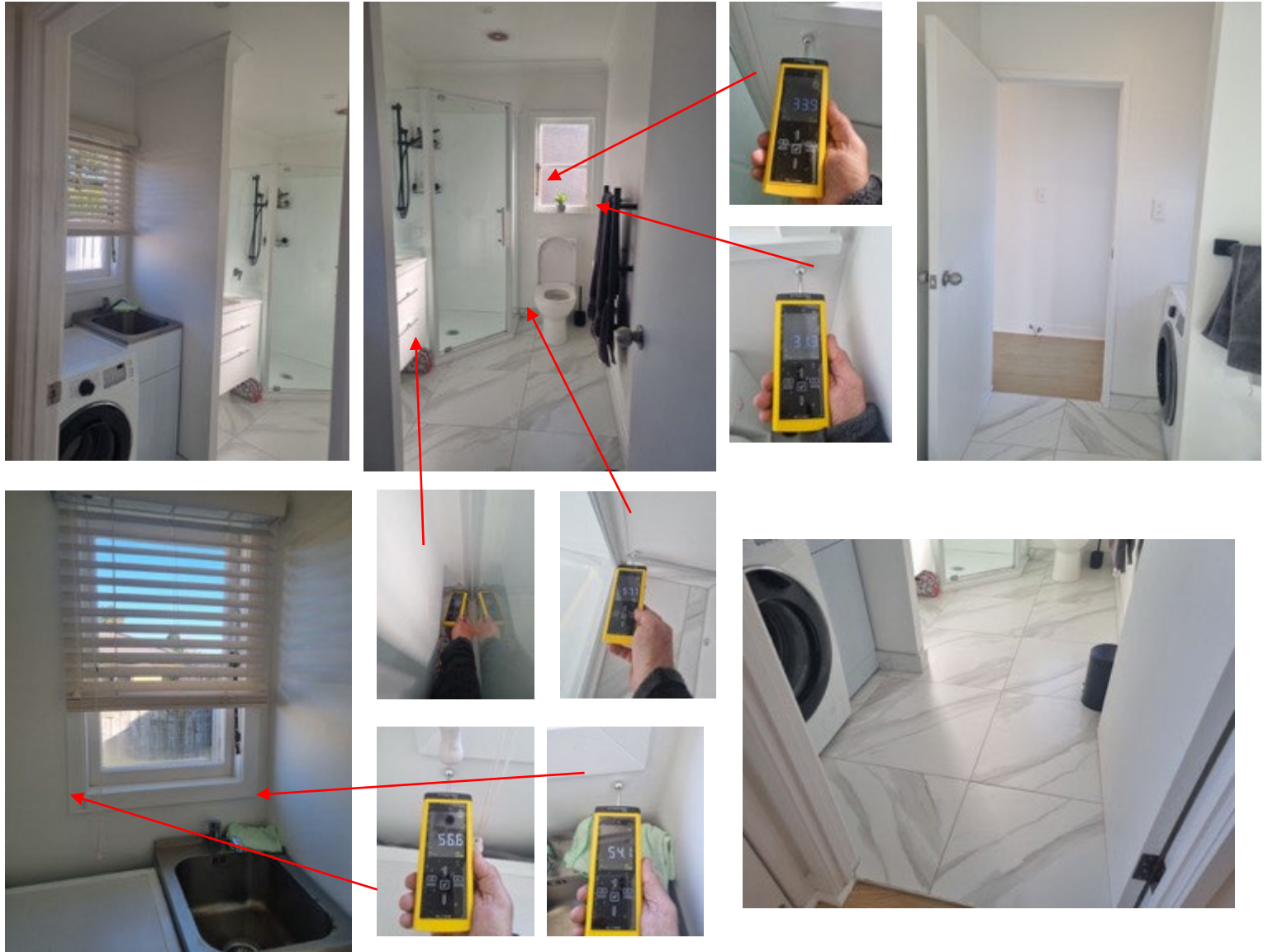


## Office Nook



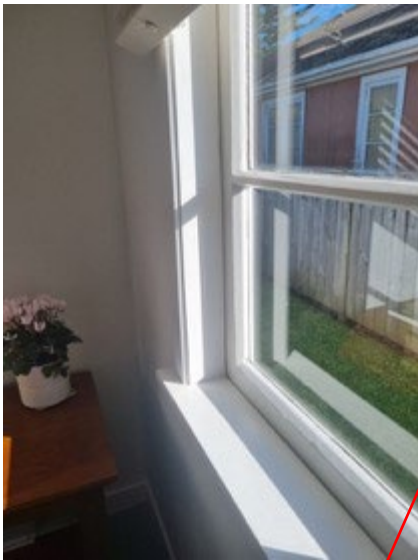
826 ☎  
han .com ✉  
pui .com 🌐  
PO Box 4066, Kamo 0141 🏠

## Bathroom/Laundry

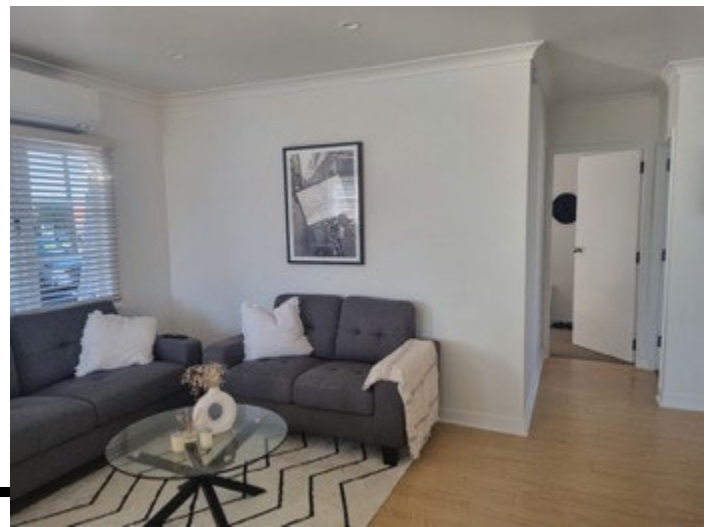


[www.whangareibuildinginspections.com](http://www.whangareibuildinginspections.com) 

PO Box 4066, Kamo 0141 

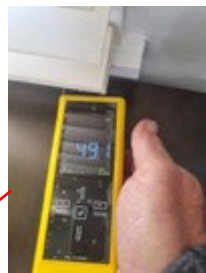
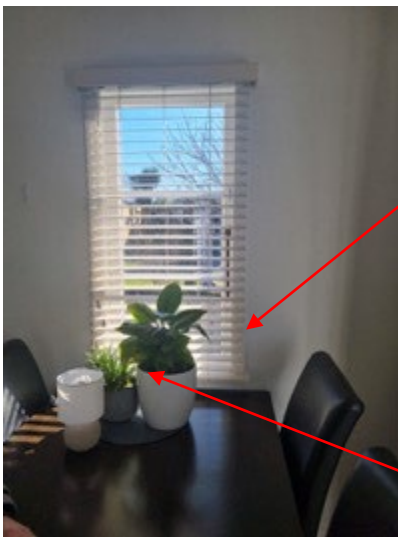
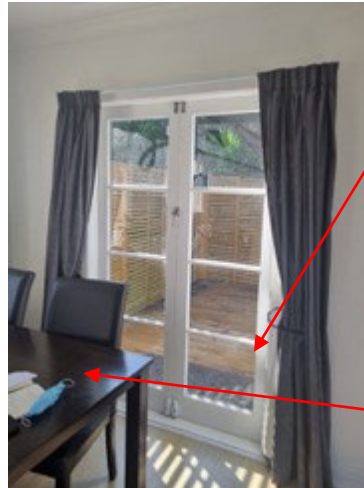


**Lounge**

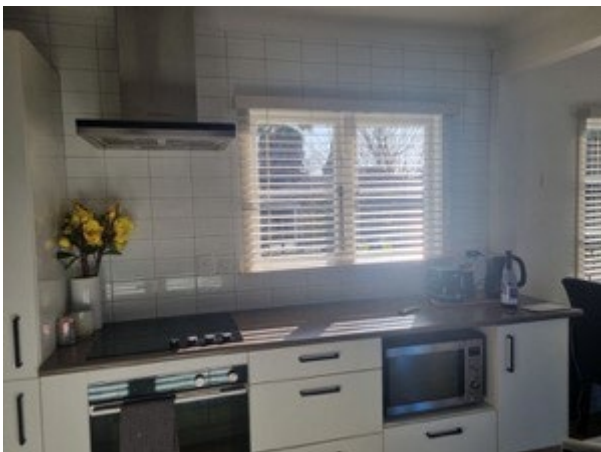



buildmanage.wbi@gmail.com ✉  
www.whangareibuildinginspections.com 🌐  
PO Box 4066, Kamo 0141 🏠

## Dining



## Kitchen



PO Box 4066, Kamo 0141 



Kitchen extractor fan has a vent visible; we can't confirm it is connected



027 7627826



...e.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141





027 7627826



buildmanage.wbi@gmail.com

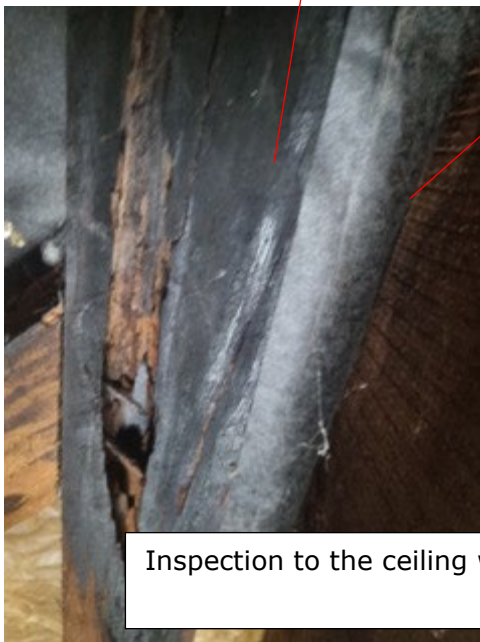


www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141





Inspection to the ceiling was only done from the manhole door with a torch.



7627826



[buildmanage.wbi@gmail.com](mailto:buildmanage.wbi@gmail.com)



[www.whangareibuildinginspections.com](http://www.whangareibuildinginspections.com)



PO Box 4066, Kamo 0141





Roofing purlins are showing signs of deterioration, wet and require replacing (further investigation required).

Higher moisture readings present in roof space

## 17. Certificate of inspection

# Certificate of Property Inspection

In accordance with NZ Standard 4306:2055

Client: Paul Sumich - Bayleys  
Site Address: 127 Kiripaka Road  
Tikipunga  
Whangarei

Property Inspector: Mike Wooding  
Company: Build Manage Limited  
Qualification: Trade certified builder  
Licenced Building Practitioner  
New Zealand Certified Builders

The following areas have been inspected

- a) Site
- b) Subfloor
- c) Exterior
- d) Roof Exterior
- e) Roof space
- f) Interior
- g) Services
- ~~h) Accessory units, ancillary spaces and buildings~~

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential Property Inspections, and I am competent to undertake this inspection.

Signed



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



## 18. Terms & Conditions

1. In these conditions unless the context otherwise requires:
  - "Terms" means the terms as specified in this document
  - "Company" means Build Management Limited
  - "Customer" means the person, firm, Company, trust or other entity having instructed the Company
  - "Parties" means the Company and the Customer collectively
  - "Property" means the building or structure which the Customer has instructed the Company to inspect.
  - "Inspection Report" means the report produced from the inspection of the Property
  - "Inspector" means the employee, contractor, or agent appointed by the Company to carry out the inspection of the Property.
  - "Standard" means the Residential Property Inspection Standard NZS 4306:2005.

Where the context requires or admits, words importing the singular shall import the plural and vice versa.

2. The inspection is a visual one only of the above ground building elements which could be seen easily and shall be done in accordance with the Standard. This report does not include:
  - a. any item that is closed in or concealed including flooring, walls, ceiling, framing, plumbing, drainage, heating, ventilation, and wiring etc. Therefore, the Company or Inspector is unable to report that any such part of the structure is free from defect. (If visual inspection is prevented or inhibited by any obstacle including but not limited to cladding or lining materials, surface coverings, fixtures and fittings, furniture, soil and plants, the Company's inspection shall base the report upon a visual inspection without removing these obstacles)
  - b. any electrical, plumbing or gas piping and fitting, healthy home standard compliance, as our Inspectors are not qualified for this.
  - c. assessment of:
    - i. Legal title
    - ii. Boundaries or survey
    - iii. Building warrant of fitness
    - iv. Building consent
    - v. Resource consent
    - vi. Maintenance planning
    - vii. Rental property tenancy inspections
    - viii. Heritage obligations
    - ix. Compliance with body corporate rules (if any)
    - x. Methamphetamine contamination
    - xi. Asbestos
    - xii. Utility services (electricity, water, gas, telco, fibre)
    - xiii. Consistency with existing plans held by the local council
  - d. any common or shared areas in a building complex.
3. The Customer acknowledges the inspection will not be carried out in whole or in part if undue health and safety risk is posed to the Inspector.
4. The Customer acknowledges unless it is specifically requested to be investigated, the Company and its Inspector shall assume all materials and systems are of standard typical construction.
5. The Customer acknowledges that the Company or its Inspectors will not be responsible for failing or omitting to include advice in the report in respect of; Structural or geotechnical defects in the Property or fixtures and fittings attached thereto; Latent defects in the Property or fixtures attached thereto, whether of a structural or geotechnical nature or otherwise; Defects in areas of the building which are inaccessible to a visual inspection or which are not reasonably discoverable upon a visual inspection, and defects which may arise after the date of inspection from any cause whatsoever including but without



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



limitation, abnormal weather conditions or abnormal uses or abuses of the building or the fixtures and fittings attached thereto.

6. The Customer acknowledges that the Company and its Inspector will not be responsible for failing or omitting to include advice in the report on whether the Property complies with local by-laws, town planning requirements, legislation, or regulation.
7. The Customer certifies that the owner of the Property or authorised agent for the owner has consented to the Company's Inspector gaining access to the Property for the purpose of an inspection.
8. The Inspection Report and its findings are valid for 3 months from the date of the inspection, after which time the Company and or the Inspector will not be held liable or accountable for the report, its findings and or future issues regarding the inspected Property.
9. The Customer acknowledges that due to certain weather conditions and temperatures thermal imaging and other moisture testing equipment may not give accurate findings.
10. This report is for the sole use of the Customer only and may not be used by others without the permission of the Company. The Customer shall indemnify the Company and/or the Inspector and hold them harmless for any and all claim whatsoever by any third party that relied or acted on the contents of the Inspection Report.
11. Upon the issue of any invoice, the Customer shall make full payment within 14 days of the invoice date. Payments made after this time will incur a 15% per annum interest on top of the invoice until paid in full. The customer indemnifies the Company in respect of all costs incurred by the Company including court costs, legal expenses on a solicitor and client basis, and any debt collection costs and commission, and any other costs and expenses incurred in taking steps or attempting to take steps towards enforcing the Company's rights under these Terms.
12. It is expressly agreed the Company may retain all or any part of the inspection report until satisfactory payment in full has been received by the Company in respect of such inspection and all other moneys owing by the Customer to the Company.
13. Except to the extent that cannot be contracted out by law, the total liability of the Company and/or the Inspector shall not exceed the sum of the invoices issued in relation to the inspection of the Property. For the purpose of any claim against the Company and/or the Inspector, as defined by the Limitation Act 2010 (the Act), whether in contract, tort, equity or otherwise, arising out of the inspection of the Property, the Act shall be modified so that any claim must be filed within 12 months after the date of the act or omission on which the claim is based. Further, the "late knowledge" provisions in sections 11(2), 11(3), 14 and 32(2) shall not apply. The 12-month time period applies whether or not loss or damage has become apparent, or has been suffered, within that time period.
14. If the Inspection requested by the Customer is to be carried out for the purposes of a business, then all guarantees, warranties, rights or remedies implied by the Consumer Guarantees Act 1993, the Fair-Trading Act 1986 or any similar statutes are expressly excluded. To the maximum extent permitted by law, all guarantees, warranties or provisions that would otherwise be implied by statute or rule of law are expressly excluded, as are any representations or statements made prior to these terms and conditions taking effect.



---

027 7627826



[buildmanage.wbi@gmail.com](mailto:buildmanage.wbi@gmail.com)



[www.whangareibuildinginspections.com](http://www.whangareibuildinginspections.com)



PO Box 4066, Kamo 0141

