

# 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 rely on their own reports and make their own independent enquiries for due diligence purposes.

**BAYLEYS**

**ALTOGETHER BETTER**



WHANGAREI BUILDING  
INSPECTIONS

# Building Inspection Report



Client: Paul Sumich - Bayleys  
Location: 74 Cartwright Road  
Onerahi  
Whangarei

Inspection Date: 09/08/2022



027 7627826

buildmanage.wbi@gmail.com

www.whangareibuildinginspections.com

PO Box 4066, Kamo 0141



Dear Paul Sumich - Bayleys,

RE: Building Inspection Report, 74 Cartwright Road, Onerahi, 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>	09/08/2022
<b>Inspection address:</b>	74 Cartwright Road Onerahi Whangarei
<b>Year of Construction:</b>	Est 1954
<b>Property Occupied:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Weather conditions on the day</b>	Conditions: Sunny Time: 9.00am
<b>Property Type:</b>	<input type="checkbox"/> Bungalow <input type="checkbox"/> Multi-level <input type="checkbox"/> Residential detached <input type="checkbox"/> Split level <input type="checkbox"/> Single level <input checked="" type="checkbox"/> Single level with basement area <input type="checkbox"/> Town house <input type="checkbox"/> Unit, Duplex <input type="checkbox"/> House on lifestyle block
<b>Building Type:</b>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial
<b>Levels:</b>	<input checked="" type="checkbox"/> Single level with basement <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 type="checkbox"/> Security Camera (Untested) <input checked="" type="checkbox"/> N/A
<b>Exterior Cladding:</b>	<input checked="" type="checkbox"/> Block or alike <input type="checkbox"/> Fibrolite <input type="checkbox"/> Linea Timber <input checked="" type="checkbox"/> Weatherboard



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



	<input type="checkbox"/> Timber and vertical batten <input checked="" type="checkbox"/> Plywood or alike <input checked="" type="checkbox"/> Brick or alike <input type="checkbox"/> Block veneer <input type="checkbox"/> Timber base facings <input type="checkbox"/> Schist <input type="checkbox"/> Rendered brick <input type="checkbox"/> Insulclad <input type="checkbox"/> Vertical cladding under windows <input type="checkbox"/> Stucco Rough cast
<b>Foundations:</b>	<input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Timber
<b>Underfloor Insulation:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Construction Type:</b>	<input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Timber framed <input checked="" 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 checked="" type="checkbox"/> Window Inserts Aluminium <input 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"/> Valley  <input type="checkbox"/> Steel/Iron/Coloursteel <input type="checkbox"/> Aluminium <input type="checkbox"/> Zinalume <input type="checkbox"/> Galvanised Steel <input type="checkbox"/> Concrete tiles <input checked="" type="checkbox"/> Decramastic Tile (check spelling)
<b>Downpipes:</b>	<input checked="" type="checkbox"/> PVC <input type="checkbox"/> Metal



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



<b>Fascia's:</b>	<input checked="" type="checkbox"/> Timber <input type="checkbox"/> Metal
<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 checked="" type="checkbox"/> Kitchen east <input checked="" type="checkbox"/> Dining east
<b>Retaining walls:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Timber <input type="checkbox"/> Rock <input type="checkbox"/> Keystone or alike <input checked="" 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 checked="" type="checkbox"/> Pavers <input type="checkbox"/> Metal <input type="checkbox"/> Cobblestone <input type="checkbox"/> Timber steps
<b>Section gradient</b>	<input checked="" type="checkbox"/> Flat at front of house <input type="checkbox"/> Semi flat <input checked="" type="checkbox"/> Slopping at back of house <input type="checkbox"/> Hillside
<b>Surface water control:</b>	<input checked="" type="checkbox"/> Controlled to bottom of drive <input checked="" type="checkbox"/> Natural
<b>Fencing:</b>	<input checked="" type="checkbox"/> Semi Fenced <input type="checkbox"/> Fully Fenced  <input type="checkbox"/> Vegetation <input type="checkbox"/> Timber <input checked="" type="checkbox"/> Block <input type="checkbox"/> Wrought iron or alike <input type="checkbox"/> Iron/Tin <input type="checkbox"/> Rock Wall <input checked="" type="checkbox"/> Wire & posts



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



INTERIOR	
<b>Interior Lining:</b>	<input checked="" type="checkbox"/> Gib or alike <input checked="" type="checkbox"/> Paint <input type="checkbox"/> Wallpaper <input type="checkbox"/> Soft board or alike <input checked="" type="checkbox"/> Hardboard or alike <input type="checkbox"/> Timber <input type="checkbox"/> Ceiling tiles <input type="checkbox"/> Serotonin <input checked="" type="checkbox"/> Plywood
<b>Floor coverings:</b>	<input checked="" type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Carpet <input type="checkbox"/> Carpet tiles <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Laminate or alike <input checked="" type="checkbox"/> Tiles <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"/> Ceiling fan
<b>Ventilation system:</b>	<input type="checkbox"/> Yes <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  <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



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141





<b>Kitchen extraction system:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Does it vent outside <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Carbonated
<b>Shower</b>	<input checked="" type="checkbox"/> Acrylic <input checked="" 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 <input checked="" type="checkbox"/> Polymarble or alike
<b>Bath Type:</b>	<input type="checkbox"/> N/A  <input checked="" type="checkbox"/> Acrylic <input type="checkbox"/> Ceramic/Porcelain or alike <input type="checkbox"/> Steel
<b>Toilet Cistern:</b>	<input type="checkbox"/> Acrylic <input checked="" type="checkbox"/> Ceramic/Porcelain or alike
<b>Bathroom extraction system:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Does it vent outside <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No extracts into roof space
<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 hallway <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 1950s (Est) and well presented. The overall condition of the dwelling is in very good condition for its age and in line with any other dwelling of the same age that's been maintained.

Single level dwelling with basement area and outdoor shed. 3x Bedrooms (plus extra space for bedroom in basement), 2x Bathrooms, 2x Toilets. Flowing lounge, dining and kitchen. Situated on a semi flat section out front, slopping to back. Dwelling is approx 1km to the nearest convenience store. No mould visible, and most moisture meter readings were in a reasonable range expect in bedroom 2, the room next to laundry and downstairs bar area had very high moisture reading indicating dampness and further investigation recommended.

Cladding is timber weather board and block with single glazed aluminium window inserts with vinyl, wood, and tile flooring. The hip and valley roof consists of decramastic tiles. Spouting and down pipes are PVC. External cladding is in good condition for its age.

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

- Westside of the house the roof spouting has leaky junction
- Paint is bubbling in soffit in a couple of areas as per photos
- The decramastic roof tiles are due for maintenance (recoating)
- Roof has double cladding with iron under the tiles
- Deck handrail does not comply to today's building standards due to its low height, however it would have complied at the time if consented
- Front door needs a shaving, so it closes nicely
- Walls have minor cracks in the gib (or alike) throughout due to possible movement over the years.
- Ceiling has minor cracks in the fibrous plaster throughout due to possible movement over the years and this will be too old to paint as the paint will not stick.




---

027 7627826 

buildmanage.wbi@gmail.com 

www.whangareibuildinginspections.com 

PO Box 4066, Kamo 0141 

- For best practice the windows up high ie dining, office & bathroom need window stays so children cannot climb out and would not comply with today's current building standards.
- French doors into kitchen cannot close due and require maintenance to achieve this.
- Bedroom 2 has a high moisture meter reading to the right had side. Further investigation recommended
- Joinery windows in ensuite & main bathroom are having trouble opening/closing
- Hallway back door and hall door need shaving, so they close nicely
- Roof space has no building paper which is typical of this age home
- Roof structure appears sound
- Stairs going down to laundry do not comply, due to tread depth and this is a hazard, also more safety railing required
- Room off laundry with tiled floor and aluminium joinery, has damaged linings and high moisture meter reading
- Bar area has high moisture readings and ranch slider has rotting wood bottom right hand side.
- Sub floor structure appears sound and in keeping with its age also no insulation
- Decorative Plywood enclosure for firewood is rotting in parts




---

027 7627826



buildmanage.wbi@gmail.com

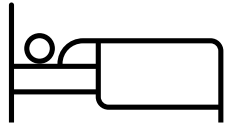


www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141

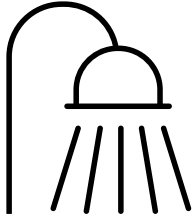




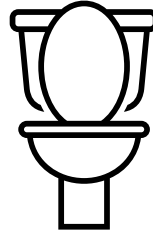
3x Bedrooms plus extra space in basement



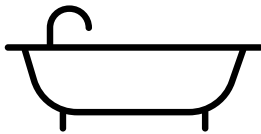
1x Office



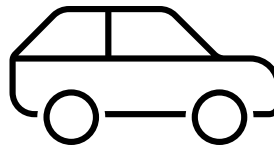
2x Bathroom



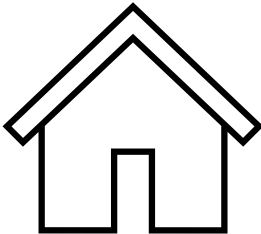
2x Toilet plus basement



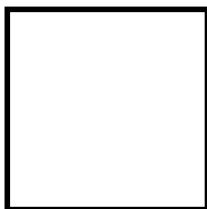
1x Bath



1x Garage



Single level with basement



Floor area approx 270sqm

Land Area approx 1791sqm



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



## 4. 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



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



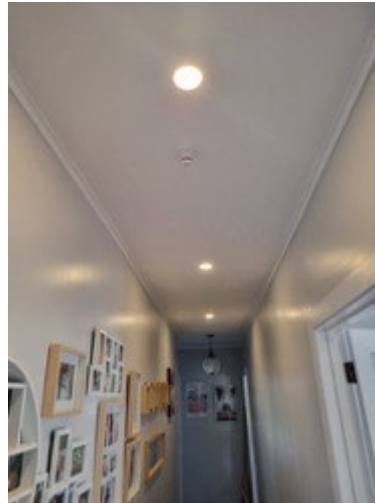
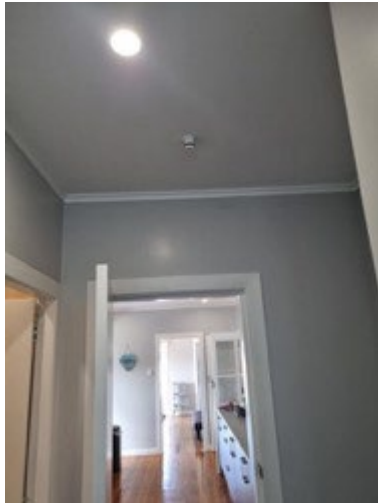
PO Box 4066, Kamo 0141



## 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.

Present in Hallway x2



## 8. Moisture Reading Report

The following indicators are used for moisture orientation

<b>Display (digits)</b>	=	<b>Building Material Moisture Range</b>
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 door	R59.2 L53.5
Lounge ranch slider	R51.3 L
Lounge Window right	R45.6 L40.1
Lounge window left	R57.2 L51.5
Lounge large window	R58.3 L42.5



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



Dining ranch slider Dining window	R42.0 L64.5 R56.2 L46.4
Office window 1 Office window 2	R L34.9 R20.5 L33.9
Bedroom 1 front door Westside Front door	R L53.7 R38.8 L33.2
Bedroom 2	R43.4 and 145.4 L43.3
Master Bedroom north side Westside	R35.5 L40.0 R53.6 L51.8
Ensuite shower Ensuite window	R44.2 L74.6 R22.2 L32.9
Hall window	R70.4 L45.9
Back door	R61.2 L25.6
Bathroom window bath Bathroom window vanity Shower Louver window	R48.7 L33.9 R33.2 L42.6 R33.2 L32.5 R61.0 L55.3
Stair window 1 Stair window 2	R33.2 L26.2 R41.4 L39.5
Bedroom downstairs door Window	R59.2 L59.9 R33.1 L33.0
Toilet window downstairs Shower	R47.7 L48.7 R50.8 L45.6
Room off laundry east side with tile floor	R127.0 L135.4
Bar area window 1 Bar area window 2 Ranch slider	R79.9 L95.8 R75.9 L40.8 R135.1 L96.4



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141





## 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 the manhole
- Roof was only inspected from ladder due to Health & Safety
- Lounge Rancher slider could not access left hand side to moisture test
- Office windows could not access right had side limited access to moisture test
- Bedroom 1 could not access left hand side of window to moisture test



---

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	
Roof exterior			Accessible from a 3.6m ladder*

- \*Or such other means of access that meet OSH requirements



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



- \*\* 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
WC	Water Closet



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



## 15. Property Inspection Photos

### Exterior Photos





027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141





Westside of the house the roof spouting has leaky junction



Paint is bubbling in soffit in a couple of areas as per photos



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





027 7627826



buildmanage.wbi@gmail.com



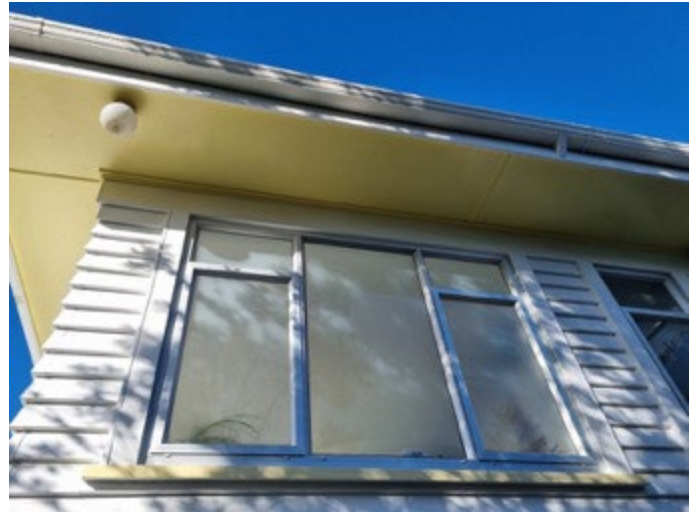
www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141







027 1621826

buildmanage.wbi@gmail.com

www.whangareibuildinginspections.com

PO Box 4066, Kamo 0141





[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

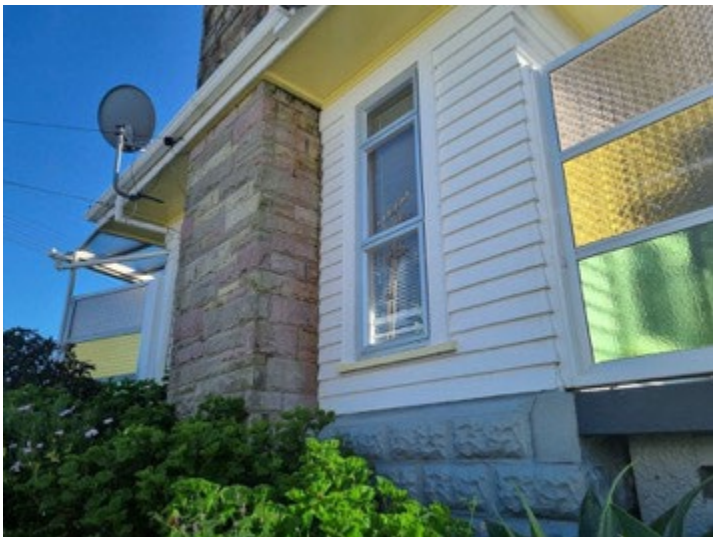


www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141





027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com

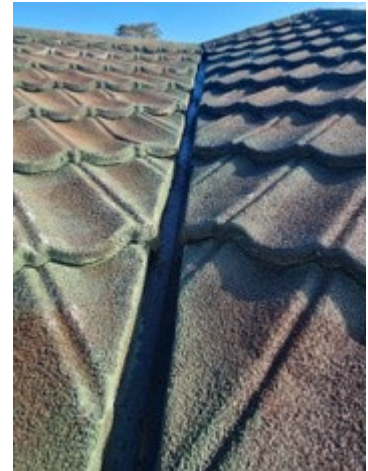


PO Box 4066, Kamo 0141





The decramastic roof tiles are due for maintenance (recoating)



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141





Roof has double cladding with iron under the tiles



Deck handrail does not comply to today's building standards due to its low height, however it would of complied at the time if consented



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

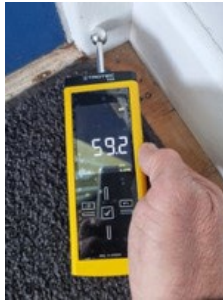




## 16. Property Inspection Photos

### Photos

Front Entry



Front door needs a shaving, so it closes

Lounge



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com

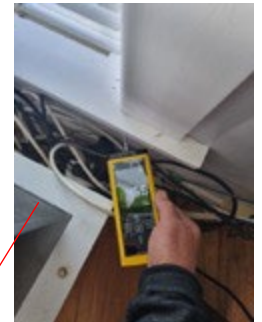
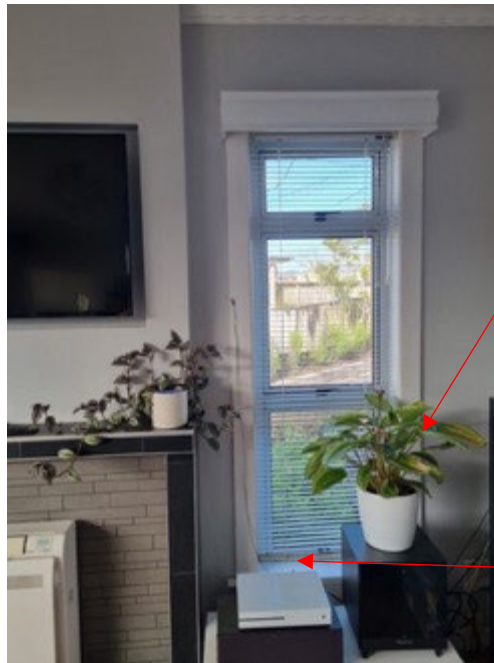


PO Box 4066, Kamo 0141





No access on left for moisture reading.



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com

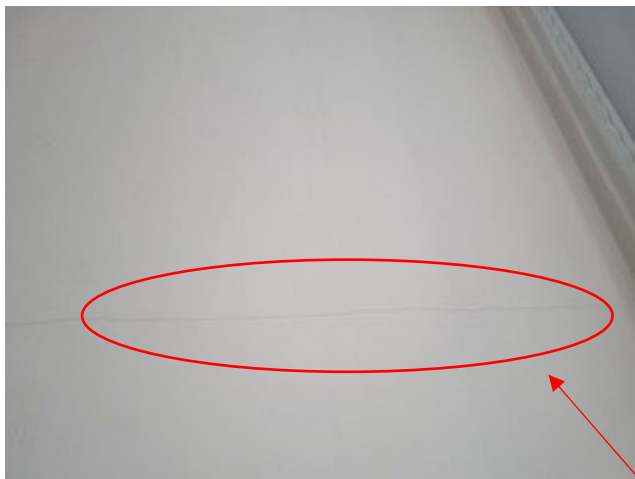
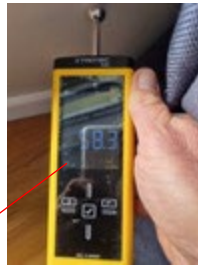


PO Box 4066, Kamo 0141





Walls has minor cracks in the gib (or alike) through out



Ceiling has minor cracks in the fibrous plaster throughout due to possible movement over the years



027 7627826



buildmanage.wbi@gmail.com



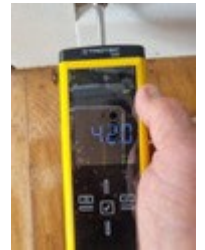
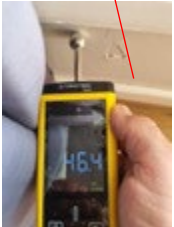
www.whangareibuildinginspections.com

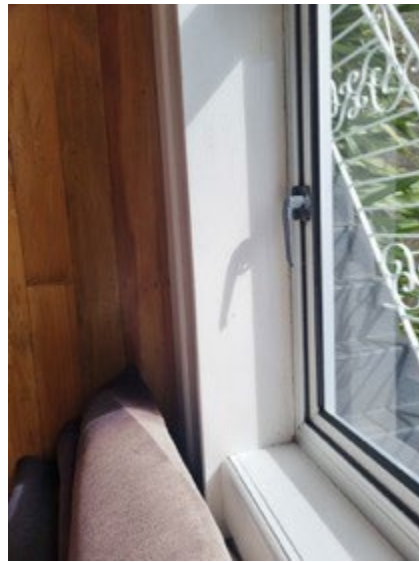


PO Box 4066, Kamo 0141



# Dining





For best practice the windows up high ie dining, office & bathroom need window stays so children cannot climb out and would not comply with today's current building standards.

### Kitchen



027 7627826



buildmanage.wbi@gmail.com

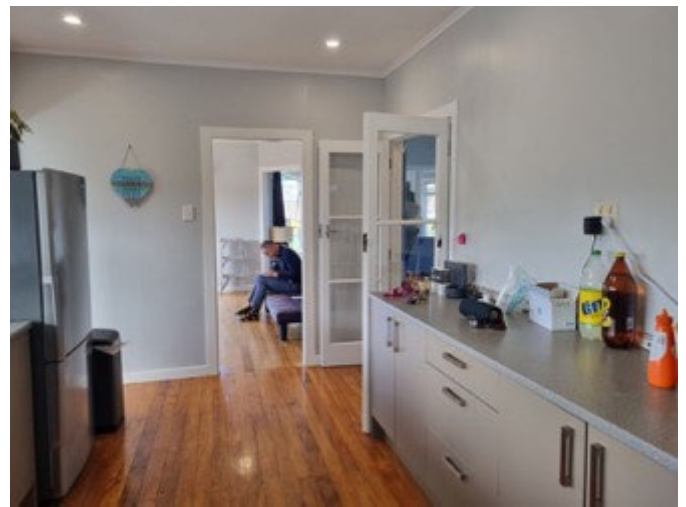


www.whangareibuildinginspections.com

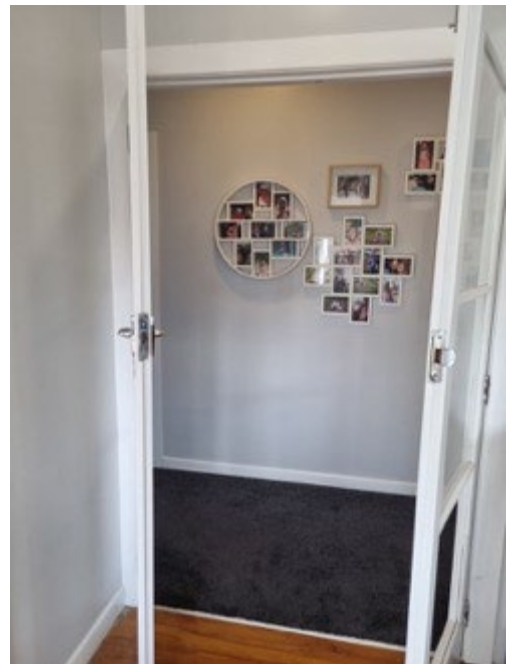


PO Box 4066, Kamo 0141





French doors into kitchen cannot close due to the carpet hitting them and require maintenance to achieve this.

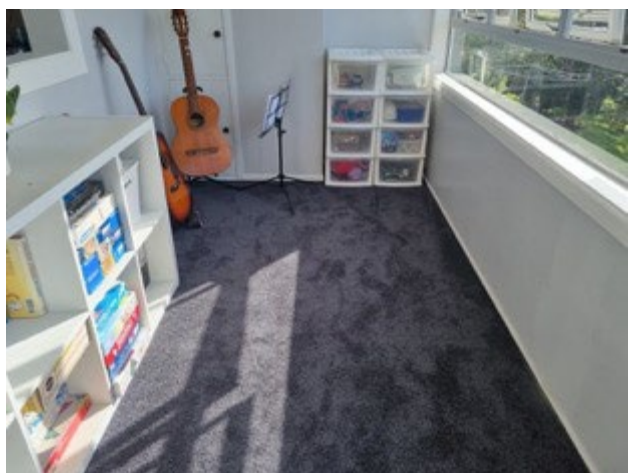
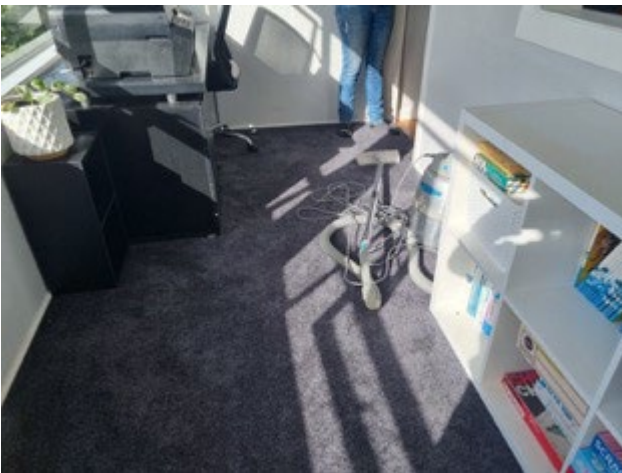


027 7627826 ☎  
 buildmanage.wbi@gmail.com ✉  
 www.whangareibuildinginspections.com 🌐  
 PO Box 4066, Kamo 0141 🏠

# Office



No access on the right side for reading



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



Walls have minor cracks in the gib plaster (or alike) throughout



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141

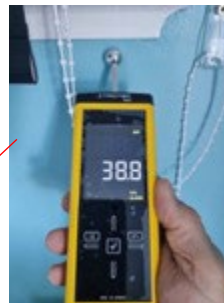
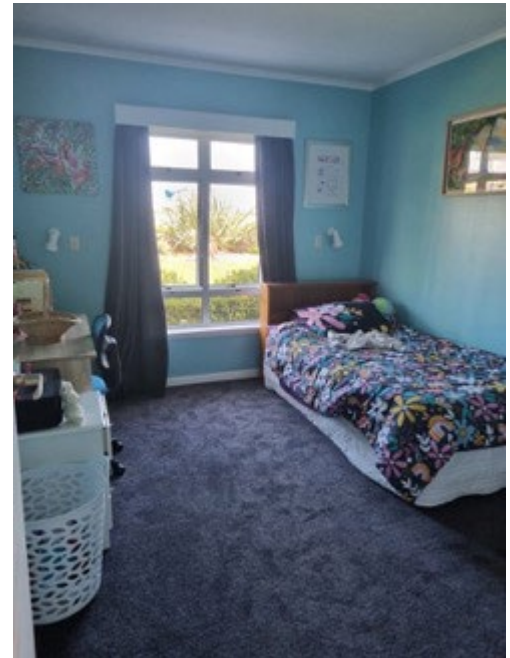




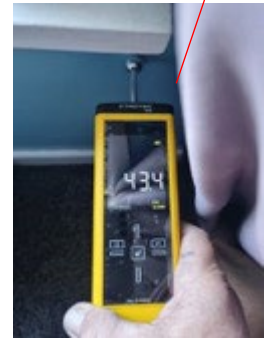
# Bedroom 1



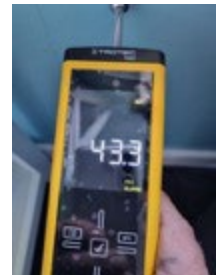
No access on the right for moisture reading.



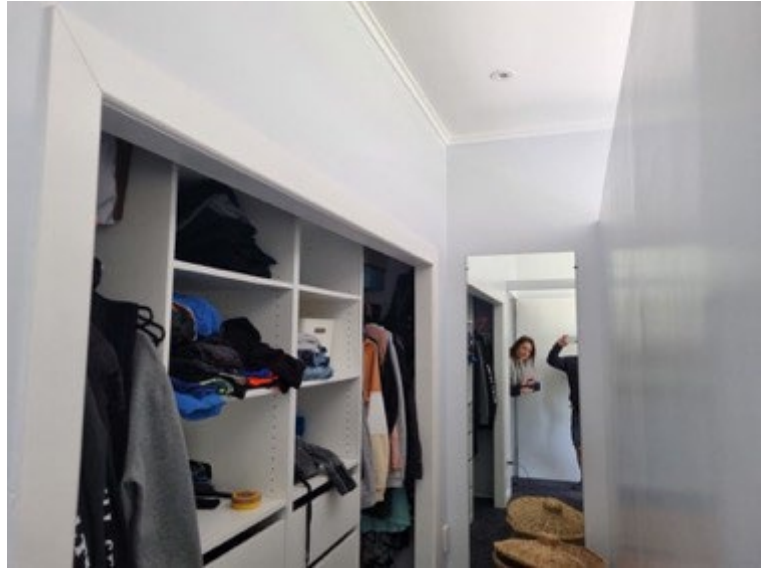
## Bedroom 2



Bedroom 2 has a high moisture meter reading to the right had side. Further investigation recommended



## Master bedroom



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com

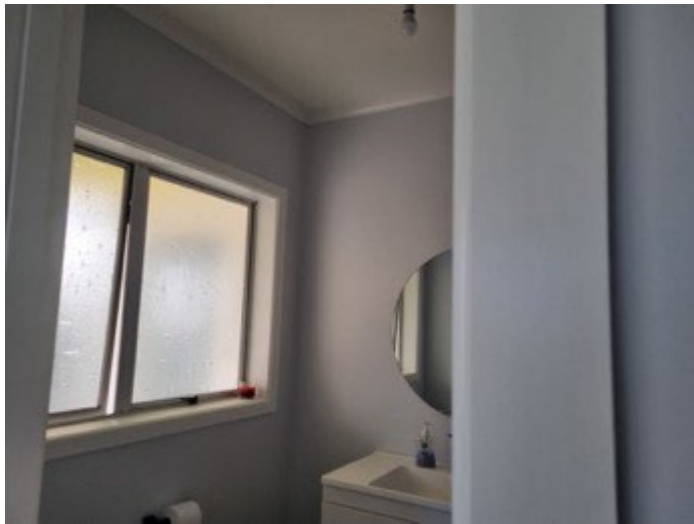


PO Box 4066, Kamo 0141





### Ensuite



027 7627826



buildmanage.wbi@gmail.com

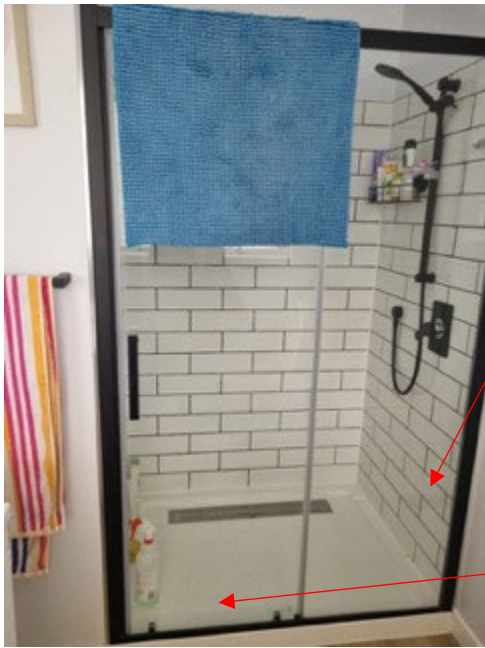


www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



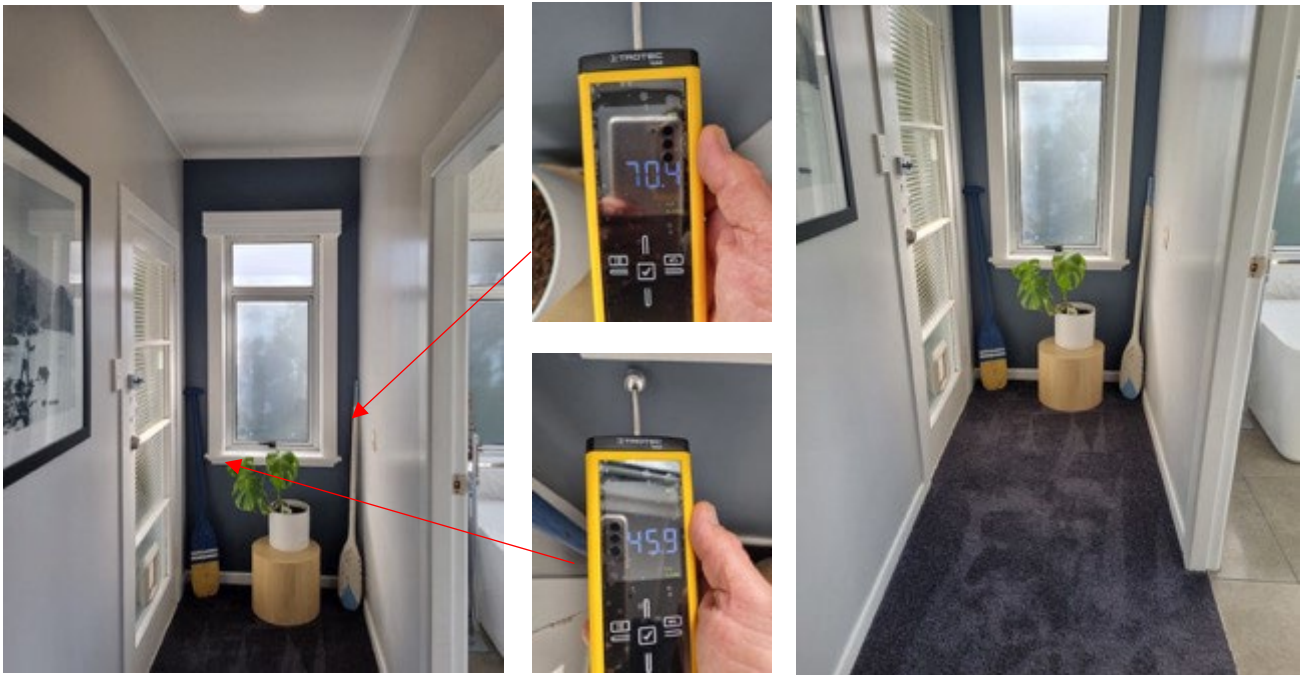


High moisture reading

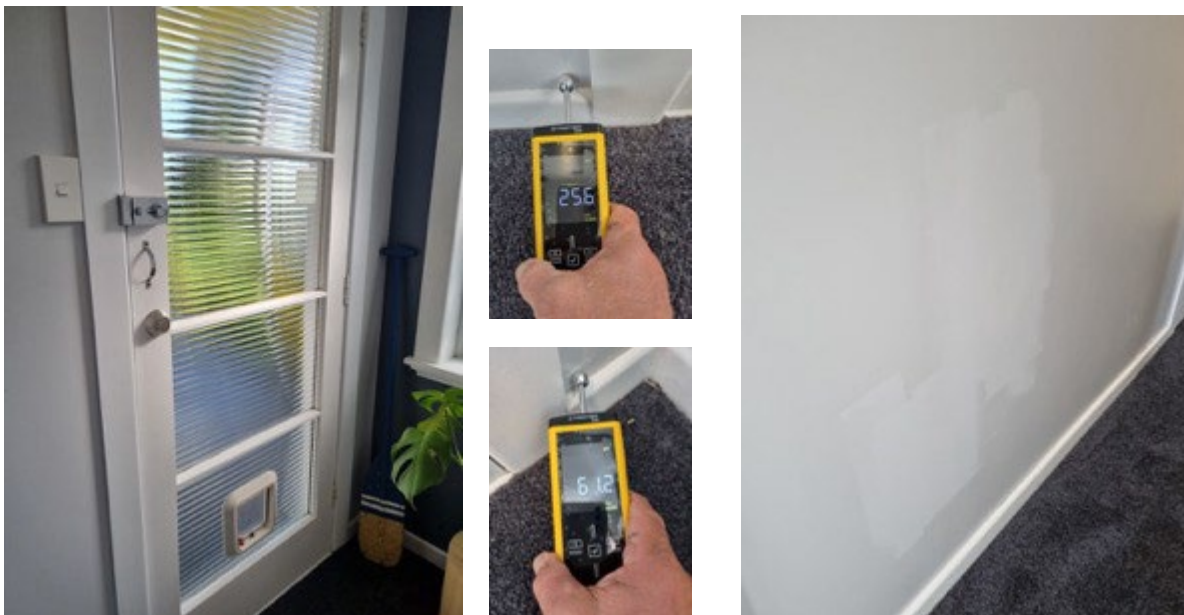
Joinery windows in ensuite & main bathroom are having trouble opening/closing



## Hall window



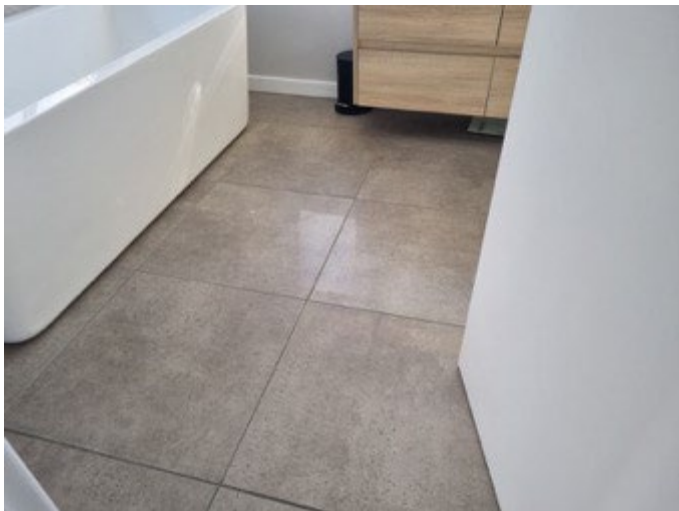
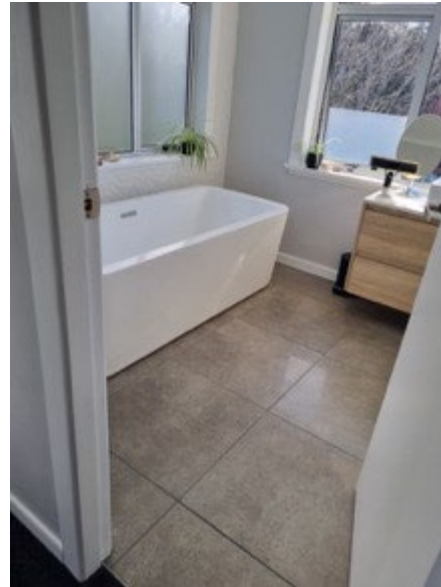
## Backdoor



Hallway back door and hall door need shaving, so they close nicely



# Bathroom



027 7627826



buildmanage.wbi@gmail.com

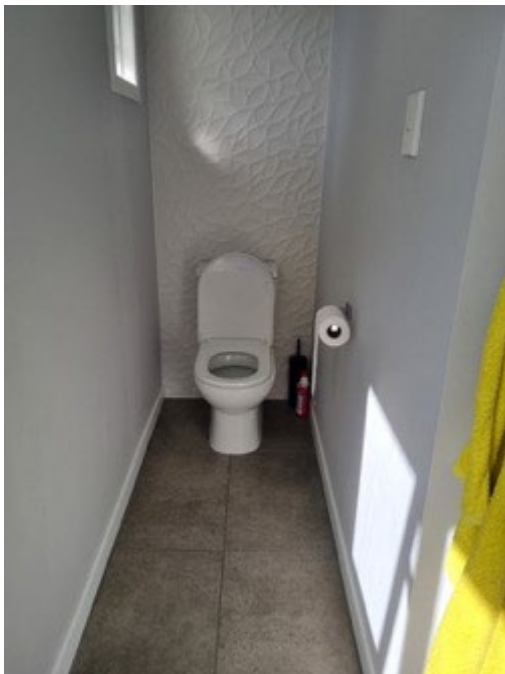
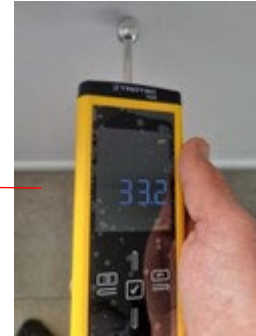
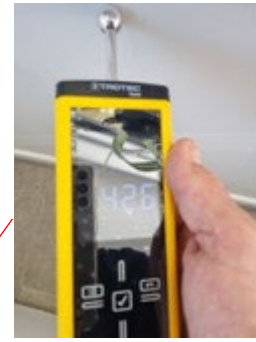


www.whangareibuildinginspections.com



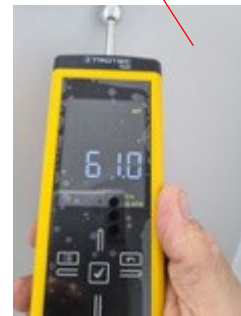
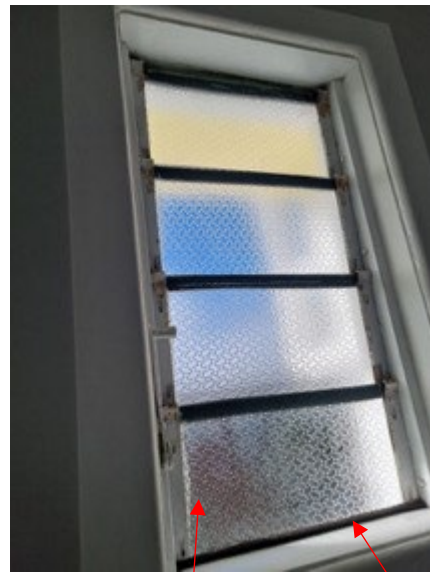
PO Box 4066, Kamo 0141





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





Joinery windows in ensuite & main bathroom are having trouble opening/closing



027 7627826

buildmanage.wbi@gmail.com

www.whangareibuildinginspections.com

PO Box 4066, Kamo 0141



Roof space has no building paper which is typical of this age home



Roof structure appears sound



027 7627826



buildmanage.wbi@gmail.com

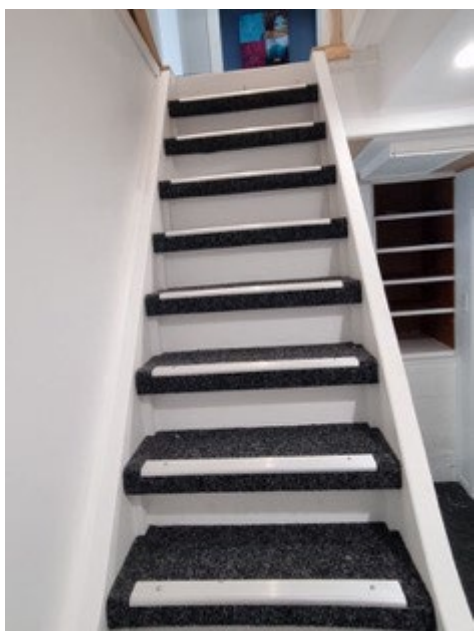
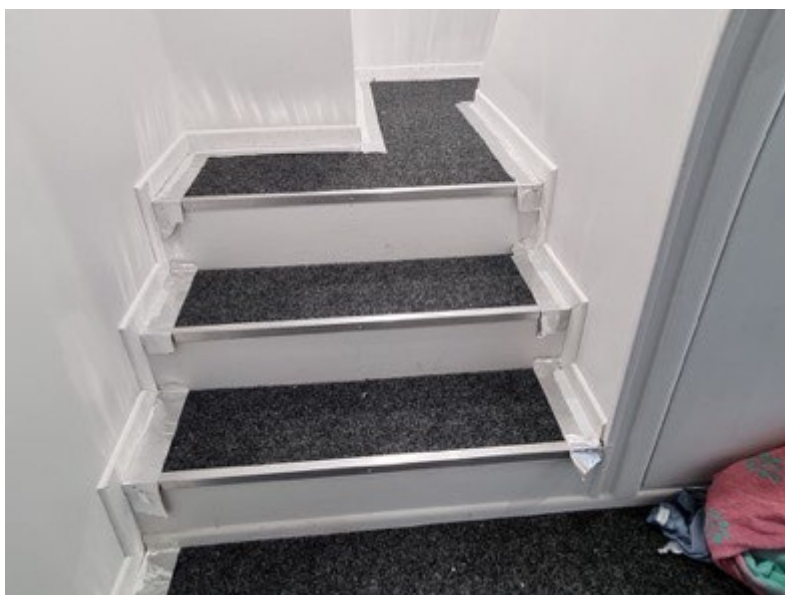
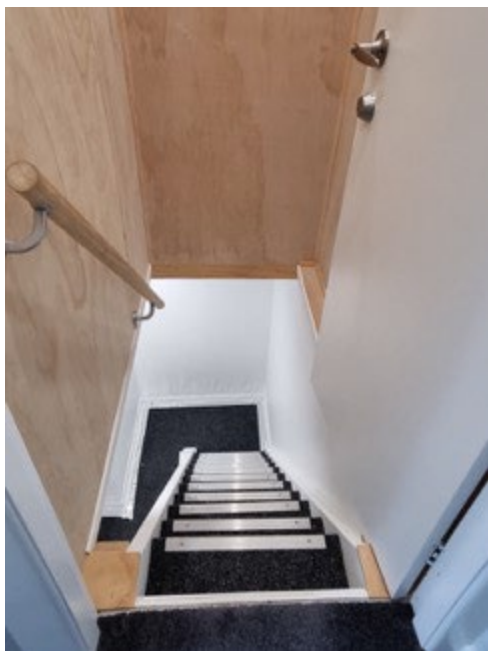


www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141





Stairs going down to laundry do not comply, due to tread depth and this is a hazard, also more safety railing required



027 7627826



buildmanage.wbi@gmail.com

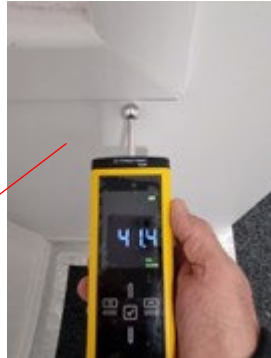
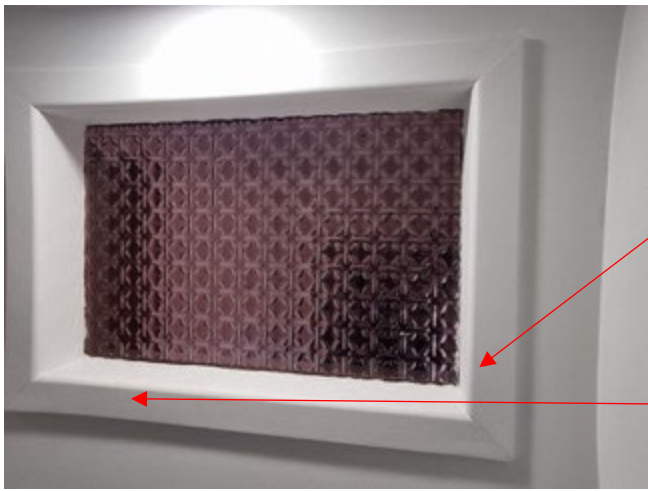


www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141





027 7627826

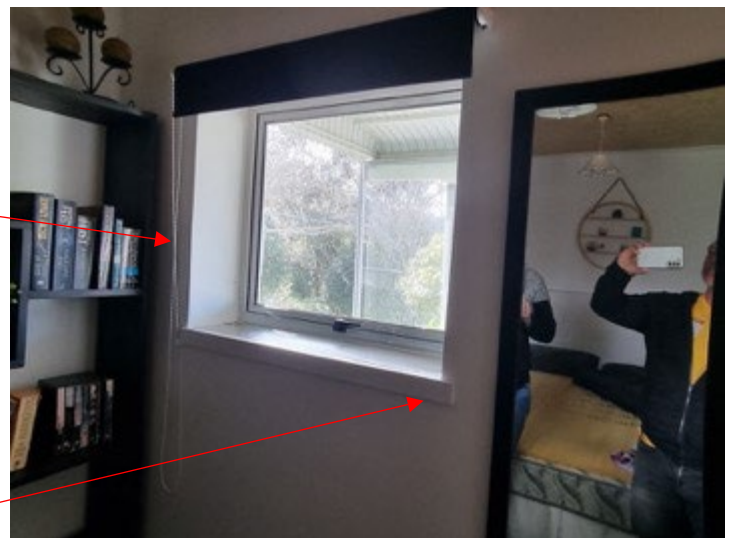
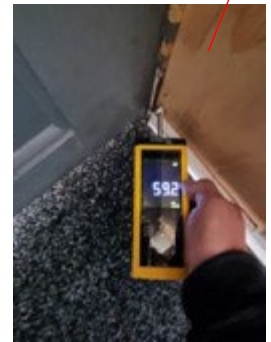
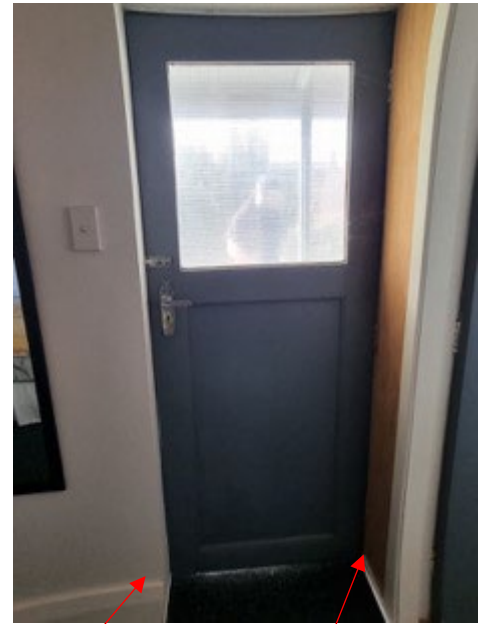
buildmanage.wbi@gmail.com

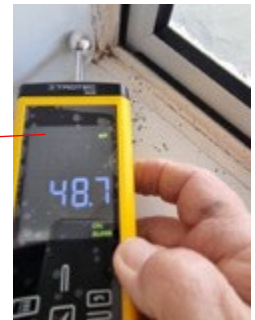
www.whangareibuildinginspections.com

PO Box 4066, Kamo 0141



## Downstairs bedroom





### Laundry



027 7627826



buildmanage.wbi@gmail.com

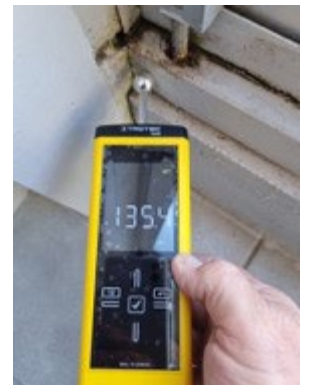


www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



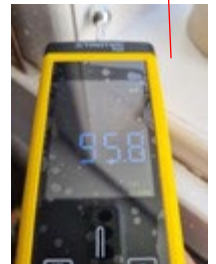
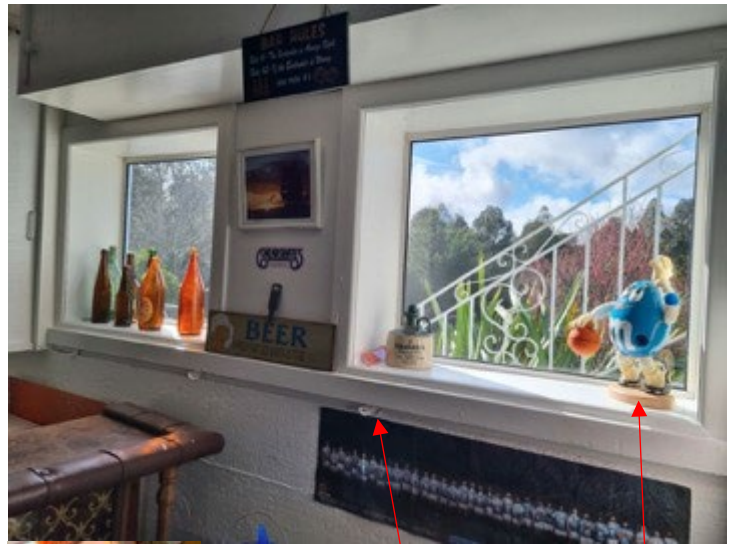


Very High Moisture Reading





Room off laundry with tiled floor and aluminium joinery, has damaged linings and high moisture meter reading

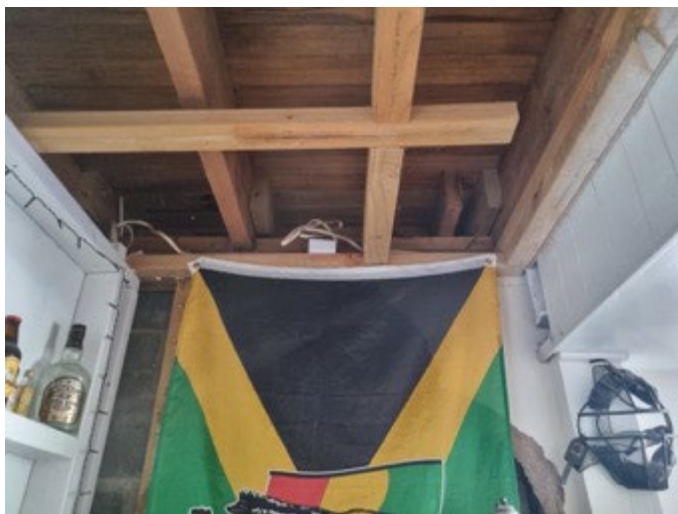


High Moisture reading



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





Bar area has high moisture readings and ranch slider has rotting wood bottom right hand side.





Sub floor structure appears sound and in keeping with its age also no insulation



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141







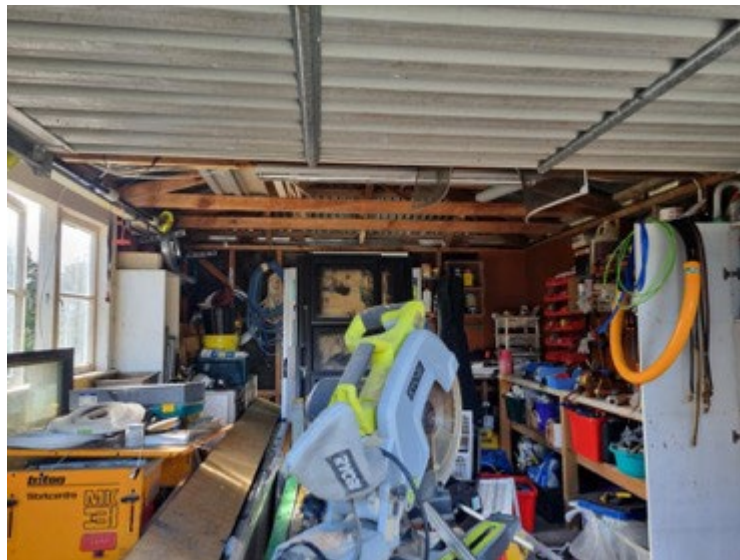


Decorative Plywood enclosure for firewood is rotting in parts



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





---

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

## 17. Certificate of inspection

# Certificate of Property Inspection

In accordance with NZ Standard 4306:2055

Client: Paul Sumich - Bayleys  
Site Address: 74 Cartwright Road  
Onerahi  
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

*MJ Wooding*

Print Name: Mike Wooding  
Date: 09/08/2022



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 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.



027 7627826



buildmanage.wbi@gmail.com



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141



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



www.whangareibuildinginspections.com



PO Box 4066, Kamo 0141

