

# Statement of Passing Over Information

This information has been supplied by the vendor or the vendor's agents. Professionals, Redcoats Limited is merely passing over this information as supplied or researched by us. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

## BUILDERS REPORT

### 4 Stormont Place | Kingston

# **House Inspection** **at** 4 Stormont Place Brooklyn





26-May-2025  
Ian Dumbleton

Dear Ian Dumbleton

Please find attached a copy of the property inspection report for 4 Stormont Place Brooklyn.

I trust that you have found the report to be useful and that our service has met your expectations. If for any reason whatsoever you have been disappointed with any facet of our service please let me know, as this is the only way I can make the necessary improvements.

Please note that this inspection has been a visual inspection only as stated in our Statement Of Policy. Whilst I have taken every care to comment on all aspects of the house, I may have had to make some assumptions for areas of the work that cannot be sighted. This will have been stated in the report.

The NZ House Inspection Company Services		
Pre- Purchase Inspection	Unauthorised Works Inspections	Vendor Inspections
Maintenance Schedules	Rental Property Reports	Non Invasive Moisture Testing
Council Records Inspections		Yearly Service Reports

**If you have been happy with the service and would like to send a reference it would be much appreciated.**

Thank you for using The NZ House Inspection Company.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Gary Koornneef'.

**Gary Koornneef**  
**The NZ House Inspection Co 2002 Ltd**



## Home & Building Consultants - Copy of statement of policy

**Scope:** The inspection and corresponding report are based on a limited visual inspection of the standard systems and components of the home. The purpose of the inspection is to identify major current deficiencies that are visually identifiable at the time of the inspection. The report shall include: grounds, structure, exterior, roofs, plumbing, electrical, interior, and insulation/ventilation; the procedure for their inspection will be conducted in accordance with NZS 4306: 2005. New Zealand Standard, Residential Property Inspection.

**Limitations:** Any areas that are concealed, contained, inaccessible, or cannot be seen, due to walls, ceilings, floors, insulation, soils, vegetation, furniture, stored items, systems, appliances, vehicles, or any other object, will not be inspected or included in the report. The client agrees to assume all the risk, for any condition or problems that may be concealed at the time of the inspection. Nothing will be dismantled during the inspection, and there will be no destructive testing performed. Appliances and spa/pool equipment special cycles or features are not inspected; none of the appliances or equipment will be dismantled, and no determination of their efficiency will be made.

The client understands that the house inspector has had a minimum of ten years experience in the building industry and has had specific training in the procedures of house inspections by The NZ House Inspection Co. The report is not a guarantee, warranty, or any form of insurance, and is not to be used as a substitute for a final walk-through inspection. The report shall be considered the exclusive property of the client, and copies will not be issued to any parties without the permission of the client. The client agrees that the report shall not be given or sold to any other party, who is not directly involved with the process of the transaction.

**Reasonable Access:** Reasonable access is access that is safe, unobstructed and which has a minimum clearance of 450 x 400 mm opening access door that can be safely accessed from a 3.6 m ladder and a minimum crawl space of 610 x 610 mm in the ceiling space and 500 x 400 mm opening access door and a minimum crawl space of 500mm vertical clearance for the sub floor area. Roofs are able to be safely accessed from a 3.6 m ladder. (Or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision).

**Items and Conditions Excluded From the Report Include:** Building codes, zoning ordinance violations, geological stability, soil conditions, structural stability, engineering analysis, termites or other infestations, asbestos, formaldehyde, water or air contaminants of any kind, toxic moulds, rotting (non visual), electromagnetic radiation, environmental hazards, appraisal of property value, repair estimates, detached buildings, sheds, underground condition of pool and spa bodies and related piping, items marked as not inspected within the report, private water systems, septic systems, saunas, specialized electronic controls of any kind, elevators, dumb waiters, water softener and purification systems, solar systems, internal system components, security systems, system adequacy or efficiency, prediction of life expectancy of any item or system, minor and/or cosmetic problems, latent or concealed defects. This report does not cover any buildings suffering from rotting homes, leaky homes and toxic mould situations, areas that the inspector believes to be potential problem areas are checked with a non invasive moisture meter.. We can only detect rotting of framing by invasive testing which means removing wall linings. This would not be done without the written consent of the owner. We will consider Weather Tightness, regardless of age; however it will not be measured against appendix A of the Standards or to E2/AS1 of the Building Code, Matrix and Evaluation, as this would be subject to a specialist report.

**Disputes and Limitation on Liability:** The client understands and agrees that any claim against the accuracy of the report, in the form of errors or omissions is limited to the failure on the part of the inspector to follow the New Zealand Standard; NZS 4306: 2005 Residential Property Inspection (a copy is held at our office for viewing if required). The client agrees to notify the inspector of any dispute in written form, within ten days of discovery. The client further agrees that with the exception of emergency conditions, no repairs, replacements or alterations of the claimed discrepancy shall be made before the inspector can re-inspect the said item. Client understands and agrees that any failure to notify the inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

In the event of making a claim against The NZ House Inspection Co, you need to contact our office immediately and request a claim form.

**Important Information:** You need to be aware that it is possible for problems in a house to be disguised to prevent detection. If you notice anything's that were not visible at the time of your visit and our inspection on the day you move into the property then you should immediately contact us to discuss.

**Vendor Inspections:** The vendor is required to notify the inspector of any existing conditions that you are aware of that have been an issue or may become a problem at the time of the inspection.

**Cancellation Policy:** If the inspection is cancelled up to 24 hours before the inspection is due to be undertaken, a fee of \$100 will be charged. If the inspection is cancelled within a 24 hour period of the due date of the inspection, the full cost of the inspection will be charged. We reserve the right to apply this policy at our discretion.

**Payment Policy:** Payment is due on delivery of the inspection report unless otherwise arranged. NO Statement or receipt will be issued. All costs associated with debt collection will be added to the value of the invoice. Interest will be added at 2% per month for overdue accounts.

### Insurers Disclaimer:

(a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or 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).

(b) The inspection did not assess compliance with the NZ Building Code including the Code's weathertightness requirements, or structural aspects. On request, specialist inspections can be arranged of weathertightness or structure or of any systems including electrical, plumbing, gas or heating.

(c) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a), 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.

## Inspector

**NAME** Gary Koornneef  
**PHONE** 0800751751  
**ADDRESS** The NZ House Inspection Co 2002 Ltd

**DATE OF INSPECTION** 26 / 05 / 2025

## Customer

**NAME** Ian Dumbleton  
**ADDRESS**  
**PHONE HOME**  
**PHONE WORK**  
**PHONE MOBILE**  
**EMAIL ADDRESS**

## Agent

**NAME** Charles Lindsay  
**COMPANY**  
**ADDRESS**  
**PHONE**  
**SITE ADDRESS** 4 Stormont Place Brooklyn



## Glossary

**Good.**

Is given when the item is believed to be in new or near new condition, or is better than would be expected given the age of the property.

**Generally good.**

Use as an overall comment to summaries the general condition of the item being checked.

**Average.**

When the condition is at the standard expected given the age of the house. Some wear and tear would be expected but is still in serviceable order.

**Poor.**

The condition is below the standard expected. There is damage or excessive wear. Replacement or maintenance is required.

**Hardware.**

Catches door and window handles, hinges to windows doors and cupboards.

**Built in deck.**

Deck built within the exterior wall line. Decked area is often the ceiling of a room below.

**Deck Exterior.**

Deck built outside the exterior wall line. May be cantilevered or attached to the house and be supported on posts or piles.

**Header tank.**

Small tank which supplies water to the hot water cylinder normally located on the roof or in the ceiling space.

**Trim.**

Finishing timbers around doors and windows. Timbers to the lower and upper areas of the wall linings.

**Cladding.**

Exterior wall linings.

**Gully trap.**

Collection point outside the building line for waste water. Is connected to the sewerage system.

**Water Toby.**

Tap or shut of valve usually at the point where the water supply enters the property.

**Soffit / Eaves.**

Horizontal or pitched linings under the roof over hang.

**Fascia.**

Timber or pre finished metal facings at the end of the roof line.

**Electrical General.**

Plugs, switched and light fittings are sighted where possible for damage or poor fixing back to the wall linings. Power points are not tested.



## Summary of report

**TIME OF INSPECTION**  
**WEATHER CONDITION**  
**IN ATTENDANCE**

12noon selected  
FINE  
Inspector and vendor

### INTERNAL

**FLOORS**  
**WALLS**  
**CEILINGS**  
**TRIMS**  
**INTERNAL DOORS**  
**WINDOWS**  
**KITCHEN**  
**BATHROOMS**  
**LAUNDRY**

poor - stains to carpet noted and water damage  
average due for repainting  
average due for repainting  
generally good - some trim needs painting  
average due for repainting  
average some windows double glazed  
generally good due for renewal  
average due for decorating  
average

### EXTERNAL

**EXTERIOR CLADDING**  
**FOUNDATIONS**  
**ROOF**  
**WINDOWS**  
  
**DOORS**  
**GARAGE**

average due for repainting  
average unable to sight due to low to ground and also materials stored  
generally good some maintenance required  
average - some windows need maintenance some windows double glazed  
generally good  
average advised that auto door not working

### GENERAL

**GARDENS**  
**FENCING**  
**PATHS AND STEPS**  
**STRUCTURAL (visual)**

- need maintenance  
generally good some need fixing  
generally good  
generally good given age of the house and of what could be seen



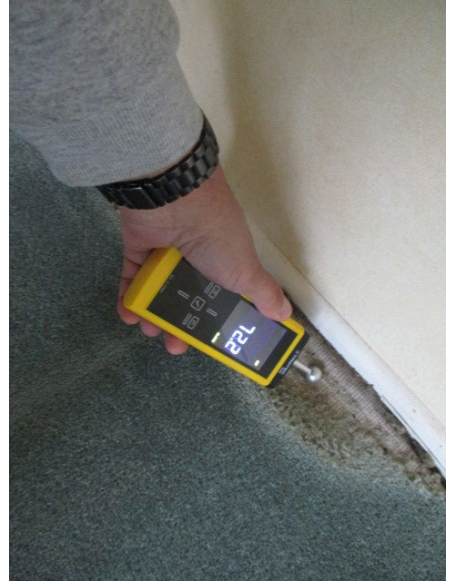


## MOISTURE

Although this was not a specific moisture test random areas of possible concern like around windows and doors on the exterior walls where accessible have been checked on the interior with a non-invasive moisture meter to check for moisture within the wall cavity. The condition and treatment type of internal framing is not known.

<b>Levels were found to be</b>	acceptable in all areas checked other than some high levels on wet carpet
<b>Possible causes for moisture</b>	appears to have been water spilt in house
<b>Further investigations recommended ?</b>	No - further investigation may be needed to determine the exact source of the moisture
<b>Type of Meter</b>	Trotec 660





*The summary is not intended to replace the report. There will be items in this report that the client may consider significant regarding the property that have not been mentioned in the summary. Please read the entire report. All photos without caption are for a visual effect only.*

## Summary Continued

This house is due for painting and decorating throughout.  
The general construction of the house appears good.



carpets stained in places



timber due for painting



wallpaper peeling in places



garage door opener not working



kitchen generally good



bathrooms generally good



exterior due for painting



underfloor not insulated in area sighted



conservatory needs maintenance

*The summary is not intended to replace the report. There will be items in this report that the client may consider significant regarding the property that have not been mentioned in the summary. Please read the entire report. All photos without caption are for a visual effect only.*

## SERVICES

### ELECTRICAL

### Comments

#### LIGHTS AND POWERPOINTS

yes unable to test as power off

#### TPS CABLE (new plastic coated cable)

yes

#### TRS CABLE (old rubber coated cable)

N/A

#### VIR CONDUIT WIRING (metal conduit)

N/A

#### OVERHEAD (connection to house)

N/A

#### UNDERGROUND (connection to house)

yes

#### METER BOARD POSITION

yes inside in hallway

#### CONDITION OF METER BOARD

yes

#### FUSE SWITCHBOARD

yes needs checking

#### CIRCUIT BREAKER SWITCHBOARD

yes part of main board

### SECURITY

#### BURGLAR ALARM SYSTEM

yes sighted but not tested

#### BURGLAR ALARM CONTROL PANEL

yes in hallway

#### EXTERIOR LIGHTS

yes but not tested

#### SMOKE SENSORS (should be fitted in all houses)

no none sighted

#### SECURITY DOOR LOCKS

yes yes fitted to some doors

#### SECURITY WINDOW LOCKS

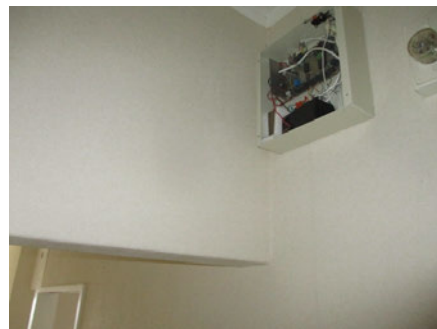
yes security stays fitted to some windows



exterior heatpump unit



fuse board



alarm control box - not connected



## PLUMBING AND DRAINAGE

<b>HOT WATER CYLINDER</b>	cylinder should be restrained older type
<b>AGE OF CYLINDER (date on cylinder)</b>	unsighted
<b>CONDITIONS OF PIPES TO CYLINDER</b>	good of what could be seen
<b>TYPE OF HOT WATER SYSTEM</b>	low pressure system
<b>PLUMBING (general condition)</b>	appears good of what could be seen
<b>PLUMBING (type)</b>	various types
<b>CONDITION OF PIPES IN CEILING SPACE</b>	no access to sight
<b>HEADER TANK</b>	mounted on the roof
<b>DRAINAGE IN CEILING</b>	unable to sight
<b>DRAINAGE UNDER FLOOR</b>	unable to sight
<b>GULLEY TRAPS</b>	all appear to be in good condition
<b>GULLEY TRAP LIDS</b>	all appear to be good
<b>FOUL WATER (sewer and waste)</b>	unable to sight
<b>SECTION RUN OFF</b>	appears good
<b>CESSPIT DRAINAGE</b>	not applicable
<b>STORMWATER</b>	all appears to be working well
<b>WATER TANKS</b>	none sighted
<b>DOWNPIPES</b>	all appear to be good
<b>DRIVEWAY OR PAVING SUMP</b>	none sighted
<b>POSITION OF GAS METER</b>	not applicable
<b>POSITION OF WATER TAP</b>	in driveway



interior heating unit



wood burner



sky dish on roof

## SERVICES CONTINUED

### Additional Services

<b>HEATING SYSTEMS</b>	TYPE	wood burner and heatpumps
	LOCATION	lounge and bedrooms
	COMMENTS	not tested
<b>VACUUM SYSTEMS</b>	TYPE	not applicable
	LOCATION	
	COMMENTS	
<b>VENTILATION SYSTEMS</b>	TYPE	not applicable
	LOCATION	
	COMMENTS	
<b>SOLAR HEATING</b>	TYPE	not applicable
	LOCATION	
	COMMENTS	
<b>PUMPS</b>	TYPE	none sighted
	LOCATION	
	COMMENTS	



hotwater cylinder



header tank on roof



exterior lighting



water toby in driveway



## CEILING SPACE & INSULATION

LOCATION OF MANHOLE		no access found
MANHOLE LID		not applicable
CONSTRUCTION	TYPE	
	CONDITION	
	COMMENTS	
INSULATION	TYPE	unknown
	CONDITION	
	COMMENTS	
VERMIN 1	TYPE	none sighted
	COMMENTS	
BORER	ROOF	none sighted
	STRUCTURE	
	FLOORING	none sighted
	TRIMS	none sighted
	EXTERIOR	none sighted
	CLADDING	
BORER	COMMENTS	not expected for age of house

**NOTE:** Ceiling space should have reasonable access.

**“Reasonable access”** is access that is safe, unobstructed and which has a minimum clearance of 450 x 400 mm opening access door that can be safely accessed from a 3.6 m ladder and a minimum crawl space of 610 x 610 mm. (or if the minimum clearance is not available, the area is within the inspector’s unobstructed line of vision).



STAIRS

STAIRS - INTERNAL	TYPE	none
	CONDITION	
	COMMENTS	
HANDRAIL	CONDITION	
	COMMENTS	
STAIRS - EXTERNAL	TYPE	concrete
	CONDITION	average
	COMMENTS	some movement noted
HANDRAIL	yes	
	CONDITION	average
	COMMENTS	handrails only to some stairs







## KITCHEN

### FLOORING

carpet

### WALLS

plasterboard

### CEILINGS

plasterboard

### DOORS

no internal doors open plan

### WINDOWS

aluminium

### OVEN

wall oven

### ELEMENTS

electric

### EXTRACT

Through wall

### DISHWASHER

dish draw - not tested

### WASTE DISPOSAL

no waste disposal

### BENCHTOP

formica

### UNITS

pre finished type

### SINK

stainless steel double

## GENERAL COMMENTS

generally good



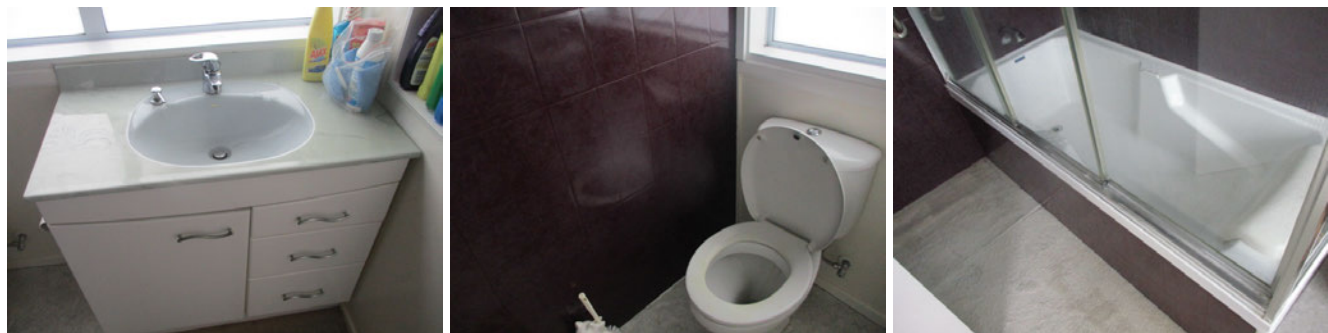


**BATHROOM**

FLOORING	vinyl
WALLS	plasterboard
CEILINGS	plasterboard
DOORS	hollow core
WINDOWS	aluminium
SHOWER	Over bath
BATH	plastic with doors
TOILET	China double flush
TAPWARE	good for age
VANITY TOP	moulded basin type
VANITY UNITS	pre finished type
MIRROR	No mirror

**GENERAL COMMENTS**

generally good





**TOILET**

FLOORING	vinyl
WALLS	plasterboard wall paper peeling off
CEILINGS	plasterboard
DOORS	hollow core
WINDOWS	aluminium
TOILET	china single flush
TAPWEAR	n/a
VANITY TOP	No vanity
VANITY UNIT	no unit
MIRROR	No mirror

**GENERAL COMMENTS**

average





**LAUNDRY**

FLOORING	tiles
WALLS	plasterboard
CEILINGS	plasterboard
DOORS	hollow core and exterior door
WINDOWS	aluminium
LAUNDRY TUB	stainless tub on custom base
DRYER VENT	no ventilation
TAPWARE	average
W/MACHINE TAPS	yes
OTHER FITTINGS	Not applicable

**GENERAL COMMENTS**

average condition





**LOUNGE**

FLOORING	carpet needs replacing
WALLS	plasterboard
CEILINGS	plasterboard
DOORS	hollow core
WINDOWS	aluminium

**GENERAL COMMENTS**

average condition





**BEDROOM 3 bedrooms**

FLOORING	carpet
WALLS	plasterboard
CEILINGS	plasterboard
DOORS	hollow core
WINDOWS	aluminium

**GENERAL COMMENTS**

average condition

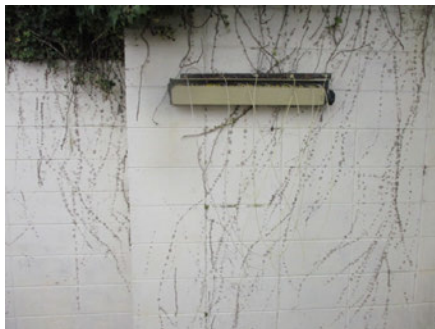


## PROPERTY CONSISTS OF :

EXTERIOR SUMMARY		COMMENTS
FENCING	yes	mixture of types
GATES	yes	wrought iron gates into entrance
DRIVEWAY	yes	concrete
PATHS	yes	concrete and pavers
OUTSIDE TAPS	yes	
LAWNS/GARDENS	yes	need attention
SPRINKLER SYSTEMS	no	none sighted
RETAINING WALL	yes	concrete type down driveway
GARAGE - DETACHED	N/A	
GARAGE - ATTACHED	yes	
GARAGE - UNDERHOUSE	no	
CARPORT	N/A	
SHED	yes	garden shed noted
CONSERVATORY	yes	aluminium conservatory
SWIMMING POOL	N/A	
SPA POOL	N/A	
GAZEBO	N/A	
CLOTHES LINE	yes	extenda line
LETTERBOX	yes	metal
OTHER	N/A	



glass house



clothes line



letterbox



## DECKS AND VERANDAHS

<b>DECK BUILT IN</b>	CONSTRUCTION	none
	CONDITION	
	COMMENT	
<b>HANDRAIL</b>	CONDITION	
	COMMENT	
<b>DECK EXTERNAL</b>	CONSTRUCTION	none
	CONDITION	
	COMMENT	
<b>HANDRAIL</b>	CONDITION	
	COMMENT	
<b>VERANDAH</b>	CONSTRUCTION	not applicable
	CONDITION	
	COMMENT	

## RETAINING WALLS

<b>RETAINING WALLS - CONCRETE</b>	CONSTRUCTION	concrete and crib blocks
	TYPE	
	CONDITION	good for age
	COMMENT	down driveway
<b>RETAINING WALLS - TIMBER</b>	CONSTRUCTION	not applicable
	TYPE	
	CONDITION	
	COMMENT	



block wall



crib block walls



garden shed

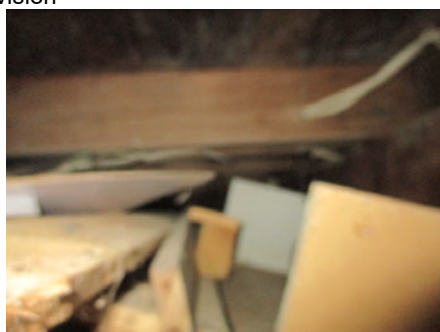


## SUB-FLOOR

<b>EXTERIOR FOUNDATION</b>	TYPE	noted some concrete piles
	CONDITION	unable to sight
<b>INTERIOR FOUNDATION, INCLUDING SLAB</b>	TYPE	not able to sight
	CONDITION	unable to sight
<b>BEARERS &amp; JOISTS BEARER TO PILE CONNECTIONS</b>	CONDITION	generally good of what could be see
	SUFFICIENT	N/A
	COMMENT	unable to sight
<b>BASE</b>	TYPE	open in parts
	CONDITION	no comment
<b>VENTILATION</b>	SUFFICIENT	N/A
	TYPE	house over hangs foundation
<b>GROUND CONDITION</b>		
<b>FLOORING</b>	COMMENT	unable to sight
	TYPE	concrete and timber
<b>INSULATION</b>	CONDITION	appears sound
	TYPE	unsighted
<b>ACCESS DOOR</b>	CONDITION	
	POSITION	no access found looked from outside
	CONDITION	cannot comment

NOTE: Sub floors should have reasonable access.

"Reasonable access" is access that is safe, unobstructed and which has a minimum clearance of 500 x 400 mm opening access door and a minimum crawl space of 500 mm vertical clearance( or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision



## EXTERNAL STRUCTURE & CLADDING

<b>WALL STRUCTURE</b>	TYPE	timber framed
	CONDITION	average
	COMMENT	generally in good condition
<b>BASEMENT</b>	TYPE	weather boarded and cement board
	FINISH	paint finish
	CONDITION	average
<b>WALL CLADDING</b>	COMMENT	needs repaint
	TYPE	weatherboard and cement board
	FINISH	paint
	CONDITION	average
	COMMENT	needs repaint



## EXTERNAL STRUCTURE & CLADDING CONTINUED

<b>ROOF</b>	TYPE	Butynol type roof membrane and aluminium
	FINISH	painted
	CONDITION	average
	INSPECTED	by getting on to
<b>SOFFIT</b>	COMMENT	needs repainting
	TYPE	cementboard
	FINISH	painted
	CONDITION	need maintenance
<b>FASCIA</b>	COMMENT	needs repaint
	TYPE	timber
<b>FLASHINGS</b>	CONDITION	needs painting
	TYPE	aluminium flashings
	CONDITION	generally good
<b>SPOUTING</b>	COMMENT	no comment
	TYPE	metal painted
	CONDITION	generally good
<b>CHIMNEY</b>	COMMENT	no comment
	TYPE	steel flue
<b>TV AERIAL</b>	COMMENT	HAVE CLEANED AND CHECKED BEFORE USE
	yes	
	COMMENT	sky dish noted and standard TV aerial





## EXTERNAL DOORS

### FRONT DOOR

FINISH glass panel door  
CONDITION generally good  
COMMENT no comment

### BACK DOOR

FINISH  
CONDITION  
COMMENT

### OTHER DOORS

FINISH  
CONDITION  
COMMENT

### EXTERNAL WINDOW CHECK

FINISH  
CONDITION  
FLASHINGS  
COMMENT



front door



exterior door



some windows double glazed





## GARAGE

<b>GENERAL</b>	TYPE	part of house
	CONDITION	average
	COMMENT	door opener needs repairs
<b>DOOR</b>	TYPE	auto
	CONDITION	tilta door
	COMMENT	needs fixing
<b>POWER SUPPLY</b>	TYPE	yes
	CONDITION	yes
	COMMENT	concrete
<b>LIGHTING</b>	TYPE	generally good
	CONDITION	
<b>FLOOR</b>	TYPE	
	CONDITION	

## CARPORT

<b>GENERAL</b>	TYPE	no carport
	CONDITION	
	COMMENT	
<b>POWER SUPPLY</b>	TYPE	
	CONDITION	
	COMMENT	
<b>LIGHTING</b>	TYPE	
	CONDITION	
<b>FLOOR</b>	TYPE	
	CONDITION	





### **AREAS THAT WERE NOT INSPECTED**

From time to time there are some areas in certain houses that can not be visually inspected for various reasons such as items being stored in areas like ceiling spaces and sub floor areas; some older houses are built fairly close to the ground limiting the access under them or access panels being covered over.

AREA	SIGHTED?	REASON
Ceiling space	no	no access found
Sub Floor	no	limited access





**CERTIFICATE OF INSPECTION IN ACCORDANCE  
WITH NZS 4306:2005**

**CLIENT** Ian Dumbleton  
**SITE ADDRESS:** 4 Stormont Place Brooklyn  
**INSPECTOR -** **NAME:** Gary Koornneef  
**COMPANY:** The NZ House Inspection Co 2002 Ltd  
**QUALIFICATION:** NZCB  
**DATE OF INSPECTION:** 26 / 05 / 2025

The following areas of the property have been inspected:


<b>SITE</b>	yes
<b>SUBFLOOR</b>	no
<b>EXTERIOR</b>	yes
<b>ROOF EXTERIOR</b>	yes
<b>ROOF SPACE</b>	N/A
<b>INTERIOR</b>	yes
<b>SERVICES</b>	yes
<b>ACCESSORY UNITS, ANCILLARY SPACES AND BUILDINGS</b>	yes

Any limitations to the coverage of the inspection are detailed in the written report.

**Certification:**

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 inspection - and I am competent to undertake this inspection.

**Signature:**

  
The NZ House Inspection Co 2002  
Ltd

**Date:**

26 / 05 / 2025

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with requirements of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.