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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.

Property Inspection Report

Wellington-Masterton-Kapiti-Palmerston North



Wellington Property Inspections

PEACE OF MIND

Building Consultants and Property Inspectors
Pre-Purchase and Pre-Sale Inspections
Meth Test
Health Home Standards Inspection
Thermal Imaging Inspections
Non-Invasive & Invasive Investigations
Aerial roofing inspections

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COMPREHENSIVE - VISUAL NON - INVASIVE PROPERTY INSPECTION REPORT



ADDRESS

CLIENT:	Ben Petite
ADDRESS:	54 Colson Street Avalon, Lower Hutt, Wellington
AGENT:	Private
INSPECTION DATE & Weather Conditions:	18/8/2025 Cloudy
INSPECTION INSTRUCTIONS	Comprehensive Non -Invasive Property Inspection
EQC STATUS	Unknown

Report Structure:

Purpose of the report:

The purpose of this report is to provide the owners an unbiased opinion of the condition of the building and property by utilizing non-destructive methods to analyse various components commented on the preceding pages.

Disclaimer:

This property inspection report is based solely on the observations made during the site review and pertains only to the accessible and visible components of the property at the time of inspection. Any comments regarding areas, systems, or components that were not directly observed or reviewed are based on reasonable assumptions and extrapolations informed by professional experience and understanding of building systems. However, such assumptions should not be interpreted as certainties.

Unless explicitly stated otherwise within this report, no concealed or hidden components were exposed for evaluation, nor was any destructive or invasive testing conducted. It is important to note that some statements and assumptions about existing or potential future conditions are speculative in nature and do not constitute guarantees or predictions about the current state or future performance of the property or its systems.

This report is not exhaustive and does not address latent or concealed defects, nor does it certify compliance with building codes or other regulatory requirements. The inspector does not assume liability for any defects, deficiencies, or performance issues related to:

Components, systems, or materials that were not visible, accessible, or included in the scope of the inspection.

Conditions or defects that may arise after the time of inspection.

Elements of the property that were not explicitly evaluated as part of this inspection.

The purpose of this inspection is to provide a snapshot of the property's observable condition at the time of review. Clients are encouraged to consult specialists or contractors for further evaluation of specific areas of concern identified in this report.

This disclaimer is intended to clarify the limitations and scope of the inspection and ensure that expectations are properly aligned with industry standards for property inspections in New Zealand. For a more comprehensive assessment, additional specialized inspections or testing may be necessary.

Approach and Methodology:

Investigation:

A site inspection was performed by the writer to ascertain the overall condition of the various components of the subject. All observation and inspections were non-destructive in nature and consisted of an interior and exterior visual inspection. The following are some of the conditions observed during inspection.

Material or Component Performance and Durability:

The materials and components' performances were observed, documented and photographed during inspection. The characteristics observed include but are not limited to:

- Overall appearance and cosmetic performance.
- Damages which do not affect the performance of the component or systems.
- Damages which do or may affect the performance of the component or system.
- Damages that are caused by poor performance or failure of other systems or components.



- Major defects or breakdown of all or part of the materials or components.

Effects of Other Materials, Components or Systems:

The effects of other systems or components were also investigated to determine whether they may have contributed to the failure or poor performance of the subject components. This includes but not limited to such things as:

- Roof ventilation
- Mechanical system type and performance.
- Interior ventilation
- Caulking
- Quality of products.
- Flashing

Third Party Documentation

No third-party documentation or reports were reviewed as part of this inspection.

Conclusion:

Conclusions were reached on the condition of the components or materials using the following categorization.

- The components were not found to be substantially defective and are not adversely affecting other systems or components on the building.
- The components are defective because of normal deterioration or age and their failure was not caused by any other system or component within the building.
- The components are defective (usually short of their life expectancy) as a result of adverse effects of other systems, poor installation or workmanship or poor maintenance, but their failure does not appear to be having any adverse effects on other components of the building.
- The components are defective and are or may be having adverse effects on other components of the building.

Dispute Resolution

1. Any disputes arising from the inspection or this report must be submitted in writing to Wellington Property Inspections immediately upon discovery.
2. Once a dispute is raised, the report must not be used to satisfy any conditions of a sale and purchase agreement until the matter is resolved.
3. If you proceed with an unconditional offer or confirm the sale after raising a dispute, you waive all rights to pursue or continue any claims regarding the inspection or report.
4. For any claims involving property damage, you must allow Wellington Property Inspections to investigate before any repairs are undertaken or completed.
5. If you do not allow this investigation, you waive your right to pursue or continue any claims against Wellington Property Inspections.
6. You must not disturb, alter, or repair anything related to the dispute without first providing Wellington Property Inspections a reasonable opportunity to reinspect, unless in the case of an emergency. Failure to do so waives your right to make or continue any claim.
7. Please also refer to the Terms and Conditions, Disclaimer, and Disclosure sections at the end of this report.

Multi-Unit Property

For multi-unit properties, the inspection and resulting report are limited to the interior and accessible areas of the immediate exterior of the unit being inspected, including any associated accessory units. Common areas and other units are excluded from the scope of the inspection

Quality and Performance Gradation:

The following gradation was used and assigned to the components and systems inspected. Some components may be assigned a grading between two categories.

- Excellent – Assigned to components that are new or near-new and are performing correctly with no visible defects or wear.
- Good – Assigned to components that are performing well and show only light, normal wear and tear or minor signs of age.
- Average – Assigned to components that are functioning adequately with typical wear and tear for their age, and no immediate repair is needed.
- Fair – Assigned to components showing above-average wear, ageing, or reduced performance, appearance, or workmanship compared to expected standards.
- Poor – Assigned to components displaying significant wear and tear, reduced performance, or nearing the end of their serviceable life.
- Bad – Assigned to components that are severely worn, damaged, or no longer functioning as intended, and have reached the end of their useful life.



THE PROPERTY		
<i>SITE</i>	The site is flat and has a well-established, main frontage to the South.	
<i>DWELLING</i>	This single- and double-storey dwelling comprises four bedrooms, two living rooms, and one bathroom. It is timber-framed, supported by concrete perimeter walls and pile foundations, with a suspended floor structure. The exterior is clad with painted fibre cement boards.	
<i>GARAGE</i>	The double garage is in good condition. Both doors were locked at the time of inspection, which limited full internal access.	
<i>DRIVEWAY</i>	The concrete driveway is in average condition; concrete cracks needs repair.	
<i>GARDEN</i>	The garden is in good condition.	
<i>STREET FENCE</i>	The timber-framed fence is in good condition.	
<i>BOUNDARY FENCES</i>	The timber-framed iron sheet fence is in average condition.	
<i>PATH</i>	The concrete path is in good condition.	
<i>DECKING</i>	Timber frame decking in good condition.	
<i>PATIO</i>	N/A	
<i>RETAINING WALLS</i>	N/A	
<i>CARPORT</i>	N/A	
<i>OUT BUILDINGS</i>	The painted, straight walls, along with the PVC spouting and PVC downpipe, are in good condition.	
<i>GATE</i>	N/A	

EXTERIOR		
FOUNDATIONS	<p>The concrete perimeter walls and concrete pile foundations were observed to be in good condition and are connected to the suspended timber subfloor. The visible plumbing pipes also appear to be in good condition.</p> <p><i>The floor foundation could not be fully inspected due to the presence of floor insulation, and limited access in certain areas.</i></p>	
CLADDING	<p>The painted fiber cement boards are in good condition; however, the joint gaps require ongoing maintenance.</p> <p><i>No watertightness or weathertightness tests are carried out during visual, non-invasive inspections of this kind so all comments regarding these issues are based on observation only.</i></p>	
SOFFITS	The painted board is in good condition.	
GABLE BOARD	In good condition.	
PAINTING	In good condition.	
FASCIA	The fascia board is straight and in good condition.	
GUTTERING	PVC spouting in good condition.	
DOWNPIPES	PVC downpipes in good condition.	
DRAINAGE	<p>The visible drainage pipe is in good condition. It is recommended to obtain further information from the city council and the LIM report regarding all drainage pipes, channels, downpipe connections, and ground surface water control to ensure comprehensive understanding and maintenance of the drainage system.</p> <p><i>No guarantees can be made about the condition of the underground piping due to ongoing seismic activity in Wellington, and no pipework testing was conducted during this inspection.</i></p>	
CHIMNEY	The painted chimney box was not inspected due to height restriction.	



ROOFING & STRUCTURE	<p>The hip-type painted concrete tile roof and was in good condition at the time of inspection, the top roof was not inspected due to height restrictions.</p> <p><i>Due to the NZ Health & Safety at Work Act 2015 regarding working alone and at height, only a limited visual inspection of the exterior roofing was conducted from a ladder (3.6m). Any defects or damage in obstructed areas may only be identified once access is provided.</i></p> <p><i>No invasive watertightness or weathertightness tests are conducted, and all comments are based on visual observation only. Due to health and safety reasons, the inspector does not walk on the roof, and observations are made from ladders, scaffolding (if available), or vantage points inside or on the ground.</i></p>	
WINDOWS	The timber-framed single-glazed windows are in good condition. The aluminium-framed single-glazed windows are in average condition; some rubber seal joint gaps require repair, and the filled joints will need ongoing maintenance.	
FRONT DOOR	The timber frame door in good condition.	
BACK DOOR	The timber and aluminium-framed doors are in good condition.	
STEPS	The painted concrete steps are in good condition.	

INTERIOR (General)		
WALL LININGS	The painted plasterboard is in good condition.	
CEILINGS	The painted plasterboard is in good condition.	
PLASTERING	N/A	
PAINT	In good condition.	
CARPET	In good condition.	
FLOOR	The floor covering is in good condition.	
INTERNAL DOORS	The solid, hollow-core flush, and sliding doors are in good condition, with all latches functioning properly.	
DOOR FURNITURE	Painted and in good condition.	
WINDOW REVEALS	Painted and in good condition.	
WINDOW FURNISH	N/A	
TRIMS - SKIRTINGS	Painted and in good condition.	
LIGHT FITTINGS	In good condition and operational.	
INTERIOR WALLS	Painted straight and in good condition.	

<i>CEILING INSULATION</i>	The fiberglass batt insulation in good condition.	
<i>FLOORS INSULATION</i>	The polyester insulation in good condition.	
<i>ROOF STRUCTURE</i>	The timber frame roof is in good condition. <i>The roof space inspection was limited and could not be fully completed. A visual inspection was conducted from the inspection hatch, and only areas visible from this vantage point were observed and included in this report. Access restrictions were due to the presence of insulation.</i>	
<i>MOISTURE LEVELS</i>	Moisture readings taken throughout the house indicated LOW (DRY) levels at the time of inspection, with no signs of elevated moisture level reading detected.	
<i>MOISTURE TESTS</i>	<p>Multiple moisture readings were taken in each room to provide an overall indication of the moisture levels within the house. It is important to note, however, that this does not guarantee the absence of areas with elevated moisture levels.</p> <p>While every effort is made to detect moisture issues, inspecting every square metre of interior wall space during the inspection is not feasible.</p> <p>The readings were obtained using a T660 moisture tester.</p> <p>Measurement Scanning Depth: up to 40mm</p> <p>Less than 40 digits = Dry</p> <p>40-80 digits = Damp</p> <p>Over 80 digits = Wet</p>	

SERVICES		
<i>PLUMBING FITTINGS</i>	The visible plumbing fittings are in good condition and functioning properly.	
<i>ELECTRICAL SERVICES</i>	The visible electrical distribution board, wiring, switches, and power points are in good condition and operational.	
<i>WATER PRESSURE</i>	The water pressure in good condition.	
<i>HEATING</i>	The heat pump is in good condition and operational.	
<i>OTHER SERVICES</i>	All chattels, appliances, and services were not inspected during this assessment due to security or other constraints. It is recommended to recheck these items at the time of possession in the presence of the property agent to ensure their condition and functionality.	
<i>SMOKE ALARMS</i>	It is recommended that all smoke alarms be tested at the time of possession to ensure proper functionality.	



KITCHEN		
<i>BENCH TOP</i>	The formica benchtop is in good condition.	
<i>CABINETS</i>	The paint finish and laminate are in good condition.	
<i>SINK & WASTE</i>	The stainless steel insert with PVC waste is in good condition.	
<i>TAPWARE</i>	The tapware is in good condition and operational.	
<i>PANTRY</i>	In good condition.	
<i>OVEN</i>	The oven is in good condition – operational.	
<i>HOB</i>	The top hot plate in good condition and operational.	
<i>RANGE HOOD</i>	In good condition and operational.	
<i>DOOR / WINDOW REVEALS</i>	Painted and in good condition.	
<i>WINDOW FURNISHING</i>	N/A	
<i>FLOORING</i>	The vinyl flooring is in good condition.	
<i>WALLS</i>	The painted board in good condition.	
<i>CEILING</i>	The painted plastered board tile in good condition.	
<i>LIGHTING</i>	Operational.	
<i>OTHERS</i>	Dishwasher in good condition – untested.	
<i>TRIMS - ARCHITRAVES</i>	Painted and in good condition.	
<i>MOISTURE LEVELS</i>	Tested <u>LOW</u> at the time of inspection.	

LIVING ROOMS		
<i>FLOORING</i>	The carpet flooring in good condition.	
<i>WALLS</i>	The painted board in good condition.	
<i>CEILING</i>	The painted plastered board tile in good condition.	

<i>LIGHTING</i>	Operational.	
<i>HEATING</i>	The heat pump in good condition and operational.	
<i>WINDOW REVEALS</i>	Painted and in good condition.	
<i>WINDOW FURNISHINGS</i>	N/A	
<i>TRIMS - ARCHITRAVES</i>	Painted and in good condition.	
<i>OTHER SERVICES</i>		
<i>MOISTURE LEVELS</i>	Tested LOW at the time of inspection.	

BEDROOM 1		
<i>FLOORING</i>	The carpet flooring is in good condition.	
<i>WALLS</i>	The painted plastered board in good condition.	
<i>CEILING</i>	The painted plastered board in good condition.	
<i>LIGHTING</i>	Operational.	
<i>WINDOW REVEALS</i>	All painted and in good condition.	
<i>WINDOW FURNISHINGS</i>	N/A	
<i>DOORS</i>	Internal doors and latches operational.	
<i>WARDROBE</i>	The wardrobe in good condition – doors operational.	
<i>TRIMS - ARCHITRAVES</i>	Painted timber in good condition.	
<i>MOISTURE LEVELS</i>	Tested LOW at the time of inspection.	



BEDROOM 2		
<i>FLOORING</i>	The carpet flooring is in good condition.	
<i>WALLS</i>	The painted plastered board in good condition.	
<i>CEILING</i>	The painted plastered board in good condition.	
<i>LIGHTING</i>	Operational.	
<i>WINDOW REVEALS</i>	All painted and in good condition.	
<i>WINDOW FURNISHINGS</i>	N/A	
<i>DOOR</i>	In good condition and operational.	
<i>WARDROBE</i>	The wardrobe in good condition – door operational.	
<i>TRIMS - ARCHITRAVES</i>	Painted timber in good condition.	
<i>MOISTURE LEVELS</i>	Tested <u>LOW</u> at the time of inspection.	

BEDROOM 3		
<i>FLOORING</i>	The carpet flooring is in good condition.	
<i>WALLS</i>	The painted plastered board in good condition.	
<i>CEILING</i>	The painted plastered board in good condition.	
<i>LIGHTING</i>	Operational.	
<i>WINDOW REVEALS</i>	All painted and in good condition.	
<i>WINDOW FURNISHINGS</i>	N/A	
<i>DOOR</i>	In good condition and operational.	
<i>WARDROBE</i>	The wardrobe in good condition – door operational.	
<i>TRIMS - ARCHITRAVES</i>	Painted timber in good condition.	
<i>MOISTURE LEVELS</i>	Tested <u>LOW</u> at the time of inspection.	

BEDROOM 4		
<i>FLOORING</i>	The carpet flooring is in good condition.	
<i>WALLS</i>	The painted plastered board in good condition.	
<i>CEILING</i>	The painted plastered board in good condition.	
<i>LIGHTING</i>	Operational.	
<i>WINDOW REVEALS</i>	All painted and in good condition.	
<i>WINDOW FURNISHINGS</i>	N/A	
<i>DOOR</i>	In good condition and operational.	
<i>WARDROBE</i>	The wardrobe in good condition – door operational.	
<i>TRIMS - ARCHITRAVES</i>	Painted timber in good condition.	
<i>MOISTURE LEVELS</i>	Tested LOW at the time of inspection.	

BATHROOM		
<i>PAN & CISTERN</i>	Dual flush systems operational.	
<i>SHOWER</i>	Wet wall lining and fiberglass base in good condition.	
<i>BATHTUB</i>	N/A	
<i>VANITY</i>	In good condition.	
<i>EXTRACTOR</i>	In good condition and operational.	
<i>PLUMBING FITTINGS</i>	In good condition.	
<i>FLOORING</i>	The vinyl flooring is in good condition.	
<i>WALLS</i>	The painted plastered board in good condition.	
<i>CEILING</i>	The painted plastered board in good condition.	
<i>TILING</i>	N/A	



<i>DOORS</i>	Internal doors and latches operational.	
<i>LIGHTING</i>	Operational.	
<i>WINDOW REVEALS</i>	All painted and in good condition	
<i>WINDOW FURNISHINGS</i>	N/A	
<i>TRIMS - ARCHITRAVES</i>	In good condition.	
<i>SUNDRY FITTINGS</i>		
<i>MOISTURE LEVELS</i>	Tested <u>LOW</u> at the time of inspection.	

	CERTIFICATE OF INSPECTION
CLIENT	Ben Petite
SITE	54 Colson Street Avalon, Lower Hutt, Wellington
INSPECTOR	Kevin Zafar
COMPANY	Wellington Property Inspections
QUALIFICATIONS	Qualified Inspector - 10 years' trade and industry experience.
	The following areas of property were inspected
SITE	Yes
SUBFLOOR	Yes (subject to viewing & access limitations)
ROOFSPACE	Yes (subject to viewing & access limitations)
EXTERIOR	Yes
ROOF EXTERIOR	Yes (subject to viewing & access limitations)
INTERIOR	Yes
SERVICES	Some
ACCESSORY UNIT, ANCILLARY SPACE & BUILDINGS	Garage(exterior)
	Any limitations to the coverage of the inspection are detailed in the written report.
	<p>I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 <i>Residential Property Inspection</i> – and I am competent to undertake this inspection.</p> <p>Signed: Kevin Zafar Date: 18/8/2025</p>
	An inspection carried out in accordance with NZS 4306:2005 is not a statement that the property complies with the requirement 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. A signed copy of this certificate is held on file.



General Comments and Conclusion

The house is in good condition. This single- and double-storey dwelling is built on a flat section, with the exterior grounds and overall external appearance also in good condition. While the property is well maintained, regular maintenance checks are recommended, as conditions may change over time due to environmental exposure and general wear and tear.

Kevin Zafar

Property Inspector

Wellington Property Inspections

NB: Image gallery forms an integral part of this report and must be viewed as part of the main body of the report

N.B. Please read this report in conjunction with **Note / Disclaimer**, the final page of this report.

Photographs

Image 1



South elevation view

Image 2



East & North elevation view

Image 3



East elevation view

Image 4



Exterior roof view

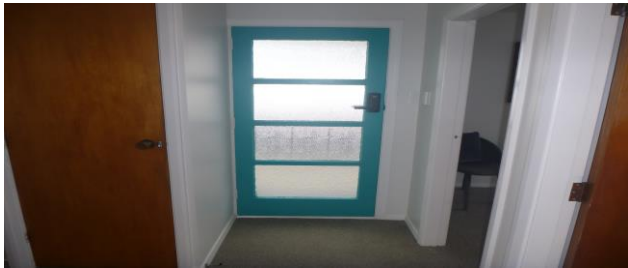


Image 5



The garage roof, exterior cladding, windows, and doors were inspected and in good condition. Both doors were locked at the time, limiting full access.

Image 6



Passage doors to rooms

Image 7



Living room's view

Image 8



Bedroom 1 view

Image 9



Bedroom 2 view

Image 10



Bedroom 3 view

Image 11



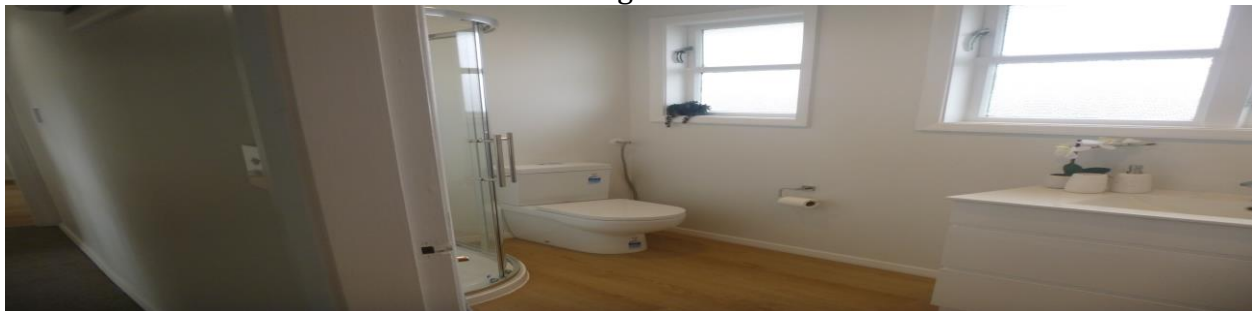
Bedroom 4 view

Image 12



Kitchen view

Image 13



Bathroom unit view



Image 14



Interior roof space view

Image 15



Interior subfloor view

Image 16



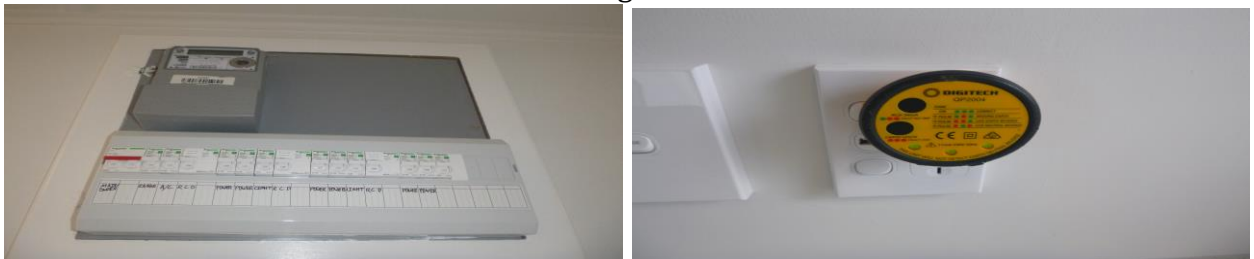
The continuous hot water system in good condition but not operational at the time of inspection

Image 17



The water pressure is in good condition.

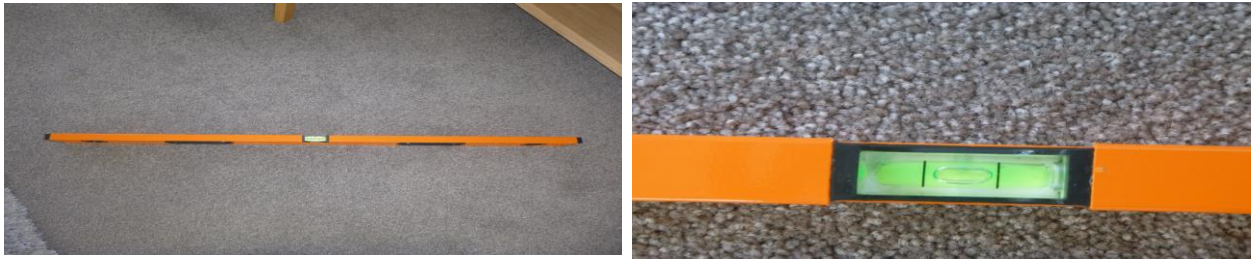
Image 18



The electrical distribution board and circuit breakers are in good condition

Power point check view

Image 19



The floor level showed an approximate 20 mm variation, which is within MBIE's acceptable tolerance—up to 20 mm for new homes and 50 mm for existing or altered dwellings. The floor slope was also within the allowable limit, measuring less than 0.5% over a one-metre check.

Image 20



The moisture level check revealed no significant concerns or indications of elevated moisture during the inspection

Terms and Conditions, Disclaimer, and Disclosure for the Property Inspection Report

Wellington Property Inspections (WPI)

1. Inspection Scope

This is a **visual, non-invasive property inspection**. It does not assess structural integrity. Any concerns regarding the structure should be referred to a **chartered structural engineer**.

2. Asbestos Testing

This report excludes asbestos detection. If asbestos is suspected, the client must contact a licensed asbestos assessor. WPI is not qualified to identify or comment on asbestos-related risks.

3. Electrical Testing

No electrical testing is conducted. To confirm the presence or absence of aged or hazardous wiring (e.g. TRS or VIR), an **independent Electrical Safety Certificate** is recommended from a licensed electrician.

4. Black Dux-Quest Plumbing Pipe

Black Dux-Quest pipes, common in 1980s homes, have a known risk of failure and should be inspected only by a certified plumber. Wellington Property Inspections (WPI) does not test or assess Dux-Quest plumbing. We recommend confirming its presence with the property owner or agent. If unknown, a qualified plumber's inspection is strongly advised. WPI's inspection covers only visible, accessible plumbing and excludes concealed or Dux-Quest pipes.

5. Chattels and Floor Coverings

Chattels and soft flooring are excluded, although obvious visible issues may be commented on.

6. Building Additions or Alterations

This report is based on the current floor plan. Any extensions or modifications should be verified with the local council. WPI accepts no liability for unauthorised or non-compliant building work.



7. **Plumbing and Electrical Components**

Plumbing and electrical systems are inspected visually only. No tools or instruments are used. Appliances are tested only by switching them on and are not guaranteed to function correctly. Buyers must confirm functionality with the vendor.

8. **Legal Boundaries**

WPI does not verify title boundaries or fence placements. These must be confirmed through the property's Certificate of Title or by a licensed surveyor.

9. **Uninspected or Inaccessible Areas**

Any areas blocked by furniture, stored goods, or lack of access are excluded from the inspection. This includes ceiling voids, subfloors, roof cavities, and behind wall linings.

10. **Weather-tightness and Watertightness**

This report does not provide a weather-tightness certificate. Buyers are advised to obtain the **Property File from the local council** for documentation on cladding systems. No guarantees are made on the presence or absence of leaks.

11. **Cladding Types**

Where claddings such as **monolithic systems or EIFS (polystyrene)** are present, this report does not confirm whether moisture ingress has occurred. An **invasive moisture inspection** is strongly recommended.

12. **Leaky Homes**

If the home is considered "at-risk" under the NZ leaky building criteria, only an **invasive moisture test** can determine the full extent of damage. WPI is not responsible for identifying or confirming leaky home status.

13. **Shower Testing Limitations**

Showers are tested from outside only, using the installed rose or handheld hose. Internal wall or under-floor leakage may not be detected without invasive inspection.

14. **Pre-Sale Inspections and Report Sharing**

Pre-sale reports are commissioned for the vendor's use. If a **purchaser wishes to rely on this report**, it must be **reissued in their name** by WPI upon request, subject to a fee and potential reinspection. WPI assumes **no responsibility to third parties** unless this process is followed.

15. **Responsibility of Buyers**

It is the buyer's responsibility to carry out a pre-settlement inspection to identify any new issues and check all previously noted repair items. If clarification or further inspection is required, the buyer should contact WPI directly. Any discrepancies must be reported to both the agent and WPI. Where necessary, a follow-up inspection should be arranged before settlement.

16. **Responsibility of the Property Agent and Vendor**

The **vendor and listing agent** are responsible for:

- Disclosing all known defects and unauthorised alterations (as per the Fair Trading Act).
- Ensuring safe and full access to all inspection areas (e.g. roof space, subfloor).
- Providing documentation for any recent renovations, alterations, or council consents.

17. **Responsibility of Renovators, Developers, or House-Flipping Companies**

Where a property has been recently renovated or resold by a third-party company:

- WPI makes no warranty on the quality or compliance of that work.
- It is the buyer's responsibility to obtain **council records, Code Compliance Certificates (CCC)**, and proof of work warranties where applicable.
- WPI disclaims liability for concealed work not disclosed or accessible during the inspection.

18. **Pest Inspections**

This report does not include soil testing or termite/insect infestation detection. For pest-related concerns, a specialist pest inspection is recommended.

19. **Report Sharing and Reuse**

This report may be shared with the vendor, agent, or prospective purchasers. However, **liability is owed only to the client named in the report**. Reassignment to other parties must be arranged in writing.

20. **Liability Limitations**

WPI's maximum liability is limited to **five times the fee paid** by the client. We accept no liability for future costs, repairs, or losses incurred as a result of relying on this report.

21. **Fair Trading Act Compliance**

This report is provided in good faith, in line with the **Fair Trading Act 1986**. However, WPI makes no representations beyond those stated in this document. Any further reliance should be supported by additional specialist inspections and legal advice.

22. Report Accuracy and Limitations

This report is not a warranty, insurance policy, or guarantee. It identifies defects visible at the time of inspection only and cannot predict future problems or damage that may arise.

23. Client Response Window

If the client has questions or believes information is missing, they must notify WPI in writing **within 7 days** of receiving the report. If no such notice is received, the report is considered accepted.

24. Inspector and Contractor Disclaimer

Where a subcontractor or independent inspector has conducted the assessment, the client must raise any concerns directly with them. WPI must be notified of any dispute immediately, with all relevant evidence provided.

25. Access Arrangements

The client or agent must arrange access to all parts of the property. The inspector is not permitted to move personal belongings. WPI is not liable for areas obstructed or concealed by furniture, floor coverings, or stored goods.

26. Subfloor Conditions

Access to the subfloor is limited by available hatch size and clearance height. If these conditions are not met, the subfloor will not be inspected, and this exclusion will be noted in the report.

27. Purchaser Acknowledgement

All purchasers are urged to seek legal, structural, and specialist advice before proceeding with a purchase. This report is only **one part of due diligence** and is not a substitute for other professional assessments.

28. Acceptance of Terms

By receiving this report, the client confirms acceptance of the above terms and the scope and limitations of the inspection.

Thank you for the opportunity to assist you. Please contact us if you require further clarification.

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Property Inspector

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