

Brian Marsh Property Inspection

17 c Epiha Street
Paraparaumu
Kapiti



Brian Marsh Property Inspections TAX INVOICE		107765
Brian Marsh Property Inspections P.O.Box 258 Waikanae		GST# 133-960-511 Invoice Date 31/07/2026
Caroline Petit		
Item	Price	
Property Inspection Services & Report	\$500.00	
		Total: \$500.00
		Includes GST of \$65.22
If you have not already arranged payment, please make payment into the following bank account within 2 working days. BANK: ASB ACCOUNT: 12-3157-0234634-00		

Inspection Overview

Inspector Brian Marsh
0279007770
NZ trade qualified builder for over 20 years

Date of Inspection 31 July 2026

Client Caroline Petit

Agent

Property Overview

Over-all this house is presented in generally good condition throughout given the age of it. As New Zealand is in the coastal area it is important to keep the exterior maintenance up to date as Salt Air will corrode some materials. As outlined throughout the report, there may be some general maintenance and remedial work required. For the property to remain in a good weather tight condition, regular maintenance checks are recommended to ensure there is no cracking to the cladding and the windows and doors remain well sealed. The overview is not intended to replace the report. There may be items in this report that the client may consider significant regarding the property that have not been mentioned in the overview. Please read the entire report. All photos without caption are for a visual effect only. This report is NOT an all-encompassing report dealing with the building from every aspect as it is not possible to check every inch of every element in the building. It is a reasonable attempt to identify any obvious or significant issues and defects apparent at the time of the inspection. Whether a defect is considered significant or not, depends to a large extent, upon the age and type of the building inspected. Home-owners and prospective home-owners must understand the variable nature of the weather in the greater Wellington region whereby the strength of the wind and rain (causing hydrostatic pressure) can take a toll on any building and usually does at some point. Continued maintenance and checking of the house will always be required and expected. The report is valid only for a period of 30 days after release to the client, after which time the premises will require re-inspection to determine the currency of the report together with any changed circumstances which may affect the premises.

17 c Epiha Street , Paraparaumu, Kapiti

31/07/2026

Caroline Petit

Dear Caroline,

Please find attached a copy of the property inspection report for 17 c Epiha Street , Paraparaumu, Kapiti .

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 Policy, which is attached to this report for your reference. 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 - these will be stated in the report.

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

Thank you for using Brian Marsh Property Inspections.

Yours faithfully



Brian Marsh

Brian Marsh Property Inspections Ltd

Glossary of Terms

Anchor Piles	Deep seated piles designed to secure the dwelling during earthquakes
Bearer	Beam which supports the floor joists
Borer	Wood boring insects that typically attack native timber
Cladding	Exterior wall lining
Eaves	The underside lining of the roof overhang. Also referred to as a Soffit
Flashing	Folded metal designed to deflect water away from material junctions
Framing	Typically the timber supporting structure
Facing	Timber trim typically used around window and door openings
Fascia	Typically the board where the spouting is mounted
Gable	Exterior cladding above the ceiling line
Gully Trap	Drain
Guttering	Collection point for collecting water runoff from a roof. Also referred to as spouting
Joist	Horizontal framing typically used for ceiling or floor framing
Lintel	A supporting beam above window and door openings
Lichen	A fungus type growth
Membrane	An impervious product designed to form a moisture barrier
Parapet Wall	A wall that typically protrudes up past the roof line or wall that forms a balcony
Pile	Concrete or timber which is cemented into the ground which supports the floor structure
Purlin	Horizontal structural member in a roof
Ring Foundation	Continuous concrete foundation around the perimeter of the house
Scotia	Finishing trim between wall and ceiling
Subfloor	Framing below the floor level
Stud	Vertical wall framing
Soffit	The underside lining of the roof overhang. Also referred to as eaves
Valley	A tray between two roof angles which collects rain water runoff

SUMMARY LIST OF FEATURES INSPECTED

Site	YES	NO	N/A
Orientation of living spaces	☒	☐	☐
Site Exposure, contour & vegetation	☒	☐	☐
Retaining Walls	☐	☐	☒
Paths, steps, handrails & driveways	☒	☐	☐
Fencing	☒	☐	☐
Surface water control	☒	☐	☐
Subfloor	YES	NO	N/A
Location of access point	☒	☐	☐
Accessibility	☒	☐	☐
Foundation type & condition	☒	☐	☐
Foundation walls	☒	☐	☐
Ground condition	☒	☐	☐
Ground vapour barrier	☐	☐	☒
Drainage	☒	☐	☐
Ventilation adequacy	☒	☐	☐
Pile type	☒	☐	☐
Pile to bearer connections	☒	☐	☐
Obvious structural alteration	☐	☒	☐
Ground clearance of timber framing	☒	☐	☐
Floor type	☒	☐	☐
Timber framing & bracing	☐	☐	☒
Insulation type, thickness & condition	☒	☐	☐
Plumbing - material types, leakage & support	☐	☒	☐
Electrical wiring type & support	☐	☐	☒
Insect and pest infestation	☒	☐	☐
Rotting Timbers	☒	☐	☐
Debris	☐	☐	☒
Exterior	YES	NO	N/A
Construction type	☒	☐	☐
Cladding	☒	☐	☐
Chimneys	☐	☐	☒
Exterior Stairs	☐	☐	☒
Balconeys, Verandahs, patios etc	☒	☐	☐
Roof	YES	NO	N/A
Roof Material	☒	☐	☐
Roof Condition	☒	☐	☐

17 c Epiha Street , Paraparaumu, Kapiti

Roof Water Collection	☒	☐	☐
Downpipes	☒	☐	☐
Eaves, fascia & soffits	☒	☐	☐
Roof Space	YES	NO	N/A
Accessibility	☒	☐	☐
Roof Cladding	☐	☒	☐
Thermal insulation type, clearances, approximate thickness & coverage	☐	☒	☐
Sarking	☐	☒	☐
Party walls, fire proofing	☐	☒	☐
Roof underlay & support	☐	☒	☐
Roof frame construction & connections	☐	☒	☐
Ceiling construction	☐	☒	☐
Obvious structural alteration	☐	☒	☐
Insert & pest infestation	☐	☒	☐
Rotting timbers	☐	☒	☐
Discharges into roof space	☐	☒	☐
Plumbing material types, leakage & support	☐	☒	☐
Electrical wiring type & support	☐	☒	☐
Tile fixings	☐	☒	☐
Interior	YES	NO	N/A
Ceilings	☒	☐	☐
Walls	☒	☐	☐
Timber Floors	☒	☐	☐
Concrete Floors	☐	☐	☒
Doors & Frames	☒	☐	☐
Electrical	☒	☐	☐
Heating Systems	☒	☐	☐
Kitchen benchtop	☒	☐	☐
Kitchen Cabinetry	☒	☐	☐
Kitchen Sink	☒	☐	☐
Kitchen Tiles	☒	☐	☐
Kitchen Air Extraction System	☒	☐	☐
Bathroom, WC. Ensuite	☐	☐	☒
Bathroom Floor	☒	☐	☐
Bathroom Cistern, Pan & Bidet	☒	☐	☐
Bathroom Tiles	☒	☐	☐
Bath	☒	☐	☐
Shower	☒	☐	☐
Bathroom Vanity/Washbasin	☒	☐	☐

17 c Epiha Street , Paraparaumu, Kapiti

Bathroom Ventilation	☒	☐	☐
Bathroom Special Features	☐	☐	☒
Laundry Location	☒	☐	☐
Laundry Floor	☒	☐	☐
Laundry Tubs/cabinet	☒	☐	☐
Laundry Tiles	☒	☐	☐
Laundry Ventilation	☐	☐	☒
Storage	☒	☐	☐
Stairs	☐	☐	☒
Exterior windows & doors	☒	☐	☐
Services	YES	NO	N/A
Fire warning & control systems	☒	☐	☐
Heating Systems	☒	☐	☐
Central Vacuum systems	☐	☐	☒
Ventilation Systems	☐	☐	☒
Security Systems	☐	☐	☒
Electrical Services	☒	☐	☐
Gas Services	☐	☐	☒
Water Services	☒	☐	☐
Hot Water Services	☒	☐	☐
Foul Water Disposal	☒	☐	☐
Grey water recycling sytem	☐	☐	☒
Rainwater collection systems	☐	☐	☒
Solar heating	☐	☐	☒
Aerials & antennae	☒	☐	☐
Shading systems	☐	☐	☒
Telecommunications	☒	☐	☐
Lifts	☐	☐	☒
Ancillary Spaces and Buildings	YES	NO	N/A
Exterior claddings	☐	☒	☐
Floors	☒	☐	☐
Roofs	☒	☐	☐
Subfloor	☐	☐	☒

For full details of the inspection refer to the inspector's "Property Report" and to NZS 4306:2005.

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Client

Site Address

Inspector

Brian Marsh

Qualifications

NZ trade qualified builder for over 20 years

Date of Inspection

7/31/2026 1:00:00 PM

The following areas of the property have been inspected

	YES	NO
Site	☒	☐
Subfloor	☒	☐
Exterior	☒	☐
Roof	☒	☐
Roof Space	☒	☐
Interior	☒	☐
Services	☒	☐
Ancillary Spaces and Buildings	☒	☐

Any limitations to the coverage are detailed in the report.

Certification

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4305:2005 Residential property inspection - and I am competent to undertake this inspection.

Signature



Date

31/07/2026

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a 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.

Summary

Time of Inspection	1 pm
Weather Conditions	Fine
People In Attendance	Inspector No Disclosurers passed on



small area of surface rust needs treating at
the front of the house

Site

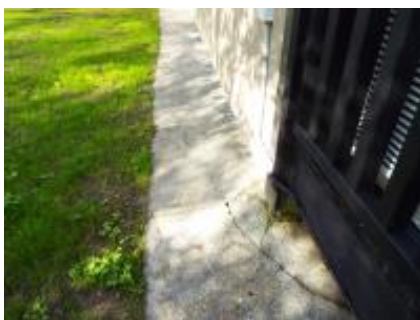
Orientation of living spaces	Open-Plan living spaces Generally good
Site exposure, contour & vegetation	Not landscaped
Retaining Walls	N/A
Paths	Concrete Normal settlement cracks to some areas All appears in good order
Steps & Ramp	Timber Generally Good
Handrails	N/A
Driveways	Gravel Generally Good
Fencing	Timber Generally Good
Surface Water Control	Slopes towards house No issues found at the time of inspection



drive in good order



new fence noted



paths fine



good order

Subfloor

Location of Access Point	NO ACCESS FOUND Photos from under base boards
Accessibility	Not Found
Foundation	Timber piles Generally Good
Foundation Walls	Timber Piles Generally Good
Ground condition	Dry
Ground vapour barrier	N/A
Drainage	Average
Ventilation	Generally Good
Piles	Generally good
Pile-Bearer connections	Various fixings Generally Good
Structural alteration	Always check council records for alterations and permits
Ground Clearance	Adequate
Floor Type	Timber Generally Good Floor coverings in good order
Timber framing & bracing	N/A
Insulation	Polystyrene Generally Good
Plumbing	Unable to sight all areas where the plumbing is..
Electrical	N/A
Insects/Pests	None sighted
Rotting timbers	None sighted
Debris	N/A

17 c Epiha Street , Paraparaumu, Kapiti



all dry at the time of inspection



piles appear in good order



appears well insulated



no issues

Exterior

Construction Type	Single Storey Exterior appears well painted
Exterior Cladding	Iron Generally Good
Chimneys	N/A
Exterior stairs	N/A
Balconies/Verandahs/patios	Timber Generally Good
Windows	Aluminium Generally Good Windows in good working order
Doors	Aluminium Generally Good Doors all in good working order

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exterior appears well painted



joinery in good working order



good flashing detail



deck appears fine



no issues



all fine at the time of inspection

Roof

Roof Material	Iron Generally good
Roof Condition	Sighted from ladder due to safety
Water Collection	Plastic Gutters need regular cleaning
Downpipes	Plastic Generally Good
Eaves, Fascia, Soffits	Timber Generally Good
Skylights	N/A



no issues



roof appears in good order



keep gutters clean



no issues

Roof Space

Accessibility Timber lid
Screwed shut - Unable to access

Roof Cladding

Insulation

Sarking

**Party walls & fire
proofing**

Roof underlay & support

**Roof Frame
construction/connections**

Ceiling Construction

Structural Alteration

Insects/Pests

Rotting Timbers

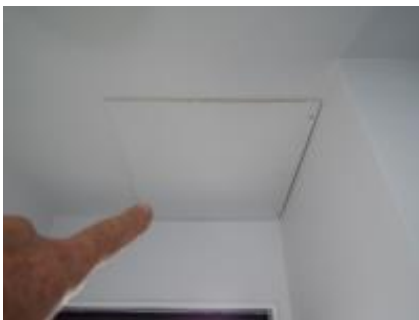
Leaks

Plumbing

Electrical

Tile Fixings

Header Tank

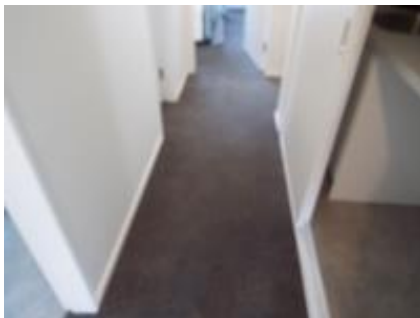


access panel screwed shut

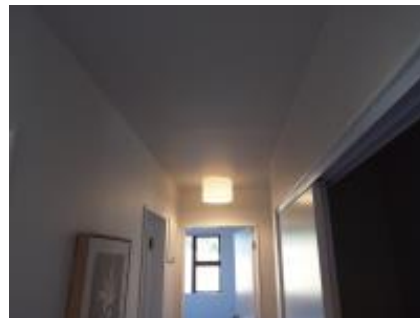
Interior

Ceilings Plaster
Generally Good

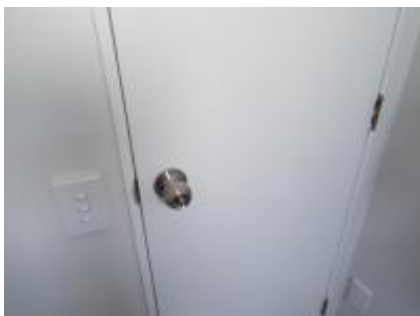
Walls	Plaster Generally Good Interior appears well painted
Timber Floors	Particle Board Generally Good Floor coverings in good order
Concrete Floors	N/A
Doors & frames	Hollow Core Generally Good Doors all in good working order
Electrical	TPS (plastic) Generally Good
Heating	Heat pump Generally Good Not tested
Central Vacuum	N/A
Ventilation Systems	N/A



floor coverings in good order



interior well painted



doors in good working order



not tested

Electrical

Lights and Powerpoints	Services are noted at the time of an inspection, but this does not constitute a detailed appraisal Not all powerpoints have been checked..
Electrical Cabling	TPS (new plastic coated cable) Generally Good
VIR Conduit Wiring (metal conduit)	N/A
Grid connection to house	Underground No issues at the time of inspection
Meter Board	Outside on wall Good condition
Switchboard	Circuit Breaker Good condition
Underground(connection to house)	No issues
EV Power wall charger	N/A
Solar Power	N/A



good order



good order



Gas & Water

Gas connection	N/A
Water Connection	Reticulation Toby unsighted
Hot water	Mains pressure Electrical Cylinder Good 177 Litre - 2023 cylinder
Foul Water	Town supply No issues found at time of inspection
Grey water	N/A
Rainwater Collection	N/A
Solar Heating	N/A
Tank - trickle feed	N/A



drain clean at the time of inspection



good order



plumbing fine at the time of inspection



no issues

Fire

Smoke Alarms	Recommend alarms be fitted
Sprinklers	N/A
both type's noted.	N/A
Heat sensor	N/A

Security

Burglar Alarm	N/A
Exterior Lights	Exterior lights Generally good
Security Door Locks	To all exterior doors Generally Good
Security Window Locks	Present Generally good
Security Doors	N/A



Misc.

Aerials	UHF Antenna. Sky Dish and Cable Generally Good
Shading	N/A
Telecommunications	Cable Generally Good
Lifts	N/A
Closets	Hallway Closet Generally Good
Stairs	N/A



General

Gardens	Generally Good
Fencing	Generally Good
Paths and Steps	Generally Good
Structural (visual)	Generally Good



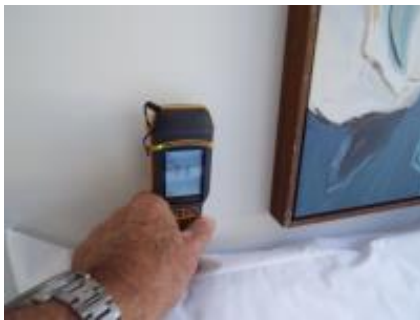
Moisture

Levels were found to be	NO ISSUES FOUND AT THE TIME OF INSPECTION Acceptable in all areas checked Protimeter SurveyMaster (model BLD5375)Search Mode (Non-Invasive): Uses radio frequency to scan up to (19 mm) (0.75 inches) deep below the surface. It gives a relative reading from 60–999 and is ideal for rapidly checking walls and floors unaffected by surface moisture. Green light indicates dry, red light indicates wet..
Possible causes of moisture	N/A

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Further investigation recommended

N/A

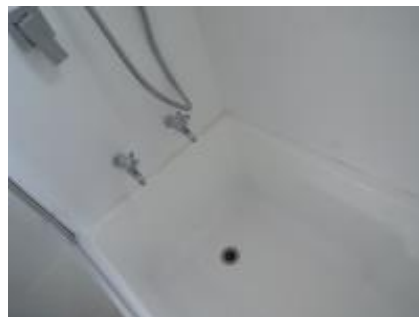
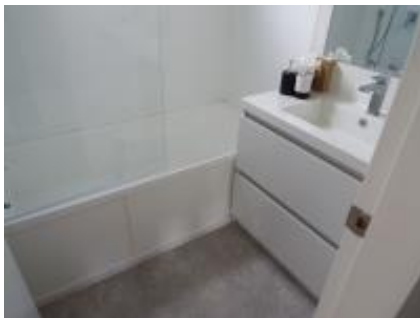


Bathroom

Floor	Vinyl Brand new
Toilet	Double flush Good
Wall Tiles	Ceramic Brand new

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Bath	Plastic Brand new
Shower	Plastic Brand new
Vanity	Moulded Basin Brand new
Ventilation	Ducted Good
Under Floor Heating	N/A
Ensuite	N/A
Sauna	N/A
Shub	N/A

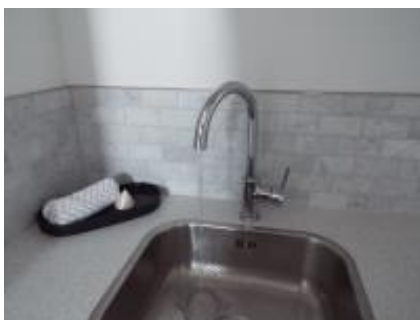
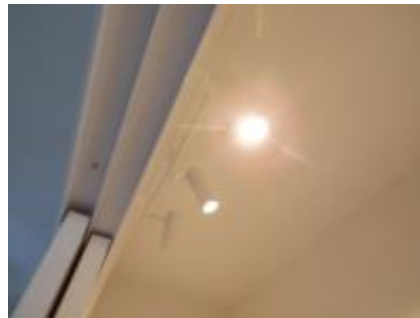


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Laundry

Location	Internal
Floor	Timber Generally Good
Tubs	Stainless Steel Brand new
Dryer	N/A
Walls	Plasterboard Generally Good
Ceiling	Plaster Generally Good
Floor coverings	Vinyl Brand new



Kitchen

Benchtop	Formica Brand new
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Cabinetry	Prefinished Brand new
Sink	Stainless Steel Single Brand new
Tiles	Ceramic Brand new
Extraction System	Vented Brand new
Oven	Under Bench Brand new
Dishwasher	Standard Dishwasher Brand new
Waste disposal	N/A



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Lounge - Dining Room

Floor	Carpet Brand new
Wall	Plasterboard Generally Good
Ceiling	Plasterboard Generally Good
Windows	Aluminium Generally Good
Doors	Hollow Core Generally Good

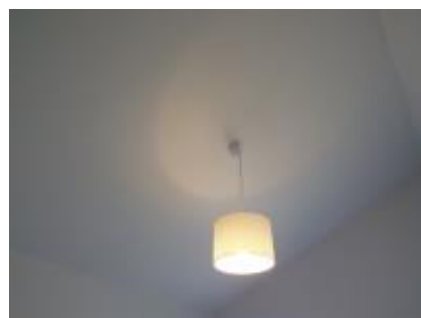


Bedrooms

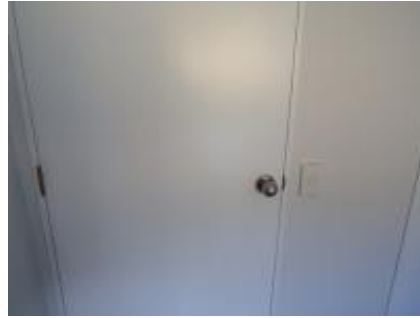
Floor	Carpet Brand new
Wall	Plasterboard Generally Good
Ceiling	Plasterboard

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	Generally Good
Windows	Aluminium Generally Good
Doors	Hollow Core Generally Good



17 c Epiha Street , Paraparaumu, Kapiti



Carport

Roof	Iron Generally Good
Walls	Timber posts Generally Good
Floor	Gravel Generally Good
Subfloor	N/A



Areas Not Inspected

Policy

Scope:

The inspection corresponding report are based on a visual inspection of the standard systems and components of the home, which is subject to limitations. The purpose of the inspection is to identify current deficiencies that are visually identifiable at the time of the inspection. The inspection and subsequent report shall cover: grounds, structure, exterior, roofs, plumbing, electrical, interior, and insulation/ventilation and is subject to reasonable access and limitations. The inspection will be conducted in accordance with NZS 4306: 2005 Residential Property Inspection. The inspection does not include the operation, adequacy or predicted life expectancy of appliances or systems on the property.

Limitations:

Any areas that are hidden or inaccessible due to permanent or temporary aspects of the property (such as 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 arising that were hidden or inaccessible at the time of the inspection. Nothing will be dismantled during the inspection, and there will be no destructive testing performed. Appliances or equipment will not be dismantled, and no determination of their efficiency or operation will be made.

The inspection report should not be taken as a statement of compliance with any governmental or nongovernmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or potential adequacy or performance of the property, structure, systems, or their component parts. This report does not constitute any express or implied warranty of salability or fitness for use regarding the condition of the property and it should not be relied upon as such.

The report and all consulting services provided by Brian Marsh Property Inspections or the Consultants employed by that company will be provided solely for the use of the Client who gives the instructions. Brian Marsh Property Inspections does not now and will not hereafter assume any responsibility to any person other than the Client who gives instructions to us under this document for any reason whatsoever including breach of contract, negligence (including negligent misstatement) or wilful act or default of the Company or others by reason of or arising out of the provision of the Report and the consultancy services to be given. Any person, other than the Client who uses or relies upon this Report or the matters contained in it does so at the risk of that person.

The Report will be completed for the specific purpose stated in the Report and no responsibilities accepted to any person including the Client in the event that the Report is used for any other purpose.

The Report relates to the situation at the date of the preparation of the Report and is relevant to the circumstances, which prevail at the time.

The whole or any part of the Report may not be included in any published document or circular or statement except with the prior written approval of Brian Marsh Property Inspections as to the form and context in which it may appear.

No claim shall be made against the Company arising directly or indirectly upon or attributed to or in consequent of:

- (a) The ingress of water into a building or structure and any physical loss or damage to the building or structure arising directly or indirectly in whole or in part from the ingress of water.
- (b) Rot or gradual deterioration of a building or structure arising directly or indirectly in whole or in part from the ingress of water.

The Report to be given by the Company will comment on the presence of hazardous material such as asbestos, other chemicals, toxic waste and other potentially hazardous materials to the extent that it is possible to determine their presence by a superficial examination of the premises, which will not reveal hidden substances. If the Client is concerned about the presence of asbestos, other chemicals and toxic waste or other potentially hazardous materials, then a more thorough examination of the premises may be required including permission to remove certain building materials in order to examine what lies underneath. While due care will be taken to note the presence of such potentially hazardous materials as are visible upon a superficial

examination of the premises, the Report will not constitute an environmental audit and a full Report on potentially hazardous service materials could not be undertaken without additional work and research being carried out with the consent of the Client and with additional costs to the Client.

The Report is furnished subject to the provisions of the Consumer Guarantees Act 1993 and to the limitations contained therein relating to services supplied to a consumer. Unless this Report is acquired for the purposes of a Business as defined in the Consumer Guarantees Act 1993 (in which case the guarantees contained in that Act shall not apply) if there is any inconsistency between the provisions of the Consumer Guarantees Act 1993 shall prevail.

The written Report of the Company shall constitute the whole of the Report of the Company and no oral or verbal comments shall be considered to be part of the Report of the Company to the Client.

The Report will relate to the condition of the property at the date of inspection and no assumption should be made that the Report will remain accurate on future dates.

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).

Inspection Exclusions:

Building code violations, zoning violations, geological stability, soil conditions, structural stability, engineering analysis, insect or other infestations, asbestos, formaldehyde, water/ air contaminants, toxic moulds, hidden rot, radiation & environmental hazards, detached buildings & sheds, pool, spa & sauna bodies and related piping or equipment, private water systems, septic systems, specialized electronic control systems, elevators, water treatment and purification systems, solar systems, internal system components.

Report Exclusions:

The report does not cover appraisal of property value, repair estimates, prediction of life expectancy of any item or system, minor and/or cosmetic problems, latent or concealed defects. We will consider Weather Tightness, 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 is the domain of a specialist report.

Moisture:

This report does not cover any buildings suffering from rotting homes, leaky homes and toxic mould situations. This report cannot give any waterproofing guarantee, however, signs of moisture ingress are looked for and spot checking is carried out predominantly around windows, doors and identified risk areas with a moisture meter. It is important to be aware that the lack of moisture indicators does not confirm that a property does not have moisture issues as moisture levels can be obscured and vary seasonally, and can often be much lower in cases of advanced decay. The inspector will use a non-invasive moisture meter to look for evidence of variation from normal levels. In areas where higher than normal moisture levels are found the inspector will recommend further investigation be undertaken. Decay in framing can only be confirmed through invasive testing (damaging wall linings) and cannot be undertaken without the written consent of the property owner. Further investigation should only be undertaken by either an Accredited Building Surveyor or a Specialist Weather tight Surveyor with the appropriate skills and training

Disputes and Limitation on Liability:

The client understands and agrees that any claim against the accuracy of the report whether by error or omission, is limited to the failure of the inspector to adhere to the New Zealand Standard NZS 4306: 2005 Residential Property Inspection. The client agrees to notify the inspector of any dispute in written form within ten days of discovery. The client agrees that unless a case of emergency exists, no repairs, replacements or alterations of the claimed error or omission shall be made before the inspector has re-inspected the item in question. Client understands and agrees that failure to notify the inspector and allow re-inspection as stated above shall constitute a waiver of any and all present and future claims regarding the report and item in question.

To raise a dispute with Brian Marsh Property Inspections please contact our office immediately to request a

claim form.

Important information for Purchasers:

It is possible for problems in a house to be disguised to prevent detection. If, on the day you move into the property, you notice any issues that were not previously visible or included in the report then you should immediately contact us.

Important Information for Vendors:

The vendor is required to notify the inspector of any existing or previous conditions that may be or become an issue ,at or before the time of the inspection.

Cancellation Policy:

A fee of \$100 will be charged for any cancellation notified more than 24 hours prior to the scheduled inspection time. The full fees for the inspection will be charged for any cancellation less than 24 hours prior to the scheduled inspection time.

Payment Policy:

Payment is due upon or before delivery of the report to the client. All costs associated with debt collection will be added to the value of the invoice. Interest will be added at 5% 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.