



SUMMARY

46 Murphys Rd, Christchurch,
Canterbury 8025

Tallia
27/11/2024

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5.4.1 Roof System Images

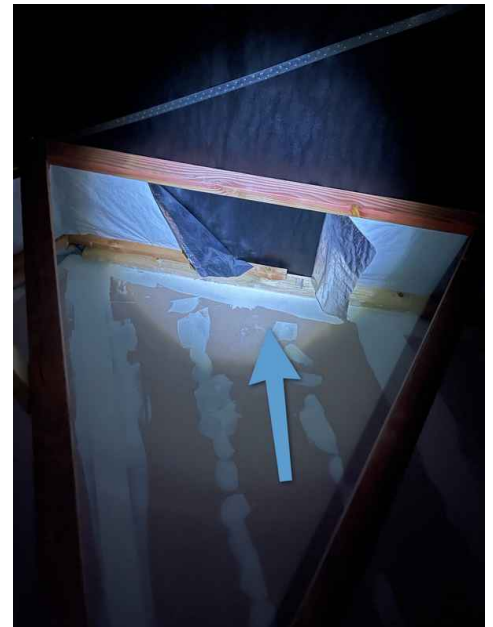
MAINTENANCE RECOMMENDATIONS



Regular cleaning and preventative maintenance will prolong the longevity of the roof system. [More information can be found by clicking here.](#)

6.3.1 Roof Underlay

RIPS/TEARS WERE NOTED TO THE ROOFING UNDERLAY



6.4.1 Roof Space Images:

MAINTENANCE RECOMMENDATIONS



Regular checks of the roof cavity are recommended, these checks should be a visual inspection looking for vermin and any water ingress or staining, if any issues are noted remediation is recommended. [More information can be found by clicking here.](#)

9.1.1 Fences

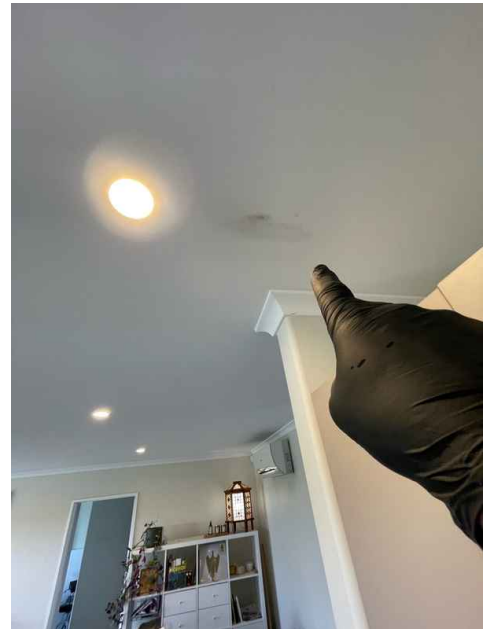
GENERAL MAINTENANCE

The fencing is in an average condition that consistent with its age, general maintenance to loose/damaged timber is recommended.



14.1.1 Walls and Ceiling

MARK ON CEILING- OWNER ADVISES THIS IS FROM AN AEROSOL PEST DISPENSER



14.4.1 Flooring

MINOR WEAR ON THRESHOLD

 Maintenance Item



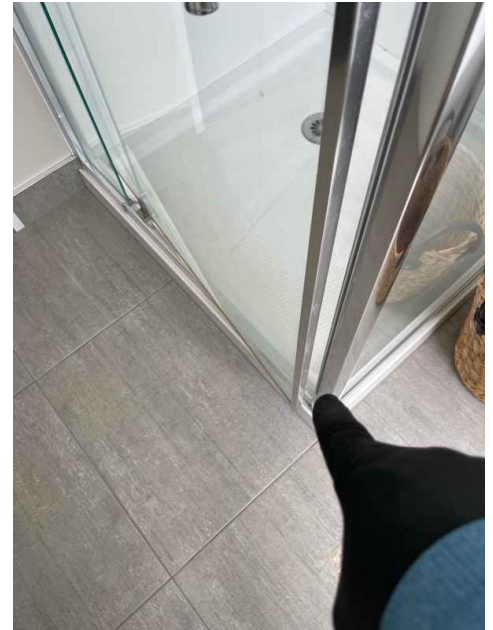
18.5.1 Fixtures

SHOWER DOOR REQUIRES ADJUSTMENT

 Maintenance Item

Maintenance to the shower door is required to restore smooth operation.

Recommendation
Contact a qualified professional.



23.1.1 Floor System

CRACKING TO FLOORS NOTED

Maintenance Item

This is deemed consistent with the age and concrete expansion and contraction.

