



KIWI HOUSE INSPECTIONS  
Trading as  
ARCHITECTS OF BUILDING LIMITED  
21 Braeburn Crescent Mandeville Canterbury  
Free Phone 0800 743 236  
Phone or Text 027 55 22 004  
Website [www.kiwiinspections.nz](http://www.kiwiinspections.nz)  
Email: [Aaron@kiwiinspections.co.nz](mailto:Aaron@kiwiinspections.co.nz)

# INTRODUCTION

## Independent building inspection report on 10 Goodland Place, Rolleston



This report has been prepared at the request of Alok Semwal.

Alok is the prospective purchaser of the property and has engaged Kiwi House Inspections to inspect the dwelling and provide a pre-purchase building inspection report on the dwelling.

The inspection was carried out on the 03rd July 2022 by Aaron Krahagen, being a qualified building consultant, builder and carpenter with over 25 years practical building experience, both commercial and residential in New Zealand and offshore.

# INSPECTION DETAILS

**DATE:** 03rd July 2022

**INSPECTOR:** Aaron Krahagen

**CLIENT NAME:** Alok Semwal

**ADDRESS OF PROPERTY:** 10 Goodland Place, Rolleston

**OTHERS PRESENT** Vendor

**AT TIME OF INSPECTION:**

**WEATHER CONDITIONS** Fine

**AT TIME OF INSPECTION:**

# RATINGS AND GLOSSARY

## CONDITION RATINGS

As New	Where the condition and function are "as new"
Good	When the condition and functionality is good irrespective of its type and age, and often better than would be expected for the property in question given its type and age.
Generally Good	When the condition and functionality is good given what would be expected under normal use condition for a property of this type and age.
Average	When the condition and/or functionality is below what would normally be expected for an item, area or material of its type and age. It is still functional but showing obvious sign of wear and tear and possible damage that may require remediation in the near future.
Poor	The condition is well below the standard expected under normal use conditions for a property of this type and/or age. It may also be in a non-functioning condition. There is damage or excessive wear. Replacement or maintenance is strongly recommended.

## GLOSSARY OF KEY TERMS

<b>Cladding</b>	Soffit / Eaves	Horizontal or pitched linings under the roof overhang.
	Cladding	The material on the outside of the dwelling.
	Direct-fixed	The construction method where the external cladding is fixed directly to the internal framing (no ventilation cavity).
	Cavity system	The construction method by which a gap is introduced between the external cladding and the internal timber framing.
	EIFS	Externally insulated finishing system.
	Monolithic	An unbroken or smooth appearance used to cover various types of cladding. The <i>main</i> types are Solid Plaster (stucco), Texture Coated Fibre Cement sheets and EIFS (plaster applied over a polystyrene base sheet).
<b>Roofing</b>	Fascia	Timber or pre-finished metal facings at the end of the roof line.
	Bargeboard	The board at the gable end.
	Ceiling cavity	The space between the ceiling internally and the exterior roof cladding.
<b>Flooring</b>	Piles	The main structure support for the subfloor.
	Bearers	The main structural material that sits between the piles and the floor joints.
	Joists	The main structural material that sits on top of the bearers and holds the flooring.
	Ring Foundation	The foundation footing that runs the perimeter of the dwelling.
	Flooring	Flooring may be either concrete slab or timber
<b>Windows and Doors</b>	Joinery	This refers to the windows and doors installed externally to the dwelling.
	Hardware	Internal door and window handles, general catches and hinges to windows and doors and cupboards.
	Sill	The material at the bottom of a window (internally and externally).
	Reveal	The internal surround of a window.
	Window frame	The exterior frame around the window.
	Door jamb / frame	The door-surround.
<b>Plumbing</b>	Gully trap	The collection point outside the building for grey wastewater. It is connected to the sewerage system.
	Header tank	A small tank which supplies water to the low-pressure hot water cylinder, normally located in the ceiling cavity but sometimes on the roof.
	Toby tap	The tap that turns water on and off to the dwelling. Often found at the front of the dwelling (street).
	Storm water	Water from gutters and paved areas.
	Vent pipe	Vent for sewer system, hot water system and other cylinders.
	Wastepipes	Pipes attached to showers, vanities, kitchen sinks, toilets, laundry tubs and connect to the gull trap.
<b>Appliances</b>	Sanitary appliances	This includes all bathroom and kitchen basins, laundry tubs, toilets etc
	General appliances	Oven, cook top, extractor fan, Insinkerator

For more general building related information please visit [www.branz.co.nz](http://www.branz.co.nz)

TO: Alok Semwal

## **INDEPENDENT BUILDING INSPECTION**

**10 Goodland Place, Rolleston**

Following a recent inspection of the above property, we are pleased to submit our report and findings as follows:

### **DESCRIPTION**

A standalone 4-bedroom dwelling. The dwelling is built in a single level configuration.

Construction consists of a profiled metal roof in a standard hip/valley formation, Metal external spouting and downpipes.

The exterior cladding is a manufactured plaster on an AAC installed over a vented and drained cavity system.

The soffits are painted fibre cement sheets.

The exterior joinery consists of aluminium frames with painted jambs, glazing is double glazing.

The dwelling is in near new condition.



# FOUNDATIONS AND SUBFLOOR

**LIMITATION:** A visual inspection of the foundations was limited due to the external finished ground levels around the perimeter of the dwelling. Therefore, our comments and observations are based on a visual inspection of approximately 10% of the foundation wall area which was above the finished ground levels. For a more detailed analysis we recommend consultation with a relevant foundation specialist.

**LIMITATION:** A visual inspection of the concrete slab was unable to be completed due to floor coverings throughout the dwelling. Shrinkage cracks may have been sighted, these are not noted as are deemed consistent with concrete as a construction material, however if areas of concern or vertical displacement is visible these would be noted.

The dwelling is constructed on the following foundation system, Concrete slab on ground, it is presumed that this is placed over a granular base with a damp-proof membrane and complies with NZ3604 SECTION 7.

Generally, the foundation construction appears to be well constructed and is currently in good foundation condition for their type and age showing no obvious signs of stress movement either vertically or horizontally.

Viewing of the foundations was limited due to the current ground heights obstructing the foundation.

Floor levels were randomly checked with a zip level in various locations throughout the dwelling, the dwelling appears to be within the Ministry of Business, Innovation and employment guidelines, variation in level over the floor plan is <50 mm, please note this is not a floor level survey, tolerances in measuring devices and benchmarks may occur.



## EXTERIOR FINISHED GROUND LEVELS

The current finished ground levels are satisfactory to prevent any moisture ingress by means of capillary action, with concreted and paved areas having the correct falls away from the dwelling and channelled into the appropriate cesspits.

It is recommended that vegetation is kept clear of the foundation and that ground clearances are maintained.



**Recommendations:** Ground and garden levels should be kept below and clear of the cladding and finished floor heights to minimise water ingress, unless specialised drainage is installed the current standards taken off the floor are A min of 150mm to permanent paving and 225mm to unprotected ground



## ROOF, FASCIA & GUTTERS

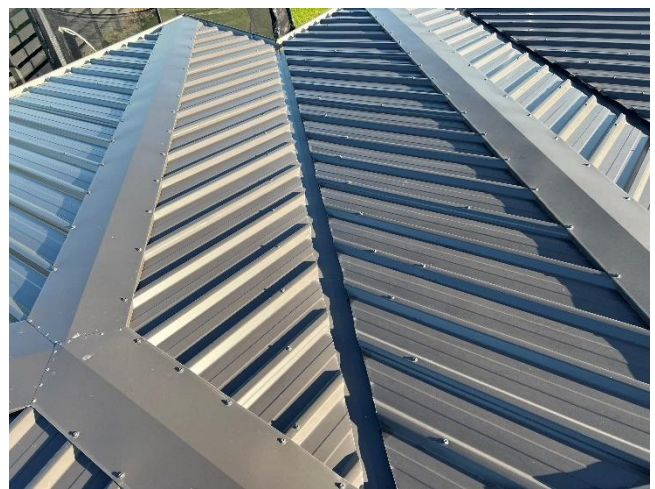
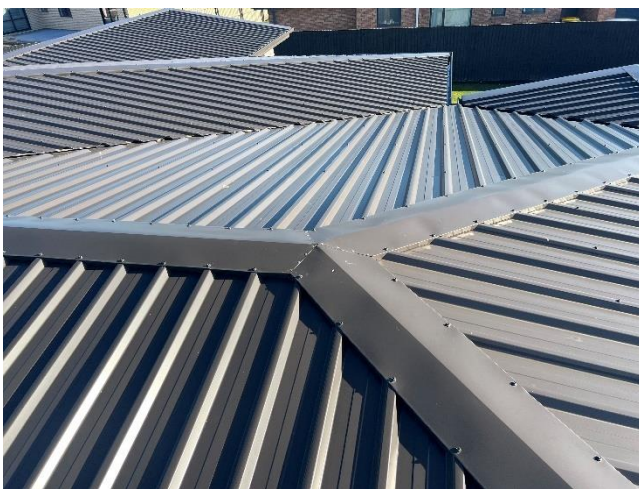
**LIMITATION:** A visual inspection of the roof, fascia and gutters was limited as there was no safe roof access at the time of the inspection. Therefore, our comments and observations are based on a visual inspection of approximately 45% of the roof area. This was mainly from the top rung of a 3.6-metre ladder. For a more detailed analysis we recommend consultation with a relevant roofing specialist.

The roof is a profiled metal roof generally in good condition, showing no signs of foot/traffic damage with all flashings suitably fixed.

Roof penetrations are flashed and sealed appropriately.

Metal external spouting and downpipes are well fixed in accordance with good trade practice.

Soffits are painted fibre cement sheets with a paint finish.



**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 @ <http://www.maintainingmyhome.org.nz/maintenance-guides/roof-maintenance-guide/>



## ROOF FRAMING AND INSULATION

**LIMITATION:** A visual inspection of the ceiling cavity was limited due to the insulation, which obscures the lower roofing elements. Therefore, our comments and observations are based on a visual inspection of approximately 60% of the total dwelling ceiling cavity area. The roof access is located in the laundry.

The roof design and construction consist of conventional, specific design manufactured roof trusses in a hip/valley formation are in good condition with purlins well attached. Trusses are skew-nailed, and "z" nailed to comply with NZS3604.

The ceiling is well insulated with glass wool insulation to flat ceiling areas, the insulation is in good condition. Roofing underlay is a bitumen mesh supported paper with no visible issues.

Regular checks of the roof cavity is recommended to ensure no leaks or rodent activity to the roof space.



**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 at <http://www.maintainingmyhome.org.nz/maintenance-guides/roof-maintenance-guide/>

# CLADDING

**LIMITATION:** Our inspection of the cladding was limited to what could be observed from ground level and what was not obscured behind garden vegetation, buildings, fencing or other buildings or materials in very close proximity to the cladding area.

The cladding system is a manufactured plaster system over a vented and drained cavity system.

The plaster system appears to be installed over an AAC panel, a hand applied plaster and paint system has then been applied, the cladding system has been installed to a good trade standard at the time of construction with no current visible issues noted at the time of inspection, it is recommended that council records are checked to verify the cladding substrate used.



**Recommendations:** Regular cleaning is recommended to the cladding system. More information can be found at <http://www.maintainingmyhome.org.nz/maintenance-guides/external-wall-maintenance-guide/> <http://www.maintainingmyhome.org.nz/maintenance-guides/painting-guide/>

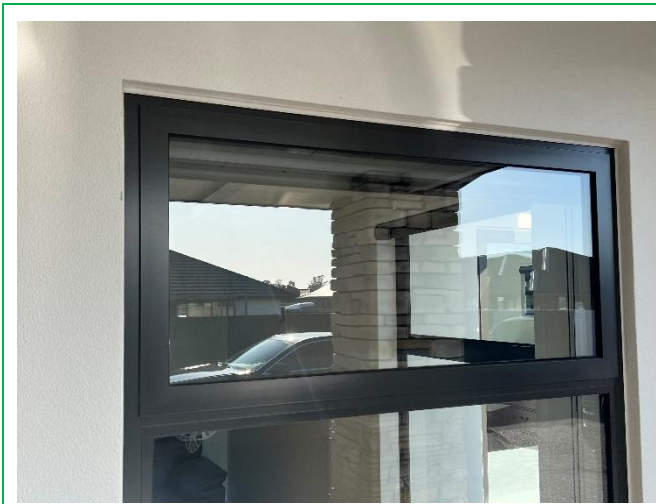


## EXTERIOR JOINERY

The exterior joinery consists of powder coated aluminium joinery with timber jambs that have a paint finish applied. Glazing consists of double glazing that is secured by rubber gaskets.

Doors and windows are operating correctly with locks and latches functioning adequately. the joinery has been flashed and sealed as required at the time of construction.

Generally, the exterior joinery is in good condition for its age. It is recommended that the exterior joinery is regularly cleaned and maintained to prolong the life of the system and minimise issues that may occur. Please ensure drainage channels are kept clear of any debris.



**Recommendations:** Regular cleaning and maintenance is recommended to the window system. More information can be found @ <https://www.wganz.org.nz/guides/maintenance/>



## DRAINAGE & PLUMBING

**LIMITATION:** We cannot confirm the condition of drainage past the fittings attached directly to the sanitary appliance and as seen visually at the gully trap(s) and storm water drain(s). If drainage is a concern, we recommend a professional drainage specialist is consulted as the drains may require more specialised camera technology to be employed.

The sanitary appliances installed in the dwelling appear to have been fitted with appropriate PVC wastes and traps. Adequate falls appear to have been obtained from the units to the discharge points. Wastepipes appear to be correctly fitted to the gully traps.

The finished height above ground level of the gully traps is adequate to prevent the ingress of surface water entering the sewer system.

The pressure of the taps is good. Plumbing fittings are in good condition.

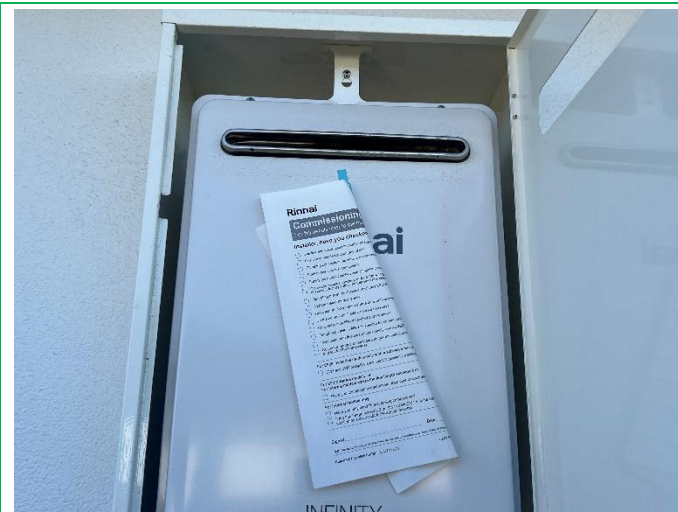
Downpipes discharge into downpipe inlets.



## WATER HEATING

**LIMITATION:** Comments are limited to that which could be realistically seen without removing any panels, insulation, moving personal items or that which could not be seen behind walls, in the floor and ceiling area.

Hot water heating is achieved by a gas califont that has been installed to the exterior. It appears to have been installed to a good standard of finish, with the correct taps and fittings having been installed.



**Recommendations:** Regular checks for leaks and issues is recommended. More information can be found at <http://www.maintainingmyhome.org.nz/issues-and-repairs/term/water-heating/> <https://www.masterplumbers.org.nz/homeowner-info/tips-and-advice/staying-safe-with-gas/>

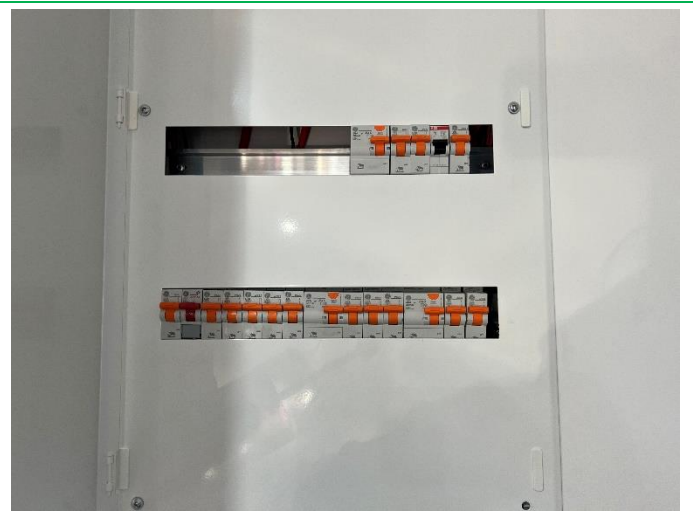
## ELECTRICAL

**LIMITATION:** With the exception of some wiring noted in the ceiling cavity and that observed at the meter box and distribution box, no other wiring was inspected. However, any visual sign of heat build-up at the meter, distribution box and power plugs will be noted if present.

A standard electrical meter board has been professionally installed to the interior of the dwelling.

A standard distribution board has been professionally installed to the interior of the dwelling, with no obvious signs of excess heat build-up at either the board or power points.

A home alarm system is installed, this was not tested.



**Recommendations:** electrical work is a restricted trade and should only be completed by a registered electrician. Further information and tips can be found at <http://www.maintainingmyhome.org.nz/issues-and-repairs/term/electrical/>



## HEATING

Heating to the dwelling is achieved by a heat pump that is in the living room.

The heat pump was tested and found to be working with no visible issues.

It is recommended that the heat pump is regularly serviced as per the manufacturer's recommendations.

Further heating is supported by wall mounted electric heating.



**Recommendations:** Regular cleaning and servicing of heating is recommended; further information and tips can be found at <http://www.maintainingmyhome.org.nz/issues-and-repairs/term/heating>

## HARDSCAPING

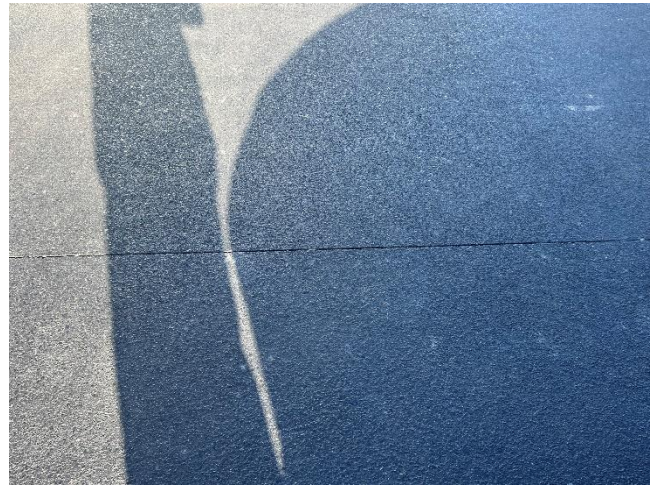
Concrete is a product that cracks will appear in, these can be a due to a combination of factors, cracks that appear to be consistent with the age and use may not be noted as are deemed to be consistent with the product and use.

The driveway is exposed aggregate concrete, paths and patio have been constructed of exposed aggregate concrete. These are in generally good condition for their age and intended use.

The surfaces appear to fall away from the dwelling, with no visible signs of ponding at the time of inspection

Cracks are noted to the concreted surfaces, these appear to be consistent with the age, construction techniques and general use of the concreted surfaces.

Regular cleaning and maintenance are recommended.



**Recommendations:** Regular cleaning and maintenance is recommended.



# FENCING

Fencing consists of a timber paling installed on a timber post and rail.

In general fencing is in good condition however some areas are in contact with the ground, this can increase and promote decay to the bottom edges of the timber palings.



**Recommendations:** Regular cleaning and maintenance of damaged palings is recommended.



## INTERIOR

**LIMITATION:** Interior observations are based on what can be seen during the inspection without moving personal items, furniture or other fixtures and fittings contained in the dwelling. We also make our observations based on what can be reasonably seen from a normal standing position, with an approximate viewing distance of 2m. Our observation takes into consideration normal wear and tear and lived-in damage expected in a dwelling of this type and age.

The interior of the dwelling is in a near new condition.

Walls and ceilings consist of a plasterboard lining that has been plastered and painted to a good trade standard. These are currently in good condition.

Internal doors are operating correctly throughout.

Floor coverings consist of carpet, engineered timber and tiles to the wet areas, these are in good condition with wear and tear consistent with the age of the floor coverings.

Light fittings both surface mounted and recessed are in good condition and functioning correctly.

The kitchen consists of manufactured timber joinery with a stone benchtop, which is in near new condition. Electrical appliances include a vented range hood, and an electric hob. Untested appliances include an inbuilt oven and a dishwasher. The sink does not appear to be leaking.

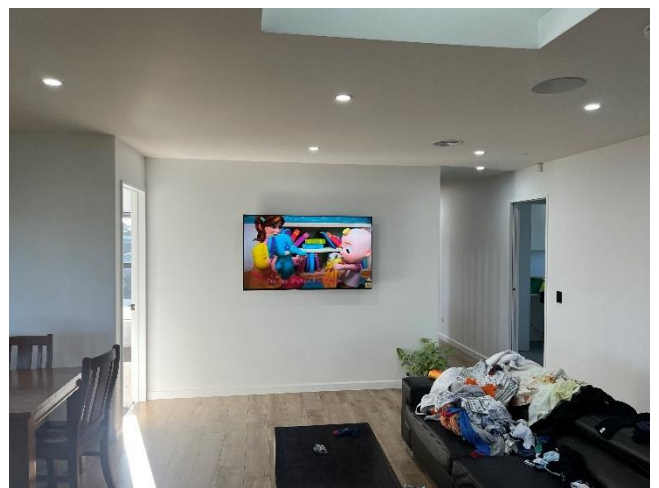
Bathrooms have been tested and found to be in good condition, no current issues were noted at the time of inspection, it is recommended that an extraction fan is utilised to minimise moisture within the room.

The laundry is in the laundry, the laundry tub is in good condition and functioning with no current visible issues.

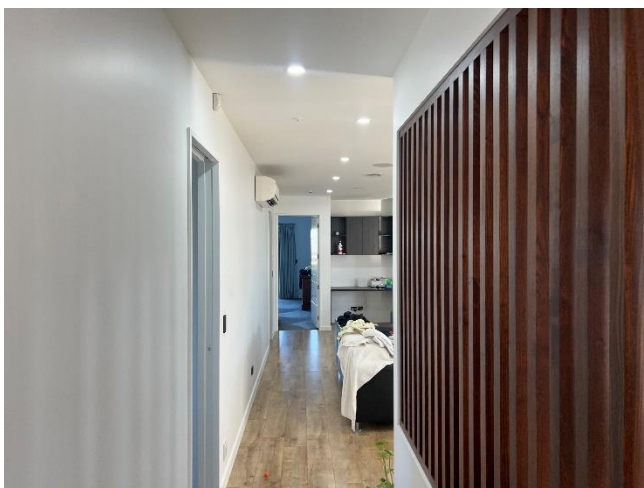
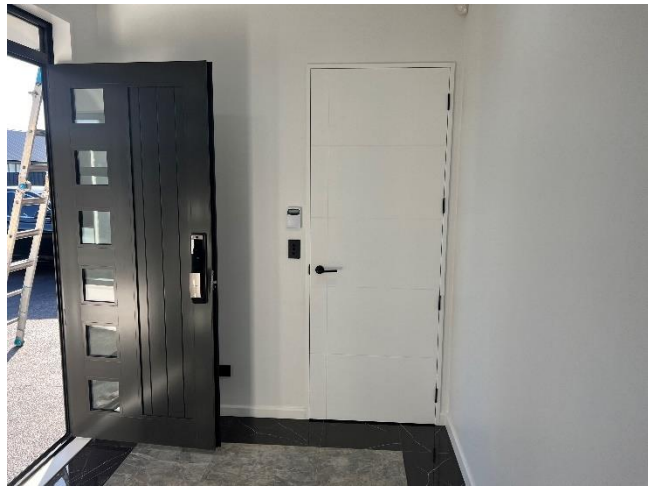
The garage has internal access, this is in a condition consistent with its use.

Generally, the interior of the dwelling is in a near new condition having been maintained to date.

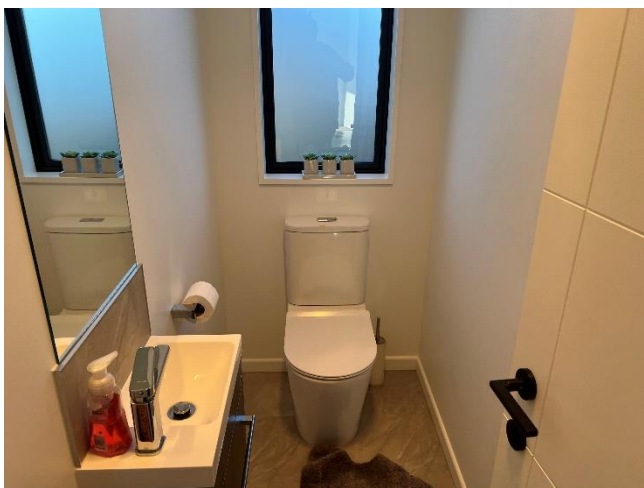
**Recommendations:** *Regular cleaning and maintenance of the interior is recommended, information on painting can be found @ [Master Painters NZ | Fact Sheets](#)*

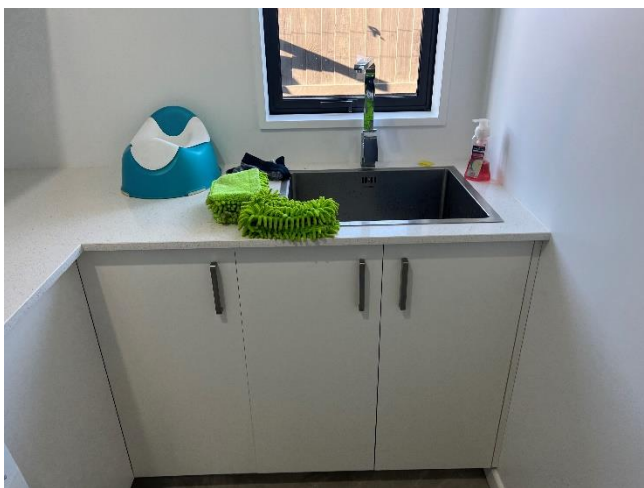














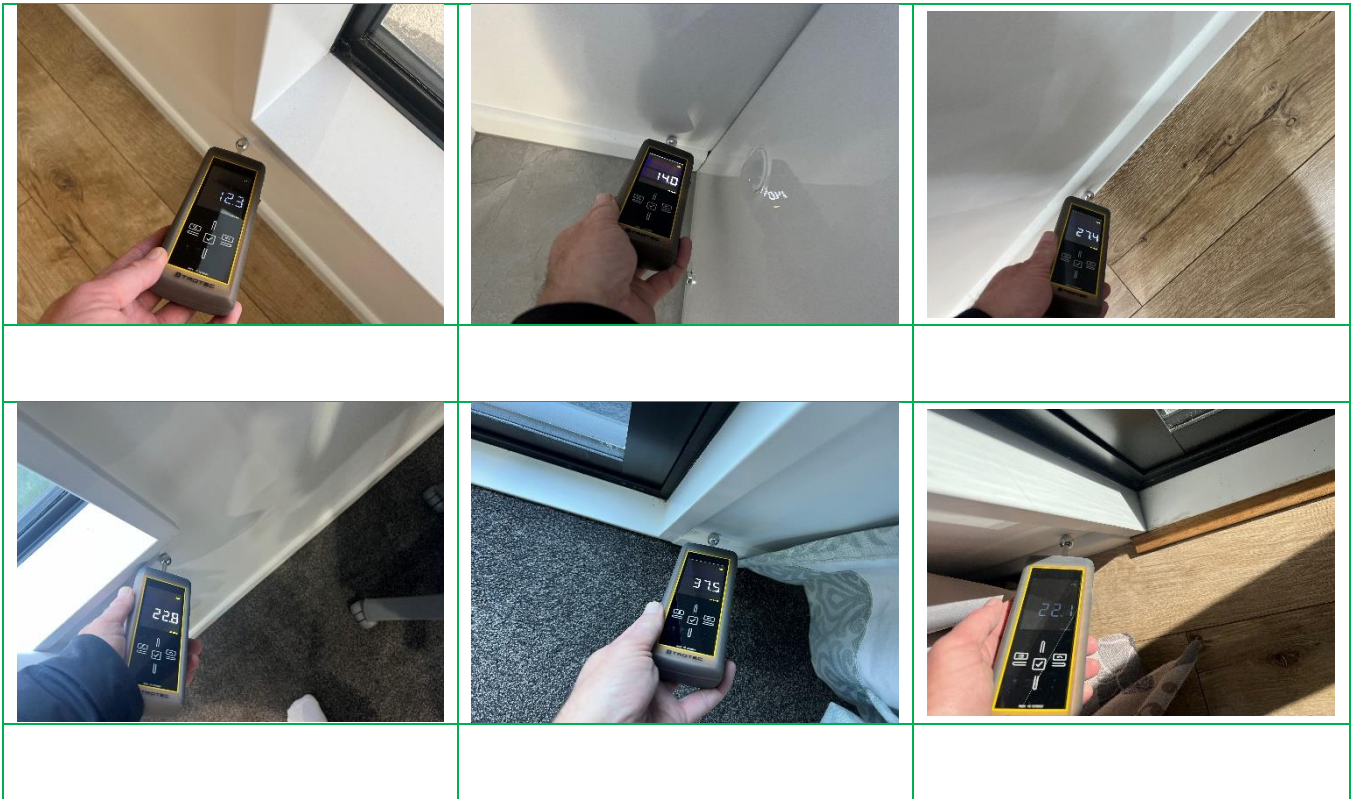
## MOISTURE CONTENT READINGS

Moisture content readings were taken throughout the dwelling internally at well-known areas for moisture ingress to occur. In this particular dwelling, moisture ingress is only likely to occur in certain areas. Specifically, these are; apron flashings not correctly let out from the cladding; the intersection of timber fascia, boards and cladding which have not been correctly sealed; and, any cracking in the cladding above windows and particularly around the sill areas where surface water is easily drawn in over a period of time if the joinery is not kept well sealed to the cladding.

When moisture ingress occurs in these areas, the moisture is generally detectable above and below the windows and the bottom plates directly below windows; internally directly behind apron flashings and fascia/cladding intersections.

Moisture content readings were taken throughout the dwelling at areas potentially at risk using a Tro Tec T660 capacitive non-invasive moisture meter.

A base reading was taken on an internal wall at the entry which is known to be dry giving a reading of 21 all readings returned figures of between 14 and 40 indicating there was no excess moisture present in the internal framing in the areas tested at the time of inspection. Generally, moisture content readings of framing that read between 20 and 50 are considered to be dry, in that, timber framing will always retain an element of moisture, even after it has been kiln dried and generally it is accepted that internal timber framing may have the linings fixed with a moisture content reading of 50 or less. Further to this, moisture content readings tend to be 2-3% higher than normal during high humidity and colder air temperatures.





## SUMMARY

In conclusion, it is our professional opinion that the dwelling is generally sound for its type and age and of reasonable construction, methods and workmanship, subject to comments on remedial work.

We trust this information is sufficient for your requirements, but should you have any queries regarding this report, or should there be any matter arising therein, please feel free to contact me further.

**Aaron Krahagen**

**Architects of Building LTD**

**Trading as**

**Kiwi House Inspections**

# Architects of Building Limited T/A Kiwi House Inspections Terms, Conditions and Policies

## 1.0 GENERAL DISCLAIMER

1.1 Architects of Building Limited T/A Kiwi House Inspections' (KHI) Residential Property Inspection Report (property report) is based on a limited visual, non-invasive, inspection of the property in general. Physical time spent at the property by the property inspector will often be between 1 hour to 1.5 hours, depending on the size, age and complexity of the property under review. Therefore, the inspection and resulting property report will be limited to that which can be realistically identified within that time and under the terms, conditions and policies noted as follows.

1.2 The property report will generally include: a visual, non-invasive, inspection and comment on the foundations and subfloor or slab, exterior finished ground levels, exterior cladding, ceiling cavity, exterior roofing elements, insulation (roof and sub-floor where relevant), external joinery, drainage and pipework visible, electrical meter and distribution board, hot water system, any decks, fencing and gates, hard surface areas and the interior. The property report will look to report on areas of significant defects, particular attributes, gradual deterioration and significant maintenance required as can be realistically observed during the visual, non-invasive, inspection and subject to any limitations noted in Section 2.0, 3.0 and 4.0 of this document.

1.3 While all efforts are made to identify possible defects to the property, the property report is not a guarantee that the property meets the requirements under the Building Act 2004, or any building act relevant at the time of construction or otherwise.

1.4 KHI recommends that quotes and advice are sought from independently qualified persons on receipt of the property report for a more specific and specialised qualification of comments made by KHI in the property report, regarding any faults or defects identified, if more intrusive investigation is desired, or in relation to any comment made.

1.5 The property report provides a general review of the property under inspection and should in no way be interpreted as a specialist report on each area considered and addressed.

## 2.0 PROPERTY REPORT LIMITATIONS AND EXCLUSIONS

The property report does not:

2.1.1 provide independent expert advice on specific elements and does not recommend expert opinion on solutions to faults identified, however recommendations may be provided from time to time but should be checked with a relevant specialist.

2.1.2 include any areas or components which are concealed or closed in behind finished surfaces (for example, plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which require the moving of anything which impedes access or limits visibility (such as: floor coverings, furniture, appliances, personal items, property, vehicles, vegetation; debris, soil, or any other item which may impair a visual inspection of the area under review.

2.1.3 include any areas or components related to structural integrity or compliance with central and local government requirements. KHI will not obtain a Land Information Memorandum (LIM) or inspect Council records but may refer to such documents if supplied, but only to the extent of the visual inspection and not from any legal, specialist or regulatory compliance perspective.

2.1.4 review the type and quality of any remediation work undertaken from a seismic damage related claim. However, the property report may comment on specific elements of works conducted under a claim for seismic damage, and on the quality of specific and non-specific finishing's internally and externally throughout the dwelling.

2.1.5 cover inspect or comment on geological stability, soil conditions, underground services and/or life expectancy of materials. The property report does not include the structural engineering or condition, of electrical, plumbing, gas piping and fitting, home heating state of the premises, swimming or spa pools, solar systems, septic tanks, on site water systems, insect/pest attack, retaining walls or outbuildings not deemed to be directly linked to the use of the property as a residential dwelling (for example, a standard garage and/or sleep-out). However, comments may be made regarding noted observations in these areas but only to the extent of the restrictions noted within this document and the property report.

2.1.6 include any positioning of building(s) or improvements in relation to site boundaries.

2.2 KHI takes no responsibility for any matter not included in the property report, as set out above, despite any observations made in the property report.

2.3 Descriptions in the property 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 or commented on, is deemed to be excluded from the scope of the inspection and KHI takes no responsibility for these.

2.4 Descriptions in the property report of the materials used and construction methods for the property must always be checked by the addressee against relevant building plans and information held by Council. While the property report may comment on these areas, KHI takes no responsibility for the overall accuracy of this information as it is not always clear from a visual, non-invasive, inspection and therefore confirmation by way of relevant records is recommended. Special attention should always be paid to whether the cladding system is direct-fixed or installed over a vented and drained cavity system. KHI takes no responsibility for such determination and therefore such information must be confirmed by reference to Council reports, files and relevant building plans.

2.5 Borer may be found in older homes constructed using native timbers and untreated pine, particularly if the timber becomes damp. While the property report may comment on borer damage observed during the visual inspection, this does not in itself confirm the existence or non-existence of live borer and KHI takes no responsibility for the addressee's reliance on any such comment. If borer is a concern, we recommend that a borer specialist is engaged.

2.6 ASBESTOS: Many homes built generally before 1980 contain some form of asbestos; either in old floor tiles, ceiling tiles, roof shingles and flashing, siding, insulation (around boilers, ducts, pipes, sheeting, fireplaces), pipe cement, and joint compound used on seams between pieces of wall board. Some newer houses may also contain asbestos. Due to the specialist nature of asbestos identification the following report does not comment on asbestos.

2.7 Seismic Activity: During the visual inspection process the building inspector may identify and comment on cracking / damage in both internal and external finished materials. Due to the complex nature of seismic related damage this report does not reference the possible cause of any such damaged noted. Also, properties in Canterbury have been exposed to a significant number of seismic events over the past 6 plus years. Accordingly, there are several areas that should be considered by any persons who is looking to acquire property within the Canterbury area. These include (but are not limited to), any noted scope of works for both the dwelling and the land, any scope of works not yet signed off, cash settled or still in dispute. There have also been several properties that were written-off by insurance companies but were then sold and/or remediated. Accordingly, Architects of Building Limited T/A Kiwi House Inspections do not source nor comment on any documentation relating to seismic activity claims, history of the dwelling or overall structural integrity. We STRONGLY RECOMMEND that you seek professional advice from your legal advisor and/or a registered structural engineer on any seismic related concerns relevant to any property under review.

2.8 While the property report may comment on floor levels and even provide actual level readings at times, all comments and readings are to be treated as indicative readings only. A more specialised measurement technique must be employed to ascertain the true floor level condition of the property. Floor levels are not considered part of the property report engagement and KHI takes no responsibility for these.

2.9 The addressee agrees that they will notify KHI of any defects or significant issues that they are aware of regarding the property under inspection. This should be in writing and delivered to KHI no less than 24 hours before the scheduled inspection day and time. Any failure to notify KHI of any known defect or issues removes the addressees' rights to take any action against KHI for any failure to identify such defects or issues within the property report.

2.10 It is the responsibility of the addressee to ensure that access to key areas of the property is made available. This includes, but is not limited to, a suitable manhole for both the ceiling cavity and sub-floor cavity (if relevant). If such access is not available at the time of the scheduled inspection, or access is not easily gained without having to remove any furniture, fixtures and fittings or personal items then the areas in question are deemed to not be included within the property report.

### **3.0 MOISTURE TESTING**

3.1 The property report is based on experience and reasonable opinion. It is not a guarantee against moisture ingress any time prior to the inspection, at the time of the inspection or in the future. The inspection has been conducted to the inspector's best ability with all reasonable care taken using visual and non-invasive testing with equipment as noted in the property report. The property report is a guide only and not a guarantee against moisture ingress and is to be accepted as such by the addressee.

3.2 While the property report may comment on moisture levels and moisture ingress and may even undertake non-invasive moisture testing from time to time, invasive and/or destructive testing methods are often required for high levels of assurance.

3.3 The moisture testing included within the property report is limited to internal areas that are recognised as being highly susceptible to potential moisture ingress, and in most cases are limited to wet areas within the dwelling, including bathroom vanities, kitchen cabinetry, laundry cabinetry, to the sides of shower units, behind toilets and to the side of garage door areas (where the garage is on the same footprint as the dwelling). Moisture content readings are taken using a Tro Tec T660 capacitive non-invasive moisture meter. Depending on the material's bulk density, the device's impact depth amount is limited to 20mm to 40mm. Readings are restricted where the walls have been covered by fixtures, fittings, tiles, vanities, joinery, or any other materials that impact on the testing equipment's penetration and accuracy (for example., metal, concrete, ceramic, and other highly dense materials may interfere with the resulting readings). All areas tested will be specifically noted in the property report. It is these areas only that have been tested and commented on by the inspector.



3.4 Non-invasive moisture content readings are indicative only and cannot be relied upon solely to detect areas of mould, toxins, rot, or historical moisture ingress to the area tested. Non-invasive moisture testing cannot guarantee that no moisture exists within the framing or cladding.

3.5 The property report is never, under any circumstance, to be construed as a weather-tightness assessment or report and KHI takes no responsibility for any issues resulting from any leak due to weather-tightness issues. If weather tightness is a concern, we recommend independent, professional advice is sought from a specialist in weather tightness assessments.

3.6 Weather conditions can significantly influence moisture found (for example, long dry spells, driving rain in certain directions) which can cause localised leaks and may only occur under certain conditions. Accordingly, the moisture readings and assessment provided in the property report are based on the point in time of the inspection only.

3.7 A number of monolithic and other direct-fixed cladded properties built before the late 2000s are of a specific design and construction that exposes them to additional risk of moisture related ingress and possible damage. Other factors will also increase the risk of possible moisture ingress risk and damage for all properties, including (but not limited to), a lack of suitable eaves width, complex roof and wall intersections, high wind zones, more than one storey high, the presence of internal gutters, inadequate ground clearance for the cladding, poor roof and cladding maintenance and/or condition, parapet walls, poor or a lack of flashings, any fixtures attached to the cladding, and decks or flat/mono pitched roofs built over living areas. Properties with any of these features are deemed to have a greater risk of possible moisture related damage and as a result the addressee must assess that risk independent of the property report.

3.8 The property report and any indemnity insurance coverage does not extend to properties found to be suffering from leak issues as a result of exterior weather-tightness or moisture ingress. KHI does not take any responsibility for any leak event claim made against the company above the cost of the initial property report fee.

#### **4.0 LIMITATIONS OF ACCESS**

4.1 Any areas which are inaccessible, cannot be seen at the time of the inspection or are concealed behind walls, ceilings, floors, insulation, locked or inaccessible rooms, including (but not limited to) framing, pipework, plumbing and wiring, are deemed to have not been inspected. Therefore, the addressee agrees to assume all the risk for any condition or problems which may be concealed at the time of inspection.

4.2 Access is deemed to be that which is unobstructed and safe. Unless specifically stated, KHI inspectors undertake the inspection individually (as a lone worker) and therefore are limited under the Health and Safety at Work Act 2015 and guidelines and recommendations supplied by Work Safe New Zealand regarding safe access to specific areas of the dwelling, including (but not restricted to) working in confined spaces and working at height. These include (but are not restricted to), roof access, sub-floor and ceiling cavity areas. Notwithstanding these limitations, often not all areas of a roof, sub-floor and ceiling cavity are able to be viewed due to a combination of available or easy access, adequate safe movement space and obstacles creating visual impairments (for example, installed insulation).

4.3 Unless stated otherwise, the property report will only comment on the roof area from what can be viewed from ground levels and from the safe use of a 3.6m ladder, the sub-floor and ceiling cavity from what can be reasonably viewed while situated within 0 to 1.5 metres from the relevant manhole in a 360-degree turning circle.

4.4 Reference to interior observations are limited to what can be reasonably seen from a standing position of no closer than 2 meters distance and taking into consideration what may be deemed to be general wear and tear expected for a property of that specific type and age.

#### **5.0 LIMITATION OF USE**

5.1 The information in the report and any attached pages are intended for the use of the addressee only (noted as "client" in the property report) and cannot be relied upon by any person other than to whom it is addressed. The information that the property report contains is confidential and may be legally privileged. If you are not the addressee, any disclosure, photocopying, distribution or use of the contents of this report is prohibited. KHI has no liability to any third party to whom the addressee discloses the contents of or distributes the property report, or any part thereof to.

5.2 The property report must be read in its entirety, including the Terms, Conditions and Policies for KHI contained at the end of the property report.

5.3 Due to the nature of changing conditions, the property report is valid for a period of no more than 60 days from the date of issue.

5.4 The property report also becomes automatically invalid should the property suffer any event that could realistically impact on the properties condition and function. This includes (but is not restricted to) any recorded seismic activity, flood, or fire affecting part or all the property. The property report also becomes invalid if any damage or change occurs to the property through any other cause, whether intentional (through construction) or otherwise.

5.5 This report cannot be forwarded to or reissued to any third parties in the event of the resale of the property.

## **6.0 LIABILITY LIMITATIONS AND DISPUTES**

6.1 KHI offers the addressee its opinion as at the date of inspection and gives no warranty as to the future. The addressee understands and agrees that any claim against the accuracy of the report is limited to specific areas addressed explicitly within the property report. The addressee agrees to notify KHI of any disputes in written form within 10 days of discovery. The addressee further agrees that with the exception of emergency conditions, no alterations, replacements or repairs shall be carried out before KHI can re-inspect areas in dispute. The addressee understands and agrees that failure to notify KHI as stated above shall constitute a waiver of any and all claims for failing to accurately report the condition or discovery.

6.2 (a) The liability of KHI for a breach of these terms, conditions and policies (together with their servants, agents and contractors) whether in contract, tort, under statute or otherwise, for any loss or damage to person or property, which is caused, contributed to or otherwise arises from the services supplied or any defect in them, or any negligent act or omissions shall be strictly limited to the value of the services supplied by KHI whether under these terms, or otherwise to a total sum equal to the amount paid or payable by the addressee to KHI under these terms. (b) In particular KHI will not be liable at all for consequential or indirect loss, or economic loss including loss of profits or savings, loss of opportunities or loss of records or data, or for losses or damages claimed by third parties, unless such loss is caused by KHI's wilful misconduct. (c) All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from these terms, conditions and policies. (d) Nothing in these terms, conditions and policies limits or excludes the liability of KHI for death or personal injury resulting from its negligence, or fraud or fraudulent misrepresentation.

## **7.0 INVOICING AND PAYMENT**

7.1 An invoice for services rendered will be issued on the day the property report is completed. Payment is required before the property report is released unless arranged prior in writing. Any failure to pay the account within 7 working days of the invoice issue date renders the property report null and void and cannot be used or relied upon for any purpose by the addressed irrespective if the fee is subsequently paid or not.

7.2 The person(s) who accepts these terms, conditions and policies is deemed to take full responsibility for the invoice for service and is therefore solely responsible for amounts owing under the invoice.

7.3 Invoices are payable on issue irrespective of any subsequent amendments or changes required to the property report. Additional charges may apply for any subsequent change to an issued property report.

## **8.0 Size of Report**

8.1 Architects of Building Limited T/A Kiwi House Inspections Limited Terms, Conditions and Policies conclude this report and are listed over four pages. Page numbering is consecutive (including the title page). We recommend consultation with the supplier of this report if pages are noted to be missing.