



Property Inspection Report

for Alan Mathews



**23B
Burrows Street
Tauranga**



28 May 2024

Alan Mathews

**ADVANCED
BUILDING
CONSULTANTS**

Phone: 07 574 9550

Fax: 07 574 9560

Mob: 027 292 5040

Email: pete@abcinspections.co.nz

PO Box 5224, Mt Maunganui 3150

Dear Alan,

INSPECTION REPORT: for: 23B Burrows Street, Tauranga

Please find attached inspection report for the above property. Advanced Building Consultants use the inspections evaluation process in accordance with the New Zealand Standards. Advanced Building Consultants are an independent inspection company and do not profit from finding faults we do not have any financial association with any building repair company. This report is limited to a non-invasive visual inspection report. Consideration was made for the age of the property, the materials used and the type of construction. Comments are made on items of concern at the time of inspection. We do not comment on any cosmetic deterioration unless this has a direct bearing on structural or water tightness of the dwelling or could cause failure in the future.

Any areas that are defective or require general maintenance are documented in the body of the report detailing exterior items and on a room to room basis for the interior. Evaluations are for the date of inspection only and report does not include any problems or deterioration that can occur in the future. This report does not guarantee that all possible defects have been identified but provides information of visible defects at the time of inspection. Reports are valid for 30 days.

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| Areas that would need repairs or maintenance are highlighted with a box. |
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Advanced Building Consultants can also offer annual inspection reports for maintenance that could be required. These annual reports are found to be invaluable when it comes time to sell your home particularly if the dwelling has a textured exterior cladding system. Annual inspections can identify faults or problems at an early stage thus becoming less costly to repair. Please feel free to contact us if you require this service. (This is highly recommended for texture or plastered Exterior claddings.)

This report is only valid when Advanced Building Consultants disclaimer is attached and is subject to the conditions of the disclaimer.

Thank you for choosing Advanced Building Consultants for your inspection report.

Regards

Peter Scott

Manager-Advanced Building Consultants.

NZCB – NZRIQT

Table of Contents

| | |
|---|----|
| SCOPE OF WORK | 4 |
| INSPECTION DETAILS | 6 |
| PROPERTY DESCRIPTION DETAILS | 7 |
| EXECUTIVE SUMMARY | 8 |
| EXTERIOR REPORT DETAILS | 9 |
| INTERIOR REPORT DETAILS..... | 14 |
| MOISTURE TESTING | 17 |
| GENERAL NOTES | 19 |
| ADVANCED BUILDING CONSULTANTS DISCLAIMER (ABC)..... | 20 |

SCOPE OF WORK

The purpose of this report is to assist the client to make their own evaluation of the property, including in relation to its desirability or other attributes.

This section defines the specific limitations as prescribed by NZS 4306:

- The New Zealand Standards set out minimum requirements for visual inspections of residential dwellings, and for the preparation of the appropriate property inspection reports.
- This report is based on a visual and non invasive inspection of significant defects that are visible at the time, and is limited to the following information:
 1. Significant defects
 2. Gradual deterioration
 3. Significant maintenance required
- The report will exclude any information or considerations relating to the following:
 1. Legal Title
 2. Building warrant of fitness and services prescribed on a compliance schedule
 3. Planning and/or resource consent issues
 4. Building consent issues
 5. Long term maintenance planning
 6. Rental property tenancy inspections
 7. Heritage obligations
 8. Compliance with Body Corporate rules, and the terms of a memorandum of cross lease or a company title occupation agreement
- This report is a visual non-invasive inspection only.
- The inspector reports on observed condition only.
- Areas that the inspector does not consider visible and/or accessible at the time of inspection will not be reported on.
- The report may include information on minor faults, but not all minor faults will be reported.
- The moisture meter used:
 1. Will only give an indicative or comparative measure of moisture
 2. Will not penetrate the full depth of the structure or thick claddings
 3. Should not be relied on for assessing the quantity or cost of any repairs
- This report is not a weathertight assessment and this report does not guarantee that any dwelling will be watertight in the future.
- Indications of weathertightness may be noted, but will require investigation by a weathertight specialist.

- Where other major faults are observed that will require further expert investigation, this will be noted.
- The presence of services will be noted, but condition, operation and compliance will not be investigated or reported.
- This report is prepared and evaluated on the building requirements at the time of construction. Some construction methods might not comply with today's building code requirements.
- No drug testing was undertaken as part of this inspection.

INSPECTION DETAILS

Client Name: Alan Mathews

Client Address:

Client Phone: 022 589 1120

Client Email: chillbaby@xtra.co.nz

Inspection Date: 28 May 2024

Weather Last 24 Hours: Overcast

Inspected by: Peter Scott
NZCB – NZRIQT

On site consultation: YES

Council File search: NO

LIR Report: NO

Other persons present: Real Estate Agent: No
Tenant: No

Building type: House

Levels: Double

Age of Building: Approximately 31 years

Orientation of Building: Road front to the East with Kitchen & Dining facing North

Water Source: Town mains

Sewage Disposal: Council Sewer

Gas Meter: Front of house/Left side

PROPERTY DESCRIPTION DETAILS

The property this report was requested for is a three bedroom double level dwelling built on a level rear site. At the side of the dwelling is an attached double garage with internal access. There is a separate laundry area in the dwelling.

Building components include but not limited to concrete, timber wall and roof framing, with timber roof trusses, aluminum joinery, clay brick veneer, EFIS textured exterior cladding and concrete tile roof.

Interior is Gib board lined walls with Gib board ceilings. The dwelling has a bathroom and ensuite; shower units are fitted to both bathrooms.



EXECUTIVE SUMMARY

This is a summary only. Please refer to the full report.

This is an overview of the recommendations for this property. This section will include a list of serious defects that will require further investigation or urgent repair, as well as a list of significant areas that were unable to be inspected.

Overview of the property:

At the time of inspection the dwelling appears to be well constructed and was in good condition for its age and will only require a few repairs and maintenance.

The house was presented in a clean and tidy condition with tidy grounds and gardens.

Consideration as to the age of the dwelling was taken into account when evaluating the overall condition. Components that would be considered acceptable in an older home would not necessarily be acceptable in a new home.

Serious faults or defects:

See body of report for details and recommendations for repair and maintenance.

Recommendations for further inspections:

Areas unable to be inspected or not covered by report:

Wardrobes, Cupboards

EXTERIOR REPORT DETAILS

This dwelling does have some of the design features that could be described as a leaky home.

We are legally required to include the following statement:

*This dwelling has the type of Construction materials and design elements that have been investigated by **Branz & the Department of Building & Housing**. These materials and design elements are considered to have a higher degree of maintenance and have a history of failure if not regularly maintained. Any of the items listed below will require more frequent maintenance checks to ensure the dwelling remains watertight. The items listed below may not necessarily be faulty or showing high moisture readings at the time of inspection but all have the potential for failure that can lead to leaks. Dwellings with eight or more design elements are considered to be very high risk.*

1. Monolithic type cladding systems, EFIS (poly) Textured Hardies, Textured Fiber Cement Sheets, Solid plaster
2. Concealed Internal Guttering
3. Ends of metal fascia set into walls
4. Deck walls unflashed and no top slope
5. Insufficient flashing detail between deck walls and dwelling walls
6. Windows that relies on silicon for sealing
7. Small or no roof overhangs
8. Two storeys or more

See body of report for explanation on items listed above.

| |
|--|
| SPECIAL NOTES FOR TEXTURE EXTERIOR CLADDINGS: |
|--|

- | |
|--|
| <ul style="list-style-type: none">• Noted: <i>It is the owner's responsibility to ensure that textured claddings are always well maintained. We strongly advise three monthly visual checks and annual professional inspections particularly around window and door openings, where there are any protrusions through the cladding system and all deck and parapet walls. A dwelling that was showing normal moisture readings and had little or no faults at the time of inspection may not necessarily remain watertight in the future.</i> |
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CONDITION RATINGS

Acceptable: *In good, serviceable and functional condition, with no obvious need of repairs.*

Average: *In functional condition but showing signs of wear and tear.*

Marginal: *Functional but nearing end of useable life and will need repair or replacement in the near future.*

Defective: *In a poor, damaged, missing, or dangerous condition replacement will be required.*

Repairs/ Maintenance: *In working order but in need of attention.*

OVERALL CONDITION OF STRUCTURE:

- **Type:** Concrete, timber framing
- **Condition:** *Acceptable.*

FOUNDATIONS:

- **Type:** Concrete.
- **Condition:** *Acceptable.*

FLOORS:

- **Type:** Concrete, Particle board.
- **Condition:** *Acceptable*

EXTERIOR CLADDING 1:

- **Type:** Clay brick.
- **Condition:** *Acceptable*
- **Window Facings Condition:** *Acceptable*

EXTERIOR CLADDING 2:

- **Type:** Textured Poly (EFIS).
- **Condition:** *Acceptable*
- **Window Facings Condition:** *Acceptable*
- **Noted:** This type of exterior cladding is required to be painted every 8 to 10 years or earlier if the paint starts to oxidize. The paint finish is an integral part of the waterproofing system and should always be well maintained.

ROOFING:

- **Type:** Concrete tile.
- **Condition:** *Average*
- **Valleys:** Coloursteel.

ROOF VENTS:

- **Type:** PVC.
- **Condition:** *Acceptable.*

VENT FLASHINGS:

- **Type:** Lead.
- **Condition:** *Acceptable.*

ROOF FLASHINGS

- **Type:** Concrete, Butynol.
- **Condition:** *Average*
- **Ridge & Hip Cap Condition:** *Average Repairs & Maintenance Required.*
- **Noted:** The plaster haunching is starting to crack and fall away.
- **Recommendation:** *Repair as required.*



EXTERIOR JOINERY:

- **Type:** Aluminum. (Single Glazed)
- **Condition:** *Acceptable*
- **Window head flashings fitted:** Yes
- **Window scribes fitted:** No
- **Window side flashings fitted:** No
- **Noted:** The sides of the windows rely on silicon sealer to provide a watertight seal between the side of the aluminum window frame and the texture exterior cladding.
- At the time of inspection the seal was in good condition but still should be checked annually for any deterioration.
- **Glass retaining Rubber Condition:** *Acceptable*

FASCIA:

- **Type:** Coloursteel.
- **Condition:** *Acceptable*
- **Noted:** The ends of the metal fascia have been set into the cladding prior to texturing and painting the exterior. The cladding material may not adequately sealed behind the ends of the guttering.
- **Recommendation:** *Metal fascia boards should have a minimum of 10 mm gap between the exterior cladding and the end of the guttering*

SOFFITTS:

- **Type:** Flat Hardie sheets.
- **Condition:** *Average*
- **Noted:** The dwelling has small or minimal roof overhangs (soffitts) in some places and does not adequately provide protection from the weather to door and window openings.
- **Recommendation:** *Regular painting and seal checks will be required.*

GUTTERING & COMPONENTS:

- **Type:** Internal concealed guttering.
- **Condition:** *Acceptable*

DOWN PIPES:

- **Type:** PVC.
- **Condition:** *Acceptable.*

STORM WATER:

- **Type:** PVC Pipes connected to on site soak holes.
- **Condition:** *Acceptable.*

DRAINAGE:

- **Type:** PVC & Clay Pipes
- **Condition:** *Acceptable*
- **Gully Trap Height:** *Acceptable.*



PATIO:

- **Type:** Tiles.
- **Condition:** *Average*



GROUND LEVEL DECKS:

- **Type:** Timber.
- **Over 1m from ground level:** No
- **Condition:** *Acceptable*

UPPER LEVEL DECKS:

- **Type:** Timber.
- **Over 1m from ground level:** Yes
- **Condition:** *Acceptable*



UPPER LEVEL DECKS WALLS & HANDRAILS:

- **Type:** Timber, Textured Fiber Cement Sheets.
- **Over 1m:** Yes
- **Condition:** *Average*
- **Noted:** There was no metal cap flashing fitted to the top of the deck walls and there was no top slope. Although this was an acceptable method of construction at the time the dwelling was built it is now found that this construction detail has a history of failure and leaks that can lead to damage and decay to timber framing.
- There has been some repair to the deck walls.
- **Recommendation:** *Fit cap flashing.*



FENCING:

- **Type:** Timber palings.
- **Condition:** *Acceptable.*

GROUND & GARDEN HEIGHTS:

- **Condition:** *Average*
- **Note:** *Concrete floors are required to be a minimum height above unprotected ground. The top of the floor slab when landscaping is completed is to be 150mm above paved areas and brick veneer and 225mm for all other claddings. The bottom of claddings must be 60mm clear of all ground and paving even if the floor level is higher than 225 mm NZ Building Code E2 NZS 3604 Appendix E1)*
- **General:** Any areas of the dwelling that have gardens or shrubs against the dwelling should be kept well-trimmed and thinned to prevent moisture being retained in the exterior walls. Excess vegetation can cause dampness and moisture damage over a long period of time if left to grow without any control.
- Large trees or shrubs close to the dwelling have the potential to damage the foundations and drainage systems of the dwelling and should be trimmed or removed.

GARAGE OR CARPORT:

- **Type:** Attached
- **Condition:** *Acceptable.*
- **Garage Door:** Tilt doors with auto openers.

DRIVE, PATHS, PAVING:

- **Type:** Concrete, Pavers, Tiles.
- **Condition:** *Acceptable.*

**GARDEN SHED:**

- **Type:** Colour Steel
- **Permit Required:** No
- **Noted:** The garden shed is closer than 1.5 metres to the side boundary. Neighbours consent would have been required to place it closer than 1.5 metres from the boundary.

**EXTERIOR SERVICES:**

- **Gas:** *Acceptable*
- **Electrical:** *Acceptable*



INTERIOR REPORT DETAILS

Interior inspections were carried out on all areas of the dwelling that were accessible at the time of inspection. Only areas that can be viewed without removing storage items or furniture were inspected. Any areas that could not be inspected that the inspector felt could be cause for concern will be noted under notes for that room. We do not comment on condition of curtains, blinds, carpeting or vinyl's unless there is damaged caused to these items from a source other than general wear and tear.

CONDITION RATINGS

Acceptable: *In good, serviceable and functional condition with no obvious need of repairs.*

Average: *In functional condition but showing signs of wear and tear.*

Marginal: *Functional but nearing end of useable life and will need repair or replacement in the near future.*

Defective: *In a poor, damaged, missing, or dangerous condition replacement will be required.*

Repairs/ Maintenance: *In working order but in need of attention.*

ROOF SPACE:

- **Condition:** *Acceptable & Dry.*
- **Underlay fitted:** No



INFESTATIONS & VERMIN:

- **Type:** Borer, Ants, Cockroaches, Fleas, Mice, Rats, Bees Wasps
- **Noted:** None Present

INSULATION:

- **Type:** Pink Batts, Polyester.
- **Condition:** *Acceptable*



FLOORS:

- **Type:** Concrete & Particle board with Carpets, Tiles & Vinyl's.
- **Condition:** *Acceptable.*

CEILING LININGS:

- **Type:** Gib Board.
- **Condition:** *Acceptable.*
- **Textured:** No

WALL LININGS:

- **Type:** Gib Board
- **Condition:** *Acceptable*
- **Noted:** There are a few marks and scratches in the walls, but this is considered acceptable wear and tear.

CONDENSATION:

- **Noted:** There were no obvious signs of condensation at the time of inspection.
- **Noted:** Excessive condensation can cause mildew and mould and can cause costly repairs. Condensation is formed when excess moisture in the air settles on cold surfaces.

MOULD & MILDEW:

- **Noted:** No mildew present at the time of inspection.
- **Notes:** Mould and Mildew spores can cause respiratory problems, skin and eye irritations and Sinus congestion. Certain moulds such as *Stachybotrys Chartarum* (CS) can produce toxic compounds called Mycotoxins.

WINDOWSILLS:

- **Condition:** *Acceptable*

STAIRS:

- **Type:** Timber & MDF
- **Condition:** *Acceptable*
- **Noted:** There is a stair lift installed also.

STAIR HANDRAILS:

- **Type:** Metal
- **Condition:** *Acceptable.*

HOT WATER SYSTEM:

- **Type:** External gas.
- **Vented:** Yes
- **Capacity:** 26 liters per min.
- **Mains Pressure:** Yes
- **Condition:** *Acceptable*



HEATING:

- **Type:** Two Air Conditioning Units.
- **Condition:** *Acceptable*
- **Recommendation:** *Clean and service these units prior to use. Failing to do so can affect insurance cover if heater is found to be the cause of the fire. Heater should be serviced by a qualified technician and client should be supplied with a service certificate.*



ELECTRICAL WIRING & FITTINGS:

- **Condition:** *Acceptable*
- **Interior Switch Box Location:** Garage
- **Noted:** Electrical inspection is limited to the general condition of the wiring that could be seen. The power points were not tested.

PLUMBING PIPES & FITTINGS:

- **Type:** PVC & Copper
- **Condition:** *Acceptable*

INTERIOR DOORS:

- **Type:** Hollow core flush doors.
- **Condition:** *Acceptable.*

DOOR HARDWARE & FITTINGS:

- **Condition:** *Acceptable.*

WINDOW HARDWARE AND FITTINGS:

- **Condition:** *Acceptable*

SMOKE DETECTORS:

- **Number fitted:** Five
- **Working order:** Yes
- **Note:** The NZ Fire Service recommends that smoke detectors should be fitted within 3 metres of all bedroom doors and in the garage.

MOISTURE TESTING

Advanced Building Consultants recorded moisture readings using a **Protimeter Surveymaster**. This apparatus eliminates the practice of having to drill test holes in walls to gain an accurate moisture reading and causes no damage to homes. All instruments are checked annually for accuracy. All moisture readings that could be accurately obtained are recorded for each room. The moisture reading recorded is the highest achieved for that individual room.

Where moisture readings are higher than 20%, we recommend further invasive investigation into the cause. This could include having to remove wall lining to ascertain damage. **Moisture that is constantly higher than 20% will start timber decay process that is irreversible.** The optimum level for timber framed buildings is between 8 and 18 %

Moisture readings can vary from room to room areas such as garage, kitchen, laundry and bathrooms normally record higher than other areas of the dwelling. Recordings taken on wet, cold or foggy days or where the dwelling is poorly ventilated can make moisture readings up to 3% higher.

Moisture levels will be determined by the relative humidity in the air and timber will absorb or release moisture as the air humidity changes.

(NZ Standards: Table 1.4 NZS 3602)

In line with the new requirements set in November 2006, moisture readings will be taken on the inside of the external walls. Recording moisture readings on the exterior of the walls is no longer recommended as this can give false high reading. Walls tested on the exterior that have recorded high moisture have found to have no moisture present in the framing when invasive investigation was undertaken. Moisture Readings recorded on the exterior cladding are for a guide only to the possible ingress of water.

KITCHEN:

- **Condition:** *Acceptable.*
- **Condition of Cabinets:** *Acceptable.*
- **Condition of appliances:** *Average*
- **Hobbs:** Gas
- **Oven:** Electric
- **Door & Window Function:** *Acceptable*
- **Wastemaster:** Yes
- **Dishwasher:** Yes
- **Range Hood:** Yes
- **Noted:** The range hood extractor fan is a recirculating type.
- **Moisture Reading:** 16.3% ACCEPTABLE



BATHROOM:

- **Plumbing:** PVC & Flexihose
- **Condition:** *Acceptable*
- **Condition of fixtures & fittings:** *Average Repairs & Maintenance Required.*
- **Shower:** Boxed Cubicle Tiled
- **Bath:** PVC
- **Door & Window Function:** *Average*
- **Noted:** There is no ceiling extractor fan fitted.
- There is a raised moisture reading in the shower tiles.
- **Recommendation:** *Fit ducting kit venting to the exterior to remove excess steam and moisture to the exterior. Although this was not a requirement at the time of construction it is recommended that this should be done.*
- *Dry out with a dehumidifier and re-seal grout lines.*
- **Moisture Reading:** 17.2% ACCEPTABLE



ENSUITE:

- **Plumbing:** PVC & Flexihose
- **Condition:** *Acceptable*
- **Condition of fixtures & fittings:** *Acceptable*
- **Shower:** Boxed Cubicle with PVC liner.
- **Door & Window Function:** *Acceptable*
- **Noted:** Ceiling fan vents to the exterior.
- **Moisture Reading:** 16.8% ACCEPTABLE



TOILETS:

- **Plumbing:** PVC & Flexihose
- **Condition:** *Acceptable*
- **Door & Window Function:** *Acceptable.*
- **Moisture Reading:** 16% ACCEPTABLE

LAUNDRY:

- **Condition:** *Acceptable*
- **Condition of fixtures & fittings:** *Acceptable*
- **Tub Type:** MDF unit with stainless tub
- **Door & Window Function:** *Acceptable*
- **Moisture Reading:** 16.3% ACCEPTABLE



WATER PRESSURE:

- **Condition:** Strong

MASTER BEDROOM:

- **Condition:** *Acceptable*
- **Door & Window Function:** *Acceptable*
- **Moisture Reading:** 16.6% ACCEPTABLE

BEDROOM 2:

- **Condition:** *Acceptable*
- **Door & Window Function:** *Acceptable*
- **Moisture Reading:** 16.1% ACCEPTABLE

BEDROOM 3:

- **Condition:** *Acceptable*
- **Door & Window Function:** *Acceptable*
- **Moisture Reading:** 16.2% ACCEPTABLE

LIVING ROOM:

- **Condition:** *Acceptable*
- **Door & Window Function:** *Acceptable*
- **Moisture Reading:** 16.4% ACCEPTABLE

DINING ROOM:

- **Condition:** *Acceptable*
- **Door & Window Function:** *Acceptable*
- **Moisture Reading:** 16.2% ACCEPTABLE

HALL GROUND LEVEL:

- **Condition:** *Acceptable*
- **Door & Window Function:** *Acceptable*
- **Moisture Reading:** 16.1% ACCEPTABLE

HALL:

- **Condition:** *Acceptable*
- **Door Function:** *Acceptable*
- **Moisture Reading:** 14.8% ACCEPTABLE

ENTRY:

- **Condition:** *Acceptable*
- **Door Function:** *Acceptable*
- **Moisture Reading:** 16.4% ACCEPTABLE

GARAGE:

- **Condition:** *Acceptable*
- **Door & Window Function:** *Acceptable*
- **Moisture Reading:** 16.1% ACCEPTABLE

GENERAL NOTES

The client should in all cases get their solicitor to check the Title for any special notes regarding covenants for this site and surrounding subdivision and to ensure that the Flats plan has recorded details of all dwellings and other constructions that are presently built on site.

- Asbestos may be present in this dwelling. There are many building products and materials that were used in dwellings built before 1 January 2000 that could be in this home. Care must be taken with the handling of these products and materials.

ADVANCED BUILDING CONSULTANTS DISCLAIMER (ABC)

- (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 are 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.
- (d) Advanced Building Consultants (ABC) will undertake a file search to check permits land hazards and land features if requested to do so. The council file search is not a Land Information Memorandum and does not address planning issues under The Resource Management Act. We recommend that the purchaser consult their Solicitor and their local Council Authority about any issues relating to the property. ABC does not take any responsibility for any outstanding issues relating to this property.
- (e) Reports are valid for 30 days.
- (f) Advanced Building Consultants (ABC) use a Protimeter Survey Master SM to perform random internal surface moisture tests. Where moisture is detected results do not guarantee that the timber directly below the area tested is necessarily decayed. Further invasive investigation is recommended where readings are found to be recorded above 20%.
- (g) Advanced Building Consultants (ABC) note and agree that this report does not in any way comment or intimate as to possible future conditions of the buildings structure and/or deterioration in the event of ingress of water resulting in mould, fungi, mildew, rot, decay, gradual deterioration, subsidence, micro-organisms or bacteria,
- (h) We make no reference to the buildings compliance to the NZ Building code or to compliance to the NZ Building Regulations Act.1992 or future additions or amendments.
- (i) Advanced Building Consultants (ABC), its employees and agents, undertake no responsibility of care in contract, tort or otherwise, to users of Advanced Building Consultants Inspection Report and make no warranties or representation of any kind whatsoever in relation to any of its contents. Furthermore its employees and agents, expressly disclaims all and any liability and responsibility to any person, whether a purchaser or user of this inspection in respect of anything and of the consequences of anything done, or omitted to be done, by any such person in reliance upon the whole or any part of the contents of this report.
- (j) Advanced Building Consultants (ABC) do not directly or indirectly advise the purchaser of this report and/or subsequent on site verbal discussions to buy or not to buy the property inspected. The report is given so the purchaser can be better informed to make his or her decision. All or any discrepancies found with this report must be notified to Advanced Building Consultants within 14 days from the date of this report.

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