



123 Sample St - Maintenance report

Valued Customer

15/01/2026

Inspector Name: Sam Taylor

Inspector Phone Number: 0275338175

Inspector Email: sam.taylor@daleigh.co.nz



Customer Info

Customer Name:

Valued Customer

Company Info



Exterior Cladding

Exterior Cladding Type:

Hardie board

Exterior Cladding Condition:

Good with the exception of a small area of mismatched paint near ranch slider and missing paint as per photos



Exterior Cladding Photos



Mismatched paint



Mismatched paint





Missing paint around light next to kitchen window

Missing paint around grille



Missing paint around grille



Exterior Joinery

Exterior Joinery Type:

Double glazed aluminium joinery

Exterior Joinery Condition:

GOOD CONDITION



Fencing, Decks & Patios

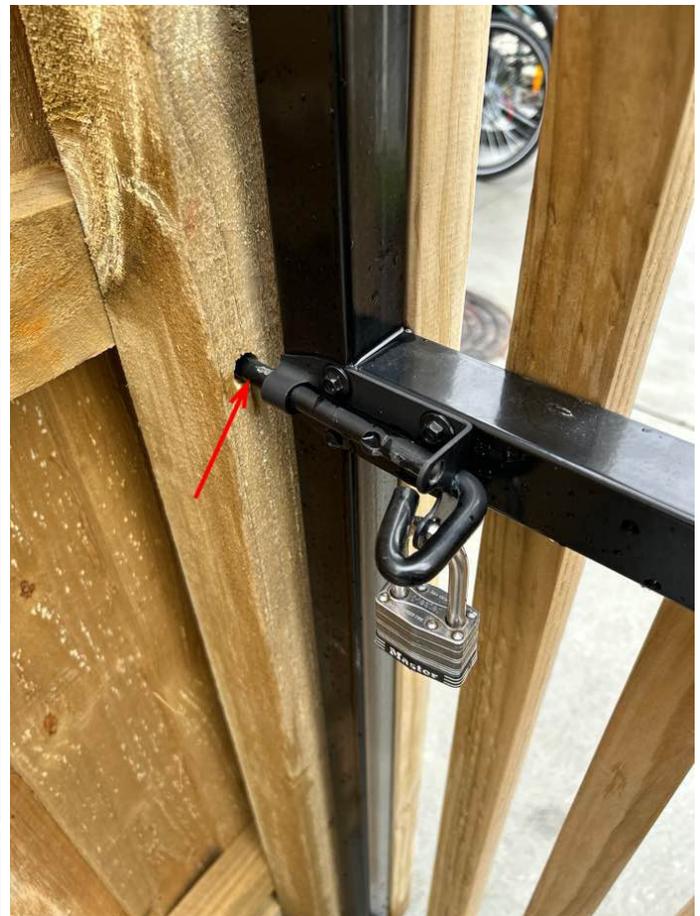
Type:

Timber fences

Condition:

Gate latch is very difficult to operate, recommend enlarging hole

Fencing, Decks & Patios Photos





Moisture Content Readings

Room: Kitchen	Moisture Reading 20-40 digits - Dry
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Moisture Content Reading Photos





Room:
Laundry

Moisture Reading
20-40 digits - Dry

Moisture Content Reading Photos





Room:
Ensuite 1

Moisture Reading
20-40 digits - Dry

Moisture Content Reading Photos





Room:
Bathroom 1

Moisture Reading
20-40 digits - Dry

Moisture Content Reading Photos





Garages & Sleepouts

Notes:

N/A

Outbuildings

Notes:

N/A

Interior Rooms

Room:

Kitchen/Lounge



Interior Walls & Ceilings:

Paint split as per photos

Status

Maintenance Recommended

Interior Walls & Ceilings Photos



Exterior Joinery:

GOOD CONDITION

Status

Inspected



External Door:

Exposed fixings in reveal

Status

Maintenance Recommended

External Door Photos



Fittings & Fixtures:

GOOD CONDITION

Status

Inspected

Flooring:

GOOD CONDITION

Status

Inspected

Joinery:

GOOD CONDITION

Status

Inspected

Appliances:

GOOD CONDITION

Status

Inspected

Extraction Fans:

GOOD CONDITION

Status

Inspected



Room:
Stairwell

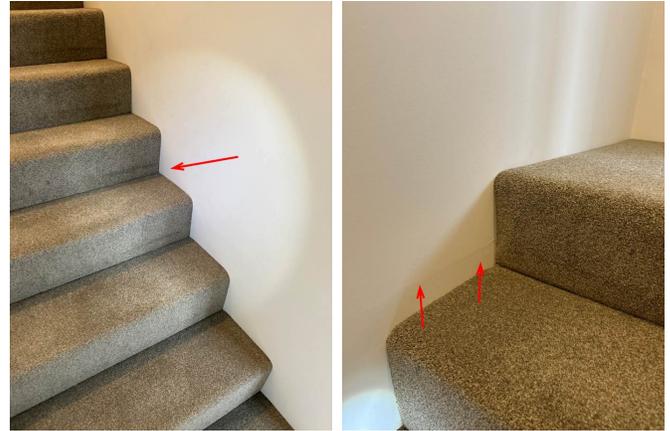
Interior Walls & Ceilings:

Popped screw and small crease as per photos

Status

Maintenance Recommended

Interior Walls & Ceilings Photos



Fittings & Fixtures:

GOOD CONDITION

Status

Inspected

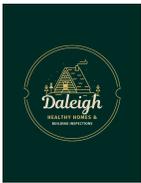
Flooring:

GOOD CONDITION

Status

Inspected

Room:
Hallway



Interior Walls & Ceilings:

Paint split down side of door and to mitres on manhole architrave

Status

Maintenance Recommended

Interior Walls & Ceilings Photos



Fittings & Fixtures:

GOOD CONDITION

Status

Inspected

Flooring:

GOOD CONDITION

Status

Inspected

Room:

Bedroom 1



Interior Walls & Ceilings:

Minor paint splits and exposed fixings as per photos

Status

Maintenance Recommended

Interior Walls & Ceilings Photos



Popped fixings



Popped fixings



Small split



Exterior Joinery:

GOOD CONDITION

Status

Inspected

Internal Door:

Exposed fixings on wardrobe reveals (all fixings)

Status

Maintenance Recommended

Internal Door Photos



Fittings & Fixtures:

GOOD CONDITION

Status

Inspected

Flooring:

GOOD CONDITION

Status

Inspected

Room:

Ensuite 1

Interior Walls & Ceilings:

GOOD CONDITION

Status

Inspected



Internal Door:

GOOD CONDITION

Status

Inspected

Fittings & Fixtures:

GOOD CONDITION

Status

Inspected

Flooring:

GOOD CONDITION

Status

Inspected

Joinery:

GOOD CONDITION

Status

Inspected

Appliances:

GOOD CONDITION

Status

Inspected

Extraction Fans:

GOOD CONDITION

Status

Inspected

Room:

Bathroom 1



Interior Walls & Ceilings:

Small paint split as per photos

Status

Maintenance Recommended

Interior Walls & Ceilings Photos



Exterior Joinery:

GOOD CONDITION

Status

Inspected



Internal Door:

Door is catching on tiles - ease required. Paint split to mitre

Status

Maintenance Recommended

Internal Door Photos



Fittings & Fixtures:

GOOD CONDITION

Status

Inspected

Flooring:

GOOD CONDITION

Status

Inspected



Joinery:

GOOD CONDITION

Status

Inspected

Appliances:

GOOD CONDITION

Status

Inspected

Extraction Fans:

GOOD CONDITION

Status

Inspected

Room:

Bedroom 2



Interior Walls & Ceilings:

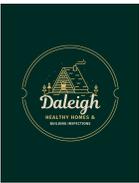
Paint splits as per photos

Status

Maintenance Recommended

Interior Walls & Ceilings Photos





Exterior Joinery:

Exposed fixings and paint split to mitres

Status

Maintenance Recommended

Exterior Joinery Photos





Internal Door:

Exposed fixings on wardrobe reveals (all fixings)

Status

Maintenance Recommended

Internal Door Photos



Fittings & Fixtures:

GOOD CONDITION

Status

Inspected

Flooring:

GOOD CONDITION

Status

Inspected

Limitations



Notes:

Furniture and personal belongings were not moved during inspection

Summary

The property is in good condition with just a small few maintenance items/defects to be remedied as noted throughout the report

Sign Off

Inspector Name:

Sam Taylor

Date:

15/01/2026

A handwritten signature in black ink, appearing to be 'ST' or similar initials.

TERMS AND CONDITIONS

1.0 GENERAL DISCLAIMER

1.1 Daleigh Limited T/A Daleigh Healthy Homes Residential Property Inspection Report (property report) is based on a limited visual, non-invasive, inspection of the property in general.

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 Daleigh Ltd 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 Daleigh Ltd 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. Daleigh Ltd 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 Daleigh Ltd 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 Daleigh Ltd 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 customer against relevant building plans and information held by Council. While the property report may comment on these areas, Daleigh Ltd 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. Daleigh Ltd 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 Daleigh Ltd takes no responsibility for the customers 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 14 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, Daleigh Limited 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 Daleigh Ltd takes no responsibility for these.

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

2.10 It is the responsibility of the customer 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 customer.

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 Gann Hydromette BL capacitive non-invasive moisture meter. Depending on the material's bulk density, the device's impact depth amount is limited to 20mm to 40mm. A reading of 20-40 digits = Dry, 40-60 digits = Semi-dry, 60-90 digits = Moist, 90-100 digits = Very moist and 100+ digits = Wet. 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 Daleigh Ltd 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 weathertightness 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.

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 story 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. Daleigh Ltd 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

customer 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, Daleigh Ltd 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 customer 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. Daleigh Ltd has no liability to any third party to whom the customer discloses the contents of or distributes the property report, or any part thereof.

5.2 The property report must be read in its entirety, including the Terms, Conditions and Policies for Daleigh Ltd 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 Daleigh Ltd offers the customer its opinion as at the date of inspection and gives no warranty as to the future. The customer understands and agrees that any claim against the accuracy of the report is limited to specific areas addressed explicitly within the property report. The customer agrees to notify Daleigh Ltd of any disputes in written form within 10 days of discovery. The customer further agrees that with the exception of emergency conditions, no alterations, replacements or repairs shall be carried out before Daleigh Ltd can re-inspect areas in dispute. The customer understands and agrees that failure to notify Daleigh Ltd 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 Daleigh Ltd 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 Daleigh Ltd whether under these terms, or otherwise to a total sum equal to the amount paid or payable by the addressee to Daleigh Ltd under these terms. (b) In particular Daleigh Ltd 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 Daleigh Ltd'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 Daleigh Ltd 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 14 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.