



# INFORMED PROPERTY INSPECTIONS

## Inspector

Name: Kyle Brookland  
Phone: 021 298 7395  
Email: [kyletheinspector@gmail.com](mailto:kyletheinspector@gmail.com)  
Date: 18/12/2025  
Time: 3:30 pm.  
Weather Conditions: Fine.  
Site Address: Christchurch  
Requested By: Sample Report.



## Summary

For the purpose of this property inspection report, the main living spaces are facing towards the north-western boundary, with entry into the property via the shared driveway on the north-western boundary. The foundation system is a concrete raft slab engineered concrete foundation system. The exterior cladding is brick veneer painted weatherboards over a vented cavity system directly fixed to the timber framing. The roof cladding consists of long run colour steel which is located over pre-tensioned timber trusses. The interior linings are Gib plasterboard or similar directly fixed to the timber framing. The door and window joinery is aluminium double glazed in all sections of the living zone. The property is in tidy overall condition.

**PLEASE NOTE: THIS REPORT MUST BE READ IN FULL COLOUR ONLY.  
THIS REPORT IS SOLELY FOR THE NAMED PERSON LISTED AS CLIENT.  
CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005**

REQUESTED BY: Sample Report  
SITE ADDRESS: Christchurch  
INSPECTOR - NAME: Kyle Brookland - 021 298 7395.  
COMPANY: Informed Property Inspections Ltd.  
QUALIFICATION: National Trade Qualified Carpenter  
National Advanced Trade Carpenter  
Licensed Building Practitioner - Carpentry and Site 2.  
Registration Number 111358.  
Registered Master Inspector - RMI® REG.2324310545CH  
DATE AND TIME OF INSPECTION: 18/12/2025 3:30 pm.

The following areas of the property have been inspected:

SITE: yes  
SUBFLOOR: n/a – concrete floor slab  
FLOOR LEVELS: yes  
EXTERIOR: yes  
ROOF EXTERIOR: yes – height restrictions present.  
ROOF SPACE: yes  
INTERIOR: yes  
SERVICES: yes, - basic function only.  
HOUSE STATUS: vacant  
ACCESSORY UNITS, ANCILLARY SPACES AND BUILDINGS: n/a

Any limitations to the coverage of the inspection are detailed in the written report.

Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential property inspection, and I am competent to undertake this inspection.

Signature:

*Kyle Brookland*

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with requirements of any Act, Regulation, or bylaw, nor is this report a warranty against any problems developing after the date of the property inspection. Refer to NZS 4306:2005 for full details.

**Informed Property Inspection Services does not provide any warranty or guarantee for Leaky Building Syndrome and recommends additional testing if elevated moisture readings or risk factors are noted.**

**At no time should this report be considered a full weather-tightness inspection report.**

Any maintenance items requiring attention are listed in **GREEN** throughout this report.



# INFORMED PROPERTY INSPECTIONS

Kyle Brookland 021 298 7395  
[kyletheinspector@gmail.com](mailto:kyletheinspector@gmail.com)  
Bank Account  
ANZ: 06-0817-0685374-00  
GST Number 105-063-687  
Valid until 31/12/2024 Subject to change.

## 2024 Quotable Prices New Build Inspections All prices listed below exclude GST.

Single bedroom with concrete slab	\$475.00
Two bedrooms with concrete slab	\$525.00
Three bedrooms with concrete slab	\$550.00
Four bedrooms with concrete slab	\$575.00
Five bedrooms with concrete slab	\$640.00

**Travel charges apply.** \$40 – Rolleston – Lincoln – West Melton – Prebbleton – Kaiapoi.  
\$50 – Tai Tapu – Springston – Rangiora.

**Additional charges apply for invasive or complete moisture levels to all areas (quoted separately). Thermal imaging is recommended for any monolithic cladding property.**

All invoices are to be paid in full within seven days from the date of invoice. Late payments may incur a 5% interest charge per month if payment is not received in full. Travel is not charged for the local Christchurch area.

Reports are usually delivered within 24 hours and, if major issues are found, a meeting can be arranged to discuss the approximate costs involved. This has proven to be very successful in allowing the sale to proceed as the purchaser or vendor is well informed of the required repairs and costs involved.

All inspections include non-invasive moisture meter testing with a Trotec T660 to the areas of concern. These areas include the laundry and bathrooms as standard at no additional cost.

Basic floor levels are checked with a Zip Level Pro at no additional cost (typically, between 4 and 6 locations).

**All properties are inspected to New Zealand Standard 4306:2005 For Residential Property Inspections.**

**Limitations apply for Leaky Building Syndrome Properties.**

**This is not a weather-tightness report.**

- Roof cladding including spouting
- Exterior windows and doors
- Exterior cladding
- Foundation •Subsidence
- Interior of property – detailed room check • Electrical function of most power points and interior lights
- Non-invasive moisture testing (bathroom, toilet, and laundry)
- Ventilation
- Ceiling Space
- Insulation
- Sub floor space
- Vermin infestation
- Fences •Paths and driveways

**Limitations apply for Leaky Building Syndrome properties, and any inspection undertaken on a property with monolithic cladding is a basic builder's inspection only and is not undertaken to NZS 4306:2005. Thermal imaging is recommended as well as invasive inspections to determine the condition of the framing. This service is not provided by Informed Property Inspection Ltd.**

## **The Report**

### **Limitations of this Report**

#### **Disclaimer**

- (a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily accessible at the time of inspection. Inspection did not include any areas or components which were concealed or closed-in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation, or wiring), or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris, or soil).
- (b) The inspection did not assess compliance with the New Zealand Building Code, including the Code's weather-tightness requirements or structural aspects. On request, specialist inspections can be arranged for weather-tightness or structure or any systems including electrical, plumbing, gas, or heating.
- (c) The purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described on this report, and may not identify all past, present, or future defects. Descriptions in this report of systems or appliances relate to their existence only, and not their 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) This report has been prepared based on visual inspection of the building works using normal, readily available access, and without testing of components for the assessment of the overall structural condition of it and associated items, and without recourse to construction drawings.
- (e) The report is based on experience and reasonable opinion; however, it is not a guarantee against moisture ingress at the time of inspection or in the future. The inspection was visual and non-invasive. Testing with meters was also undertaken as noted. The report is a guide only (as per New Zealand Standards), and not a guarantee against moisture ingress or structural failure and is to be accepted as such by the owner.
- (f) It is confirmed that no detailed geotechnical investigation has been included in this report. Any investigation of the condition and location of underground drainage and services, and of electrical, gas, and plumbing (except as otherwise described in this report) is not included in this report.
- (g) No warranty can be given as to other defects not apparent to visual inspection at the time, inclusive of underground services, waterproofing, soil stability, or moisture content in partitions or exterior cladding systems/timber framing.
- (h) Weather conditions can affect moisture found, e.g. long dry spells, driving rain in certain directions which can cause localised leaks and may only incur under certain weather conditions. This stresses the importance of flashings, ground levels, et cetera, which may be highlighted in this report.
- (i) This report does not include any positioning of buildings, or improvements in relation to site boundaries, or provide any guarantee whatsoever that those items surveyed will not fail at some later date. Any information here pertains strictly to the observation on the day of inspection, and accessibility only.
- (j) If the property is controlled by a body corporate or similar, it is recommended that, prior to purchase, a copy of the minutes be obtained from the Corporate Secretary to establish the history of the inspected property or other properties under such body corporate. This inspection has been undertaken on the sole dwelling and does not extend to the remainder of the complex or common areas. Inspection is confirmed to the above property only and does not cover structural integrity of the entire complex.
- (k) Note: the EQC or insurance repair scopes have not been reviewed unless attached to this report.

## **Summary:**

All properties have cosmetic imperfections.

Informed Property Inspection reports are to NZS4306:2005 standards.

Under NZS4306:2005 guidelines, our inspection and reporting are for:

- **Significant Defects**
- **Significant Maintenance**
- **Gradual Deterioration**
- **Particular Attributes**

## **Overall:**

The property has been constructed with low exterior maintenance requirements present.

## **Weather-tightness Risk Assessment:**

The property has a **Low Weather-tightness Risk** based on the property's architectural design and the fact that the exterior painted and plastered cladding and the painted linea weatherboard cladding are both installed over a cavity system.

The Low-risk Weather-tightness Assessment is on the condition that the property is kept well maintained.

## **Moisture Detection:**

There were no elevated readings recorded at the time of inspection.

## **Vegetation:**

All vegetation should be cut back to provide at least 200 mm of clearance, or removed from the exterior cladding, to allow for easy viewing of the surface and identification of any cracks in the cladding.

## **Ground Clearances:**

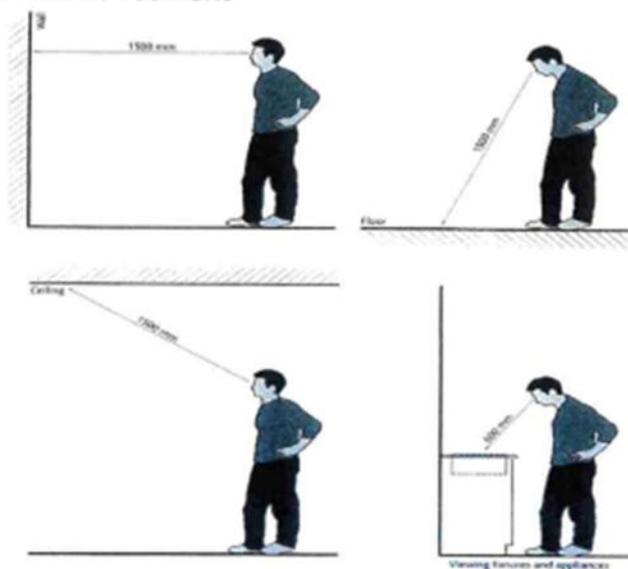
It is important that acceptable ground-to-cladding clearances are maintained, and that no fill, gardens, paths, or concrete are directly against the exterior cladding unless specifically designed with suitable water proofing membranes installed.

# Inspecting Surfaces from a Normal Viewing Position AS/NZS 2311:2009



Generally, variations in the surface colour, texture and finish of walls, ceilings, floors and roofs, and variations in glass and similar transparent materials are to be viewed where possible from a normal viewing position. A normal viewing position is looking at a distance of 1.5 – 2.0 metres (600mm for appliances and fixtures) with the surface or material being illuminated by "non - critical" light. "Non - critical light" means the light that strikes the surface is diffused and is not glancing or parallel to that surface. Slight variations in colour and finish or materials do not always constitute a paint defect.

DIAGRAM F  
NORMAL VIEWING POSITIONS



Master Painters NZ Association Po Box 39-120 Lower Hutt 5045 – PH 04 472 5870

Email [training@masterpainters.org.nz](mailto:training@masterpainters.org.nz) [www.masterpainters.co.nz](http://www.masterpainters.co.nz)

Master Painters NZ Association- Fact Sheet 005

**Please note: the majority of the marks listed in this report can be corrected via cleaning, and only minor paint correction is required.**

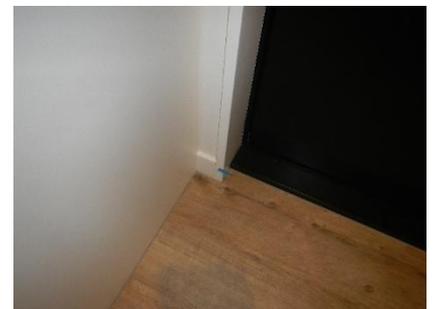
## Lounge

Condition: No damage present at the time of inspection.



## Kitchen & Entry

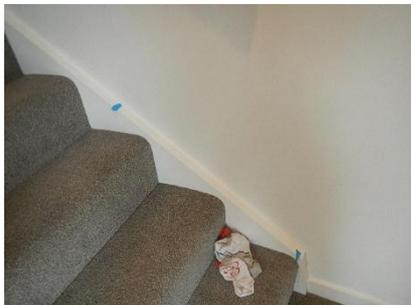
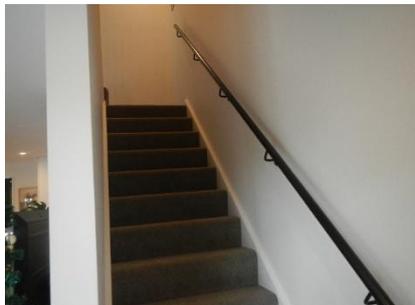
Walls: Minor gaps are present at the trim at the left hand side of the door to the exterior.



## Stairs & Hallway

Walls:

Cracking is present at the wall to ceiling junction at the base of the stairs.  
Cracking is present at the end of the low height wall.  
Cracking is present at the ribbon board.



## Laundry

Walls:

Raised fixings are present bordering on bedrooms one and two.

Doors:

Raised fixings are present on the door frame.



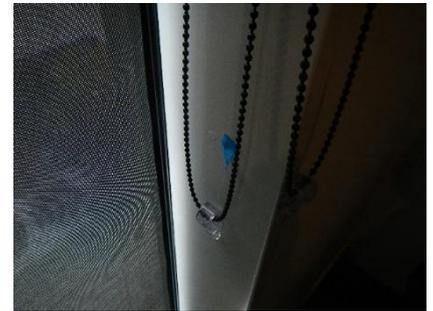
## Bathroom

Condition: No damage present at the time of inspection.



## Master Bedroom

Windows: Raised fixings are present on the window frame.



## Ensuite

Condition: No damage present at the time of inspection.

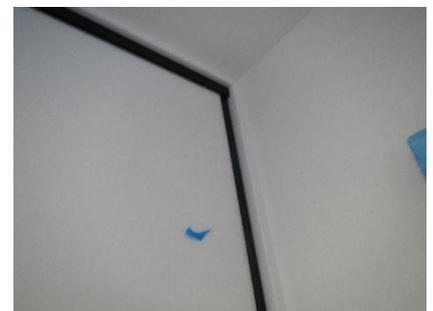
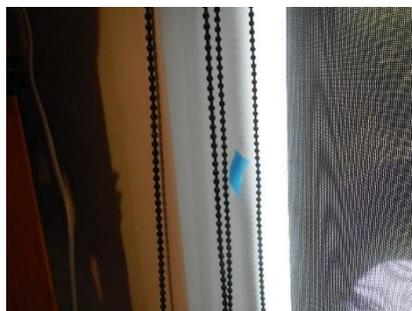
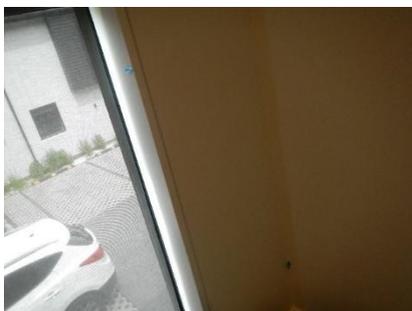
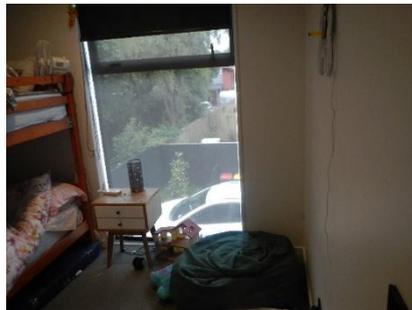


## Bedroom Two

Walls: Minor cracking is present at the corner to the right hand side of the window.

Doors: Minor cracking is present in the mitres of the door frame leading to the hallway and the wardrobe.

Windows: Minor raised fixings are present on the frame.



## Foundation System

Construction Type: Concrete raft slab system.  
Condition: No damage was observed around the perimeter of the foundation system.

## Ceiling Cavity

Humidity: 51.42 Relative humidity.



## Wall Cladding

Cladding Type:	Aerated concrete panels with a plastered and painted finish, with a vented cavity system.
Condition:	The painted in plaster the exterior cladding is in very tidy condition with no damage observed to the surface at the time of inspection.
Cladding Type:	Painted linea weatherboards located over a vented cavity system.
Condition:	The weatherboards are in tidy condition with no current action required.
Maintenance:	Please note both types of cladding typically requires repainting every 8 to 10 years depending on environmental conditions.
Doors:	The doors to the exterior operated correctly at the time of inspection.
Windows:	The windows to the living zones are aluminium double glazed and all units operated correctly.
Soffit:	Painted fibre cement sheeting. The surface is in tidy overall condition with no current action required.
Ground Clearance:	There is adequate ground clearance present.
Penetrations:	Tidy order and correctly sealed.

## Plumbing

The gully traps flowed correctly at the time inspection with basic flow testing undertaken  
The storm water inlets flowed correctly at the time inspection with basic flow testing undertaken .  
The hot water system is a mains pressure hot water cylinder which operated correctly with basic testing undertaken.  
Please note no subsurface inspection was undertaken to any section of the drainage system.