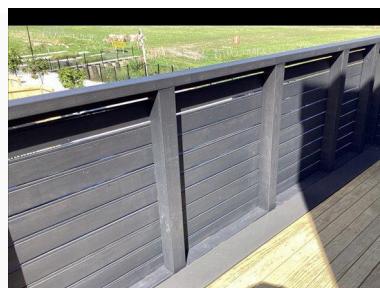


# Property Re-Inspection Report



Inspect House NZ, 20 Lowe Street  
Gisborne NZ 4010



**Client:**  
Valued Customer

**Property Address:**  
123 Sample St - Maintenance report

**Date:**  
October 16th 2025 12:00

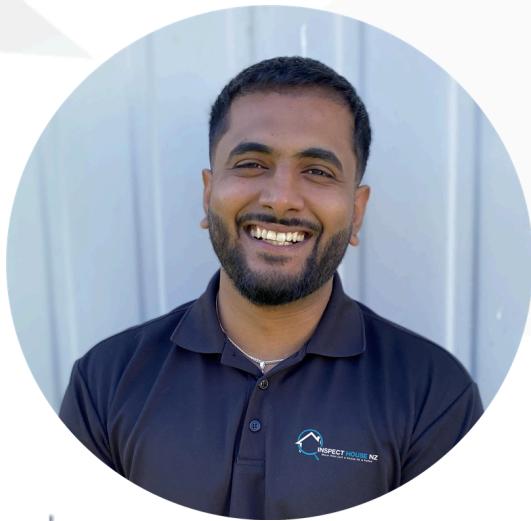


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## Section A    Meet Your Inspector

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06 888 3102  
info@inspecthouse.co.nz

### Harman Ghuman

Harman is a Qualified Construction Manager and Quantity Surveyor with over 8 years of experience in building and construction. Harman brings along a wealth of experience and knowledge in the residential new build construction sector, renovating, contracting and quotation.

Harman has a tremendous level of experience in construction Health and safety and commercial building and construction across the Auckland region. Harman is gentle and accomodating to his clients and takes pride in providing first-class levels of customer service.

### Qualifications

- NZ Level 6- Diploma in Construction Management
- NZ Level 6- Strand in Quantity Surveying 2017
- Trained in NZS4306:2005 Inspection Standards
- Trained in Healthy Homes Standards NZ
- NZS 3910:2013 (inc 2003) COC for Building and Civil Engineering Techniques

### Experience

- Wade construction- Quantity Surveyor
- New Builds and Refurbishments, including modern construction techniques and methodologies
- Smoke Control NZ Project Manager
- Commercial and Industrial construction management projects
- Health and Safety including SSSP plans



## Section B    Executive Summary

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### THE REPORT

#### LIMITATIONS OF THIS REPORT

##### Disclaimer

Inspect House NZ has prepared this report. The report is a guide only and not a guarantee or warranty as to the state of the building or any product, system or feature in the building. The report has been prepared for the specific purpose of assessing previous defects identified in a prior inspection report and their current condition in relation to remedial work. This inspection is based on a visual, non-invasive inspection. As such, the Report may not identify any past or future defects. The purpose of this report is to provide a qualified opinion on the current condition of areas at property 202A Henwood Road, Westgate, Auckland 0814, New Zealand, where a previous inspection was carried out as the property had some gaps and paint touch-ups were required. We have conducted a re-inspection to determine if remedial works have been completed to a quality standard and if defects are no longer evident.

#### BACKGROUND

This is a residential double-storey newly built property. The property consists of a combination of weatherboards installed vertically and horizontally, and is installed in an insulated system, with a colour bond sheet roof covering and was constructed on a concrete slab foundation. The property has all double-glazed aluminium joinery.



## PREVIOUS REPAIR RECOMMENDATIONS

Internally :

- \*Overall cleaning is required, as well as some minor paint touch-ups.
- \*Re-fix the downlight in the lounge.
- \*The door is rubbing against the carpet in bedroom 2.
- \*The shower requires a cap.

Externally:

- \*Overall cleaning of the windows and cladding.
- \*There are marks on the cladding.
- \*The roof requires cleaning on level 1.

## CURRENT FINDINGS:

- \*The light is still not functional in the kitchen.
- \*Scratches are still on the front door.
- \*Seal the gap in between the steps.
- \*Left side of the door is not sealed in bedroom 1.
- \*Bedroom 2 the door is rubbing with the carpet.
- \*The small dent are still there in bedroom 3.
- \*The bathroom door requires adjustment it is little outward from the top.
- \* The skirting are not sealed in the laundry.
- \*The strap is still loose on the HWC.
- \*Paint gaps are still there on joinery.
- \*Multiple defects were noted on the cladding. Refer to the cladding in the report.
- \*The soffit at the back side requires cleaning.

This building inspection will provide you with a basic overview of the condition of the property. Please read the individual areas of the report carefully noting the commentary and correlating photography.

This inspection is not technically exhaustive or all-encompassing, as your inspector has only a limited amount of time, as well as constraints in methodology, to complete the inspection. The inspector is a generalist, not a specialist in all disciplines, and may refer you to specialists for further investigation of certain items. Methamphetamine, timber, pest, electrical and plumbing tests were not conducted due to qualification limitations and non-request. Please read the report carefully noting the comments in each section and don't hesitate to contact us should you wish to discuss anything.

Please note the below in relation to your inspection:

Exterior roof

The Exterior Roof has height and safety Limitations, we could only check some parts of the roof that were visually accessible. For Inspections over three metres, Health and Safety regulations state that working at heights over three metres is done safely. If climbing over three metres then OSH state that-guarding, safety



nets or fall arrest systems should be in place. This is impracticable in the situation of house inspections; therefore our policy is, that Inspectors only climb as far as their ladders take them, keeping their own personal safety paramount, and there is no chance of damaging the roofing.

### Subfloor

The Subfloor was inspected from safe viewing, Inspectors are not expected to crawl to every corner and every inch of these areas. It is impractical to not acknowledge that Visual inspection will be obstructed by height restrictions and obstructed by building elements. Inspectors will inspect these areas to the best of their ability, again keeping their own personal safety paramount. The client acknowledges that there will be some areas of the Subfloor that will be inaccessible for viewing.

### Roof Void

Please note that roof void space is only assessed from the manhole opening. The whole roof void space was not assessed as for safety reasons we do not walk around inside the roof. Visually inspected only from a standpoint.

### Moisture readings

The inspector will utilize either the Trotec T660 or BLD5765 Protimeter Aquant for moisture testing. Please consult the relevant paragraph below in this report to obtain the specific numerical range associated with the chosen moisture tester.

Moisture readings are taken on all external walls to every room where accessible. When rooms have more than one external wall addition readings are included. Readings are also taken to each side of showers, toilets and baths plus under vanities and sinks and tubs. Where accessible reading will be taken to sides of dormers and skylights.

### Trotec T660 Tester:

In relation to the moisture readings, the following sums up the range of readings:

A display of Fewer than 45 digits equals Dry material

A display of between 45digits – 80 digits shows a damp moisture range

Anything over 80 digits is "Wet materials".

The T660 is ideally suited for the quick, non-destructive determination of moisture distribution in near-surface areas to about 4 cm.

The numerical range of the T660 runs from 0-200 units with 0-79 generally indicating dry and 80-200 showing wet or elevated moisture. In some cases, readings below this may be advised as elevated depending on different factors. (Note: Metal and some other materials can increase the readings of capacitance meters).

Materials with higher density may show higher readings on the Trotec T660, and in these cases, we will find the average ambient reading of the material taken from various points to base our readings on. Generally, we are looking for a spike in readings, as every property is viewed as an individual based on materials, construction methods and age. It can be the case that a property has readings



all in the mid-40s-50s and still be of no concern as it is consistent throughout. A notable spike above 70 typically indicates something of abnormality. If the moisture reading is of any concern, the inspector will make note of it and explain what the cause might be.

The BLD5765 Protimeter Aquant from Amphenol is a simple capacitance non-invasive scanning moisture meter for determining and locating moisture-related issues.

The Aquant features a green, amber, and red LED light scale which provides the user with a DRY (green), RISK (amber), and WET (red) visual indicator of moisture levels.

The Aquant non-invasive mode gives readings, in relative terms, of the moisture condition up to 19mm / 3/4" beneath the surface of materials. This mode of operation is ideal for making rapid surveys of solid walls and floors and pinpointing areas of concern that may justify a more extensive investigation.

This is an approved meter from the Master Building Inspection Association.

The numeric measurement and colour LED will be shown as well as the "DRY" (green) or "AT RISK" (yellow) or "WET" (red), based on the measurement shown. In relation to the moisture readings, the following sums up the range of readings:

- 70-169 DRY (Green)
- 170-199 AT RISK (Yellow)
- 200-999 WET (Red)

#### Socket testing

The inspector will utilize either the Protech QP2004, Digitech QP2268 or Beta DTE420 Tester when testing electrical sockets.

This is used to assess the safety of installed main sockets and earth voltages and identify dangerous electrical installations with this polarity and earth leakage tester.

Please note that we do not test every socket. We only test the sockets that are visible and accessible.

We do not test sockets that are concealed behind furniture and fittings. We also do not unplug equipment to test a socket. We are not responsible for the wiring. We are using a specific tool to record earth, voltage, and polarity.

We are not qualified electricians, and we recommend that you engage a qualified electrician to conduct any further tests.

Applicable to a new build we recommend that the following be viewed by your legal team:

- (1) title
- (2) Code of Compliance from the council
- (3) Engineering reports PS4
- (4) PS3 from the following trades: plumbing, building, waterproofing, roofing, exterior cladding, and electrical certification. All of these and others should be on the Code of Compliance.
- (5) Warranties on all items.



New Build Applicable: Floor levels and wall plumpness

We conduct a basic check on the floors and walls with a 1.2m spirit level.

Acceptable variations for walls and floors according to NZS 3604:2011

- For walls that are 3 storeys high, the overall height can vary by +/-15mm.
- For walls that are 2 storeys high, the overall height can vary by +/-10mm.
- For walls with a height of approximately 2.5m per storey, the height can vary by +/-5mm.

Floors should be mostly level, with a maximum deviation of 3mm per 1m for floors up to 6m wide (measured at the widest points across the entire width of the floor). For floors wider than 6m, a maximum deviation of 20mm is allowed.

#### About this report

This report is based on experience and reasonable opinion. This inspection has been done to the writer's best ability with all reasonable care taken using visual and non-invasive checking. This report is a guide only (as per NZ Standard) and not a guarantee against moisture ingress or structural failure and is to be accepted as such by the owner. All reasonable attempts have been made to identify any significant defects visible at the time of the inspection. The inspector has not moved fixtures, stored items, soils, plants, checked window/door locks, etc at the time of inspection. He cannot see inside concealed areas and cannot detect damage or defects that are not visible in most cases.

#### Note

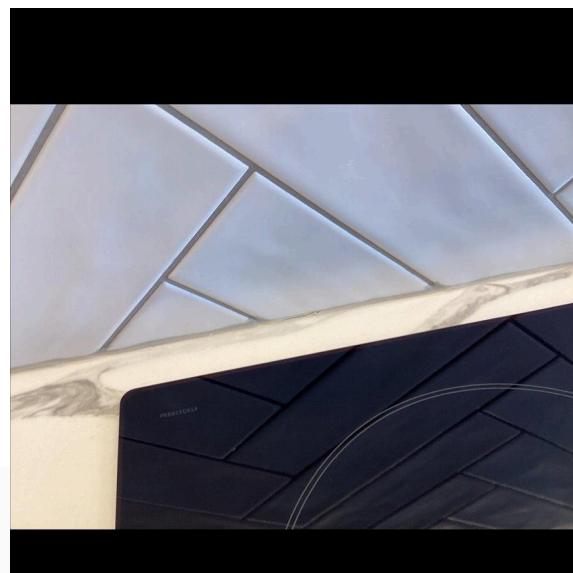
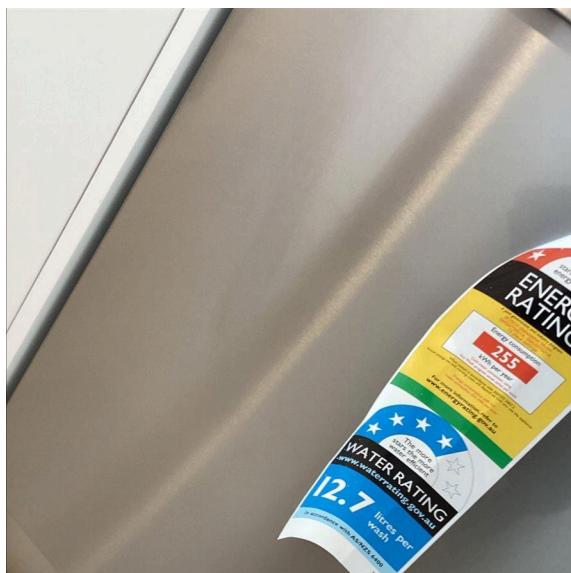
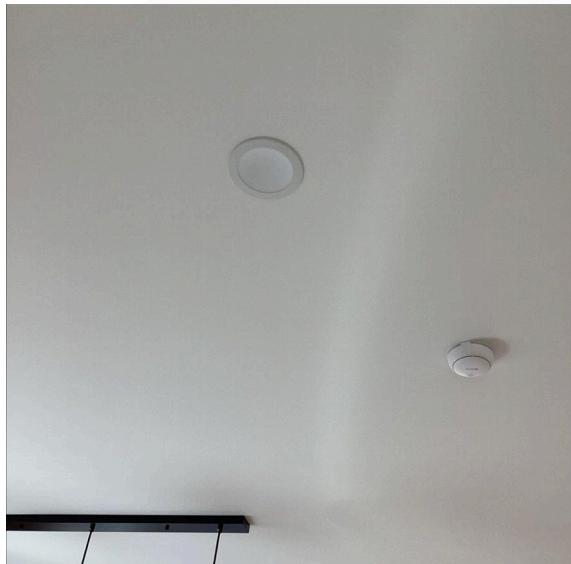
This report is provided without prejudice or malice. The writer was not present at the time of construction and cannot be responsible for failures if work was not done to Building Codes or approved specifications. Inspect House NZ was not present or involved in the construction stage and therefore cannot confirm that the materials used are as per council consent or producer statement. These will be covered under the building warranty.

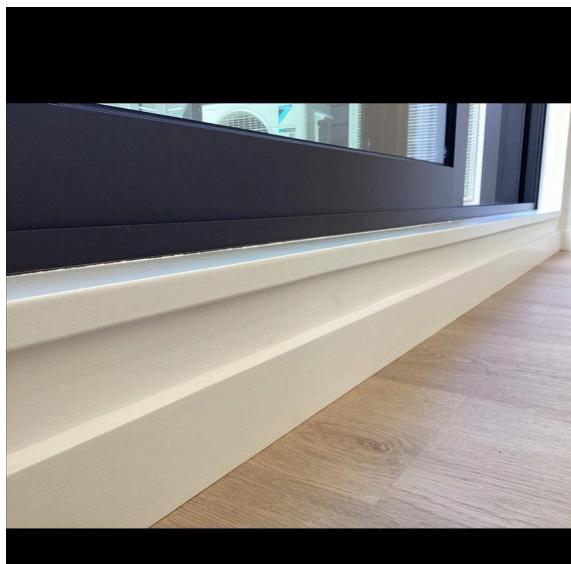
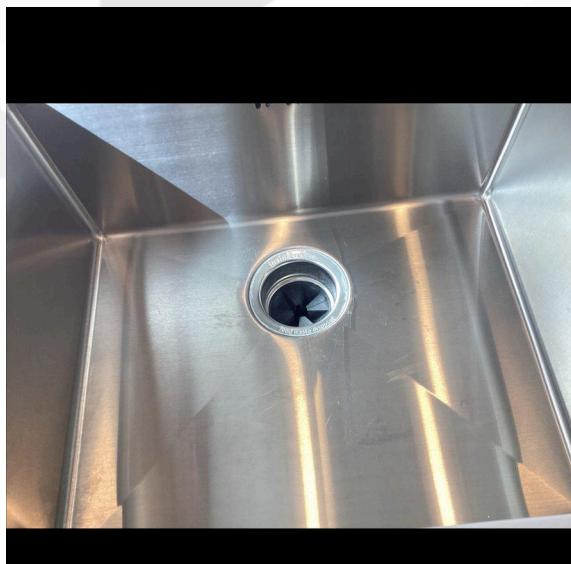


## Section C    Inspected Areas

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### Kitchen





## Items Inspected

- Ceiling
- Sink
- Benchtop
- Door/s and door furniture
- Electrical Lights and Switches
- Walls
- Taps
- Cabinetry
- Skirting
- Air Extraction System
- Floor
- Splashback
- Window
- Architraves
- Running Water

## Access Limitations

- ✓ None.

## Defects

- ✓ No defects evident at the time of inspection

L



## Moisture Readings

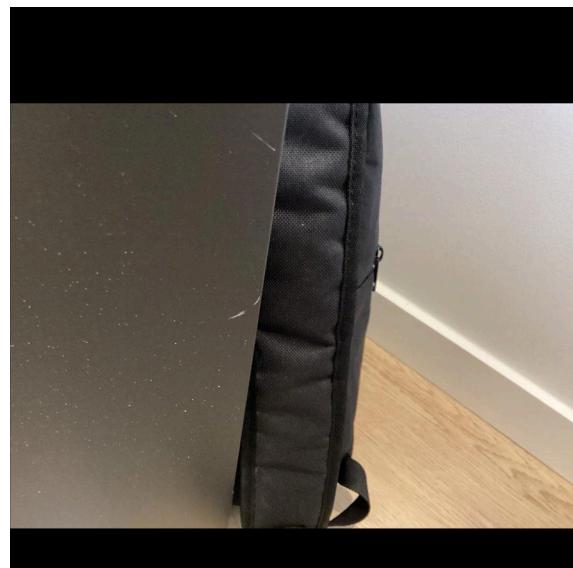
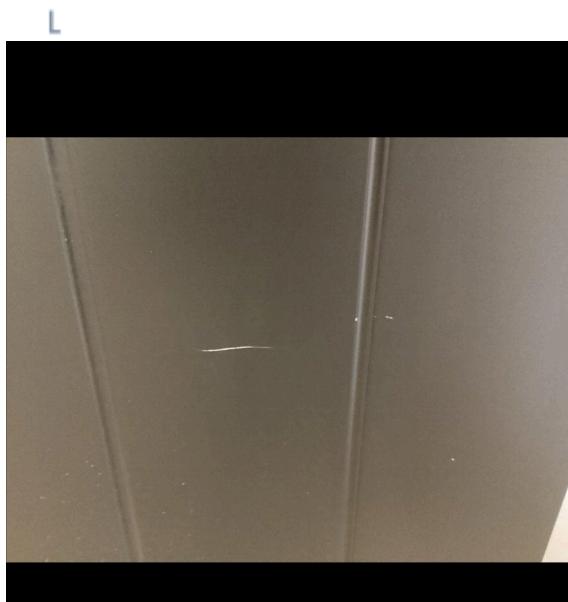
Moisture readings are still high on left side of the sliding door.



## General Conditions

- 1) The light is still not functional.
- 2) The gaps on left side of the lounge door is sealed
- 3) Scratches are rubbed. Not visible
- 4) Re-grouting to achieve good finish not done. This was just a recommendation only.
- 5) The windows are sealed under.
- 6 ) Moisture readings have been taken too the the corners of kitchen window. Readings are not high. Reading show damp. This may be because of grout behind the tiles and still drying up.
- 7) Cleaning is done.
- 8) Moisture reading still high on left side of the lounge door.

## Passageway to Bedroom



## Items Inspected

- Ceiling
- Floor
- Electrical Lights and Switches
- Cornice
- Skirting
- Walls
- Architraves

## Access Limitations

- ✓ None.

## Defects

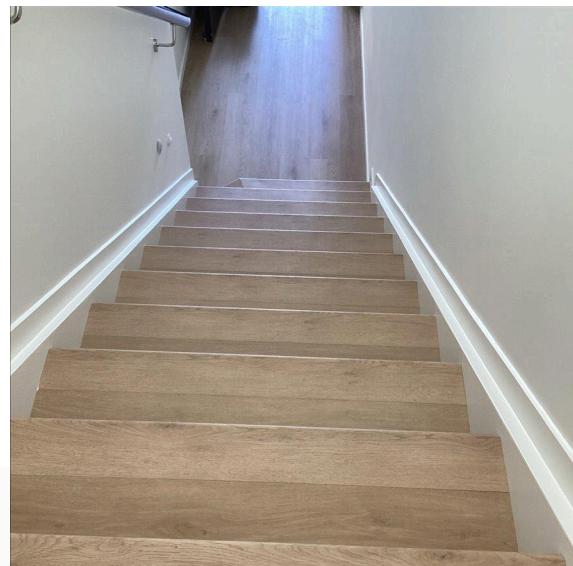
- ✓ No defects evident at the time of inspection

## General Conditions

- 1) Scratches are still on the front door.

L

## Stairs





## Items Inspected

- Ceiling
- Treads & Risers
- Compliant to Building Code
- Cornice
- Hand Rail
- Walls
- Window/s

## Access Limitations

- ✓ None.



## Defects

**Significance:** Minor

**Comment:** Seal the gap in between the steps.

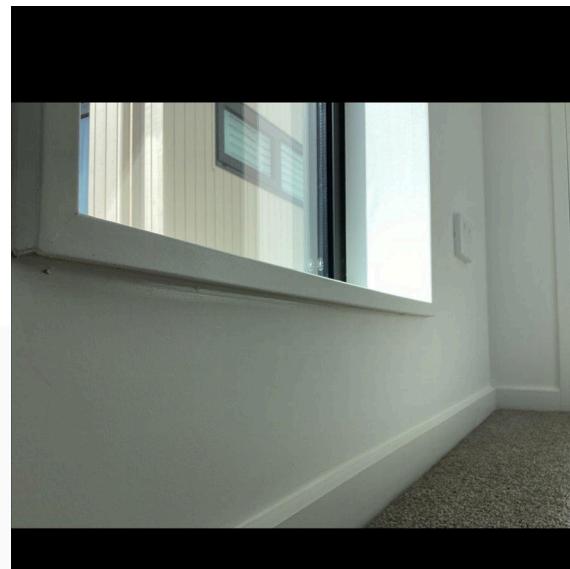


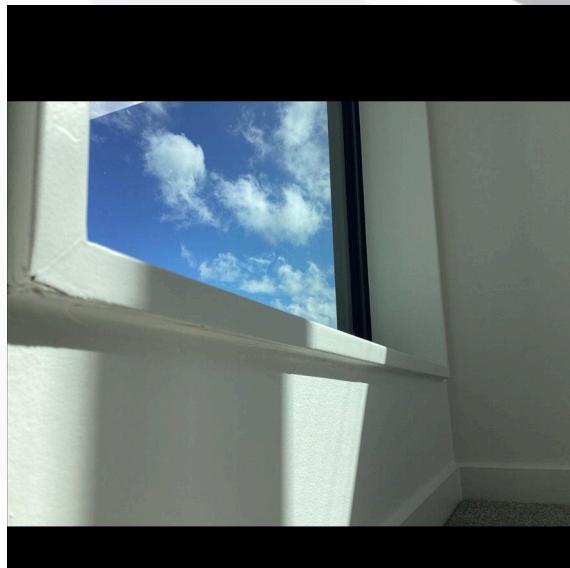
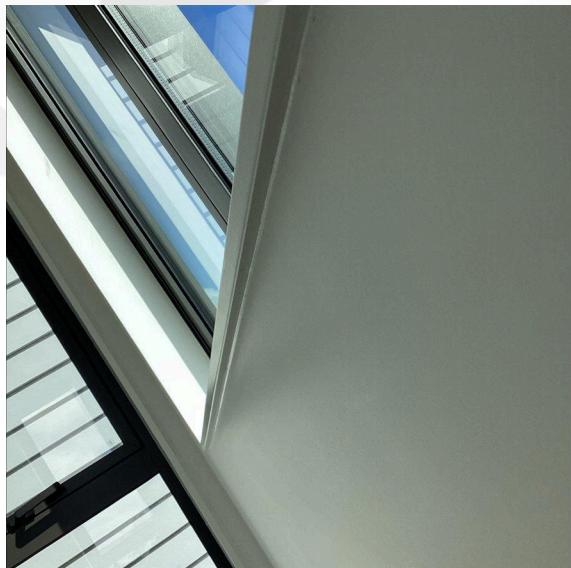
L

## General Conditions

- 1) The gaps have been sealed.

## Bedroom





## Items Inspected

- Ceiling
- Floor
- Skirting
- Electrical Lights and Switches
- Cornice
- Window/s
- Architraves
- Wardrobes
- Walls
- Door/s and door furniture
- Robe

## Access Limitations

✓ None.

## Defects

✓ No defects evident at the time of inspection

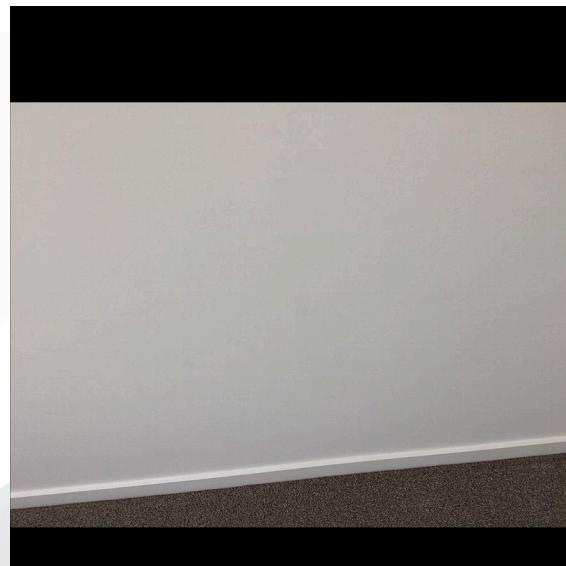
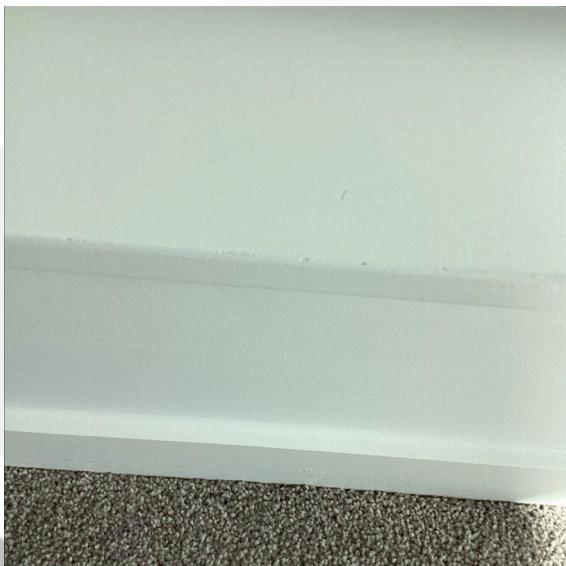
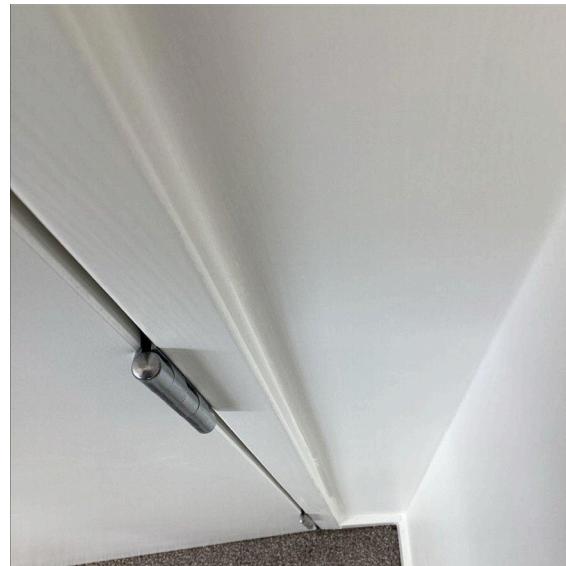
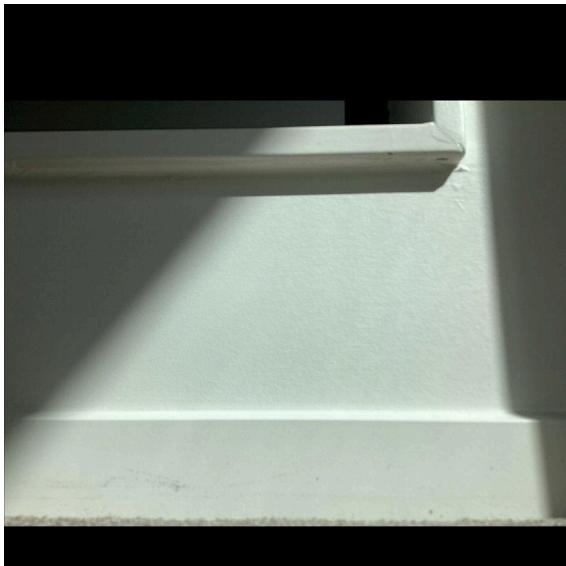
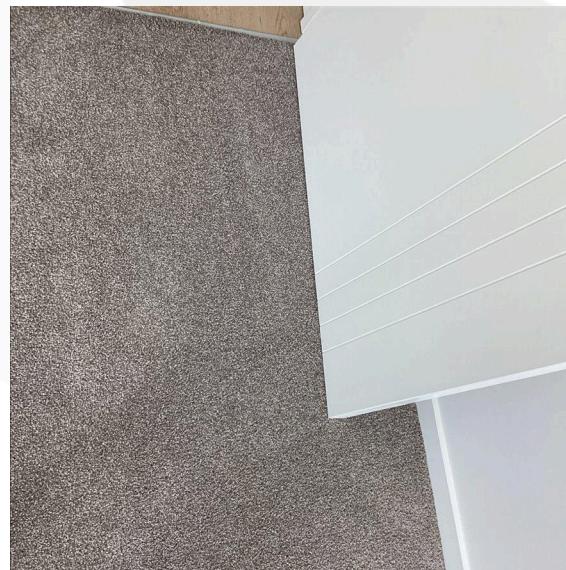
## General Conditions

Bedroom 1.

- 1) Left side of the door is not sealed.
- 2) Windows have been sealed.
- 3) Most of the paint touch ups are done.



## Bedroom



## Items Inspected

- Ceiling
- Floor
- Skirting
- Electrical Lights and Switches
- Cornice
- Window/s
- Architraves
- Wardrobes
- Walls
- Door/s and door furniture
- Robe

## Access Limitations

- ✓ None.

## Defects

- ✓ No defects evident at the time of inspection

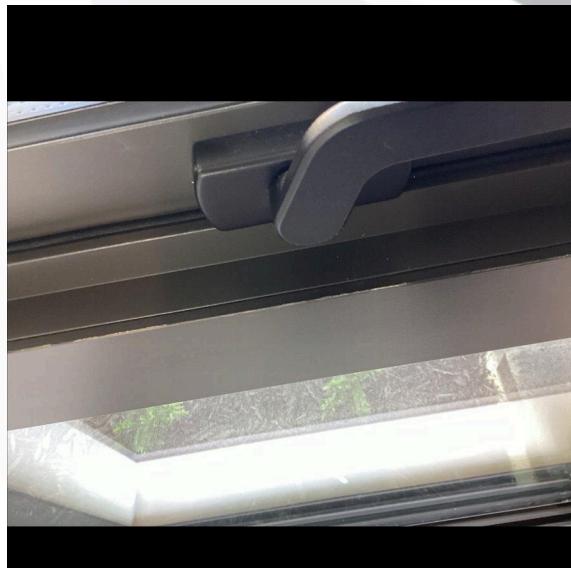
## General Conditions

Bedroom 2.

- 1) White paint still there on window handle.
- 2) Door rubbing with carpet.
- 3) The window is sealed under the sill.
- 4) The door is sealed.

## Bedroom





## Items Inspected

- Ceiling
- Floor
- Skirting
- Electrical Lights and Switches
- Cornice
- Window/s
- Architraves
- Wardrobes
- Walls
- Door/s and door furniture
- Robe

## Access Limitations

✓ None.

## Defects

✓ No defects evident at the time of inspection

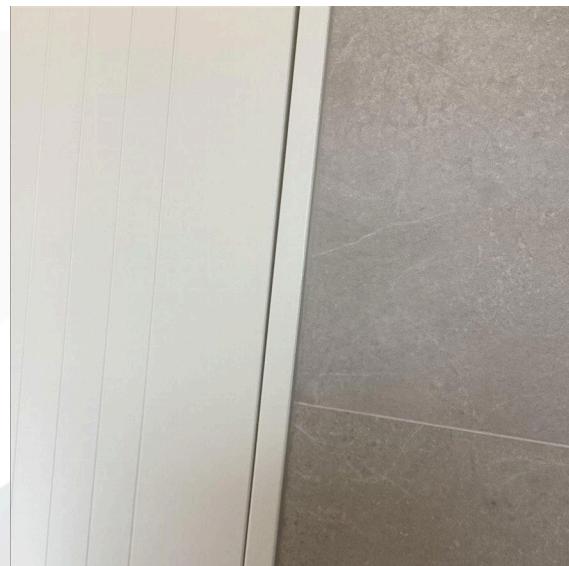
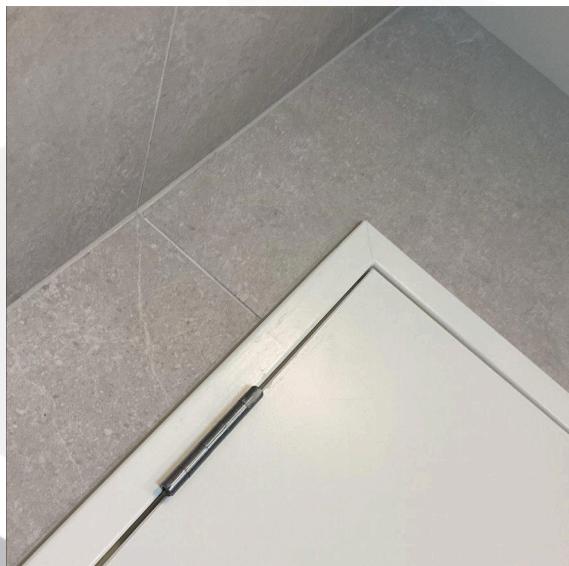
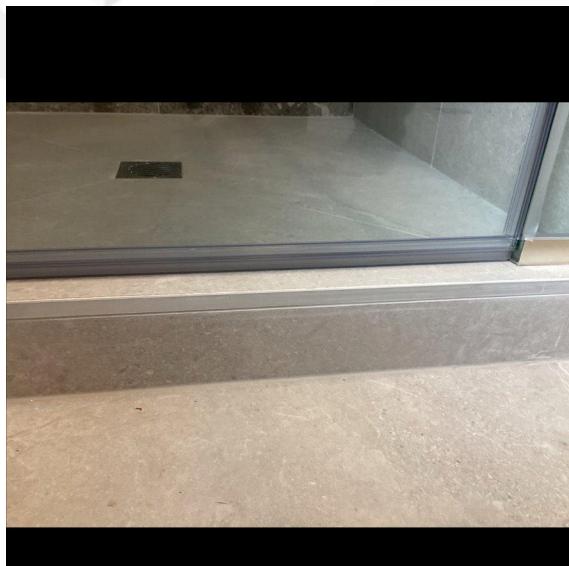
## General Conditions

Bedroom 3.

- 1) The small dent are still there.
- 2) Paint is cleaned off.
- 3) The window glass is cleaned.
- 4) Paint touch-ups were not done.



## Main Bathroom



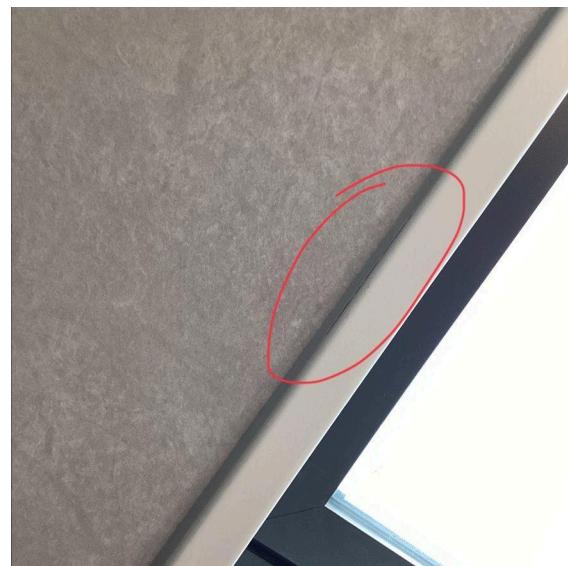
## Items Inspected

- Ceiling
- Shower Area
- Taps
- Pan and cistern
- Architraves
- Heating
- Running Water
- Walls
- Bathroom Floor
- Mirror
- Window/s
- Electrical Lights and Switches
- Towel Rail
- Tiles
- Basins
- Vanity Cupboard
- Skirting
- Electrical Power Outlets
- Ventilation

## Access Limitations

✓ None.

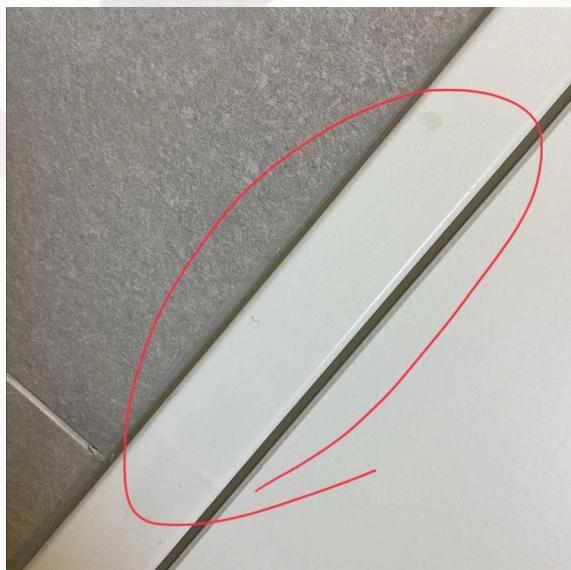
## Defects



**Significance:** Minor

**Comment:** Grout gap noted.





**Significance:** Minor

**Comment:** Paint touch-ups are required.



**Significance:** Further Investigation - Suitably qualified trades person

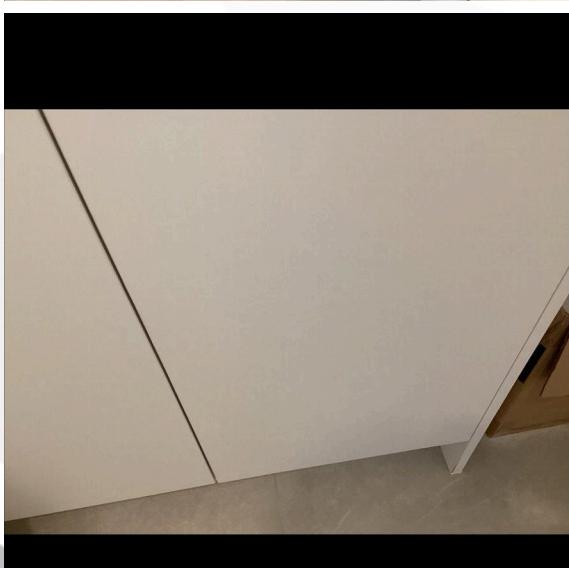
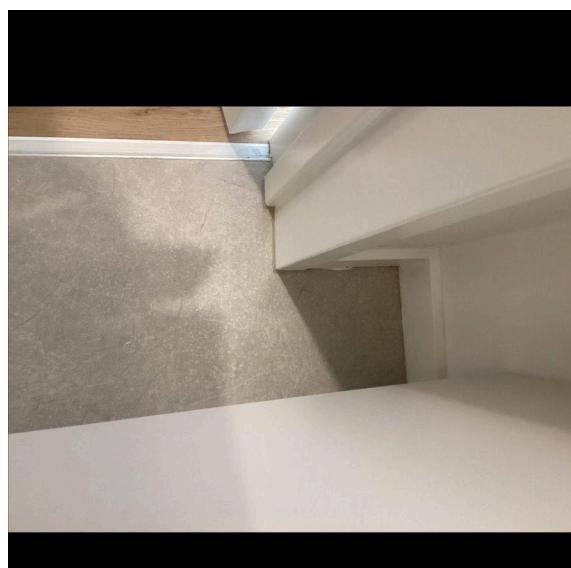
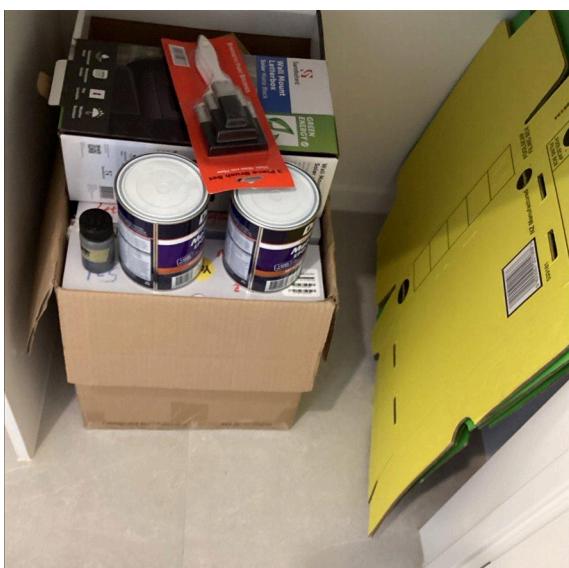
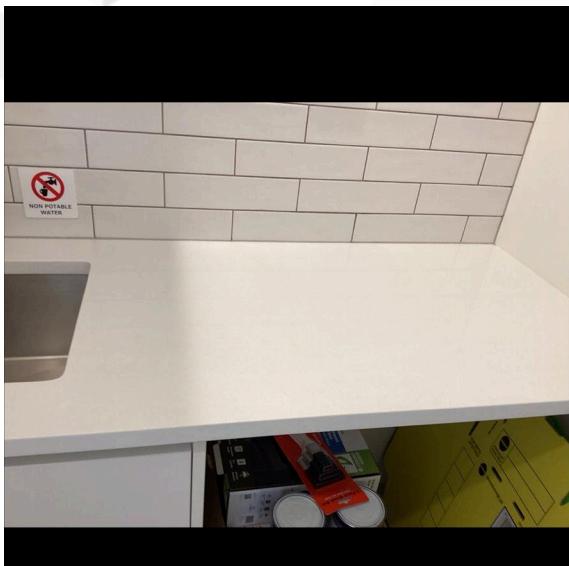
**Comment:** Door requires adjustment it is little outward from the top.

## General Conditions

- 1) The gap is sealed.
- 2) Tiles have been replaced.
- 3) Paint mark were cleaned from the toilet.
- 4) Not cleaned near the sink.



## Laundry



## Items Inspected

- Ceiling
- Taps
- Door/s and door furniture
- Architraves
- Moisture Reading Mandatory
- Walls
- Splashback
- Laundry Cupboard
- Electrical Lights and Switches
- Floor
- Tub
- Skirting
- Running Water

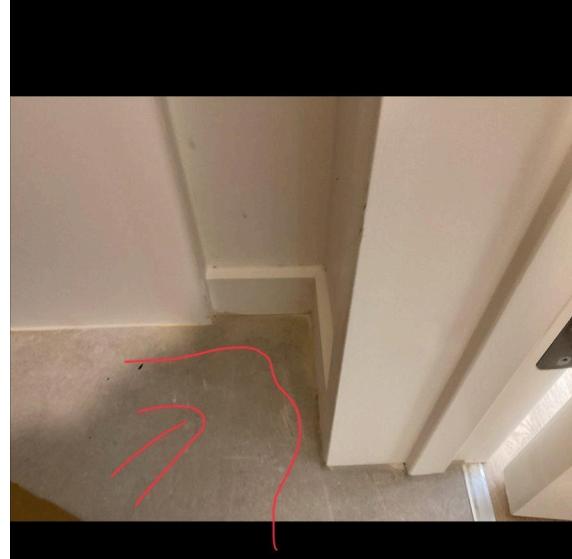
## Access Limitations

✓ None.

## Defects

**Significance:** Minor

**Comment:** Clean the tiles.

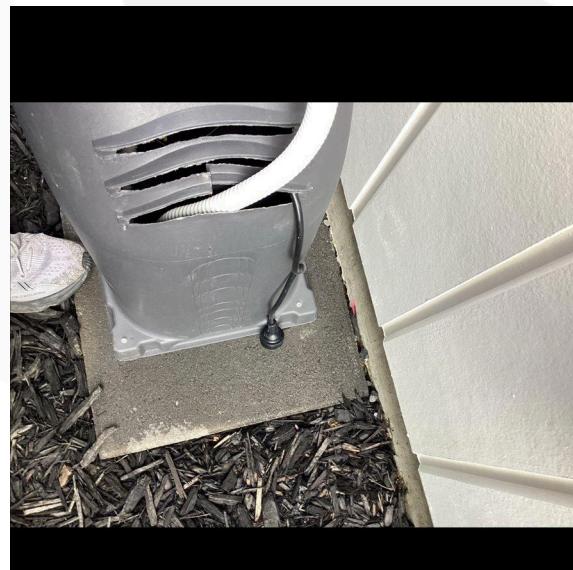
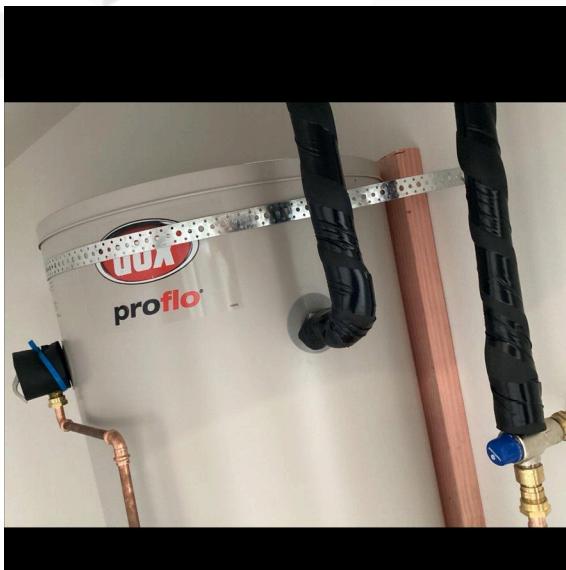


## General Conditions

- 1) One door does not open completely.
- 2) Bench top is clean.
- 3) Paint touch ups done.
- 4) The skirting are not sealed.



# Services



## Items Inspected

- Electrical
- Plumbing and Gasfitting

## Access Limitations

✓ None.

## Defects

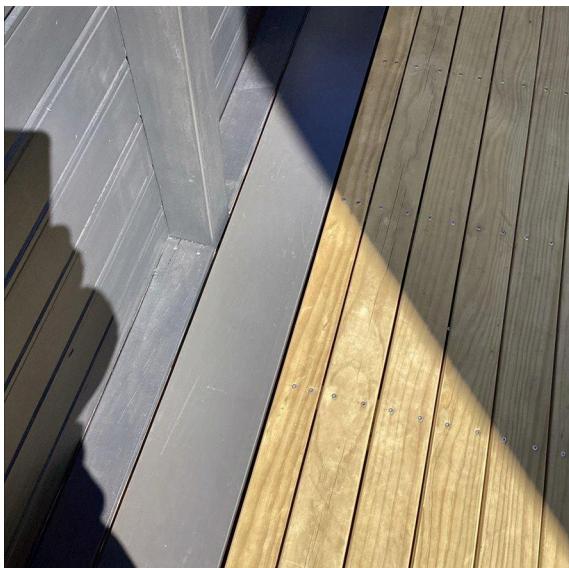
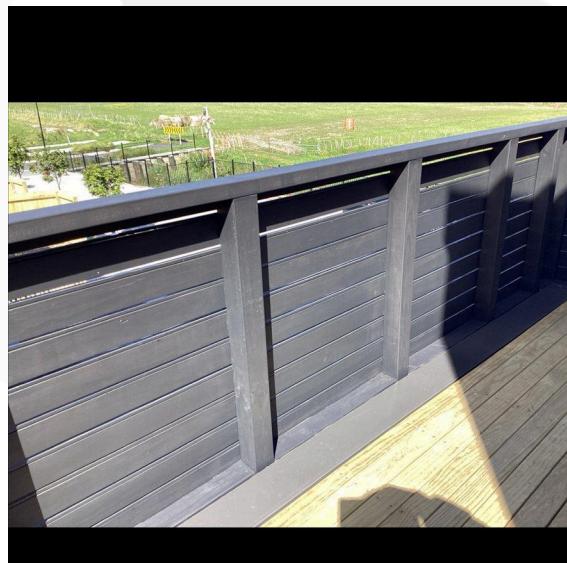
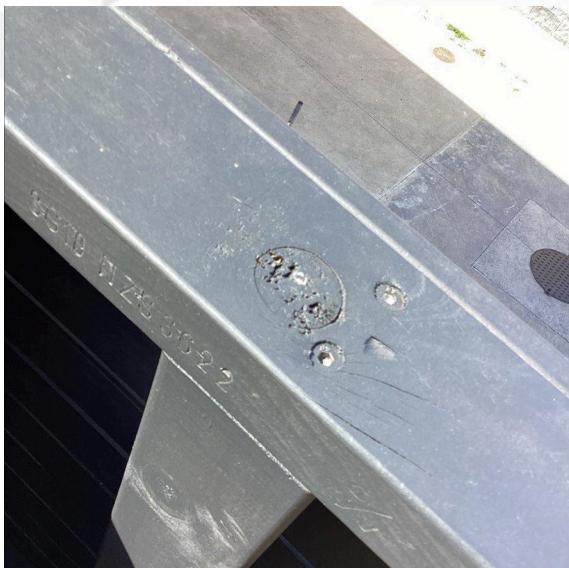
✓ No defects evident at the time of inspection

## General Conditions

- 1) The strap is still loose on the HWC.
- 2) The heat pump is not connected to power.



## Deck and/or Pergola



### Items Inspected

- Batons
- Flooring
- Columns
- Insect and Pests
- Balustrade

### Access Limitations

- ✓ None.

### Defects

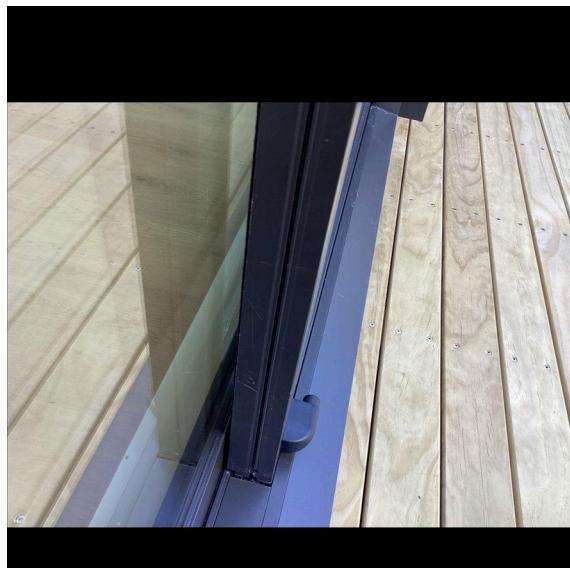
- ✓ No defects evident at the time of inspection

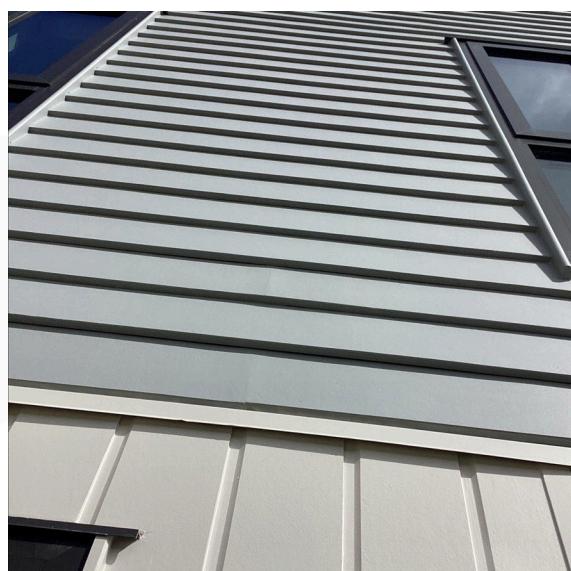
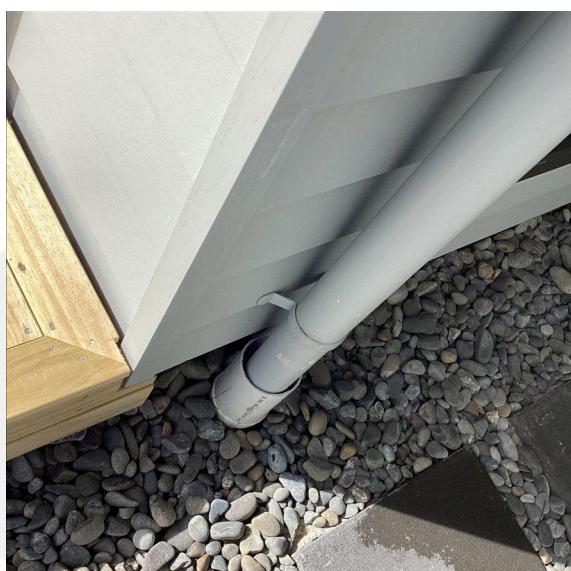
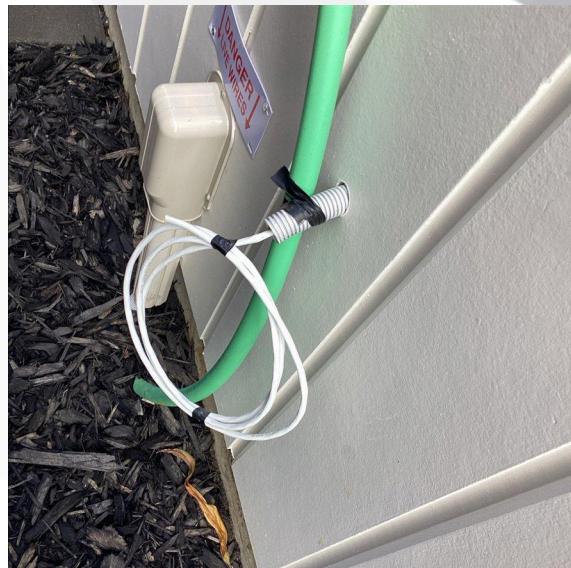
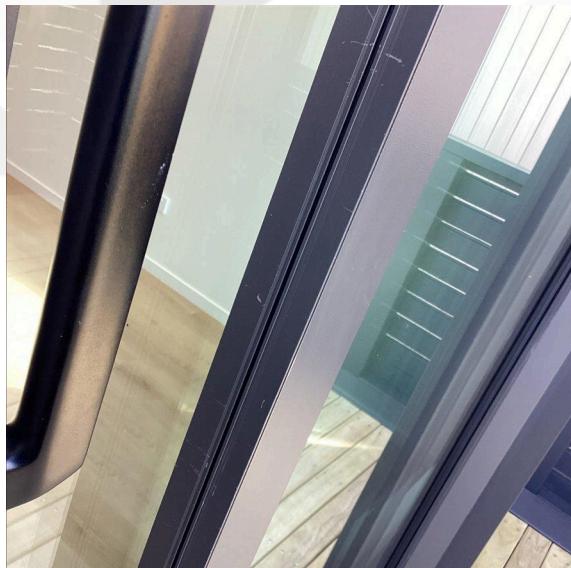


## General Conditions

- 1) The mark are still there.
- 2) Paint touch-ups done.
- 3) Marks still there on flashing.

## Exterior





## Items Inspected

- Exterior cladding/finish
- Windows
- Door Sills
- Doors

## Access Limitations

- ✓ None.

## Defects

**Significance:** Minor

**Comment:** Paint marks yet to be cleaned on the rear cladding.



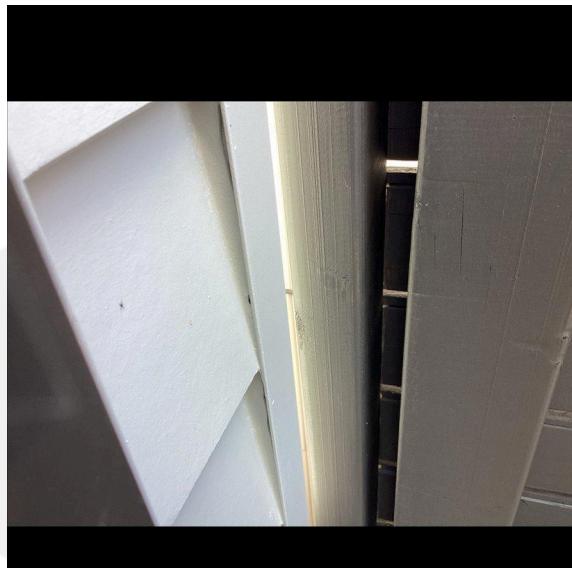
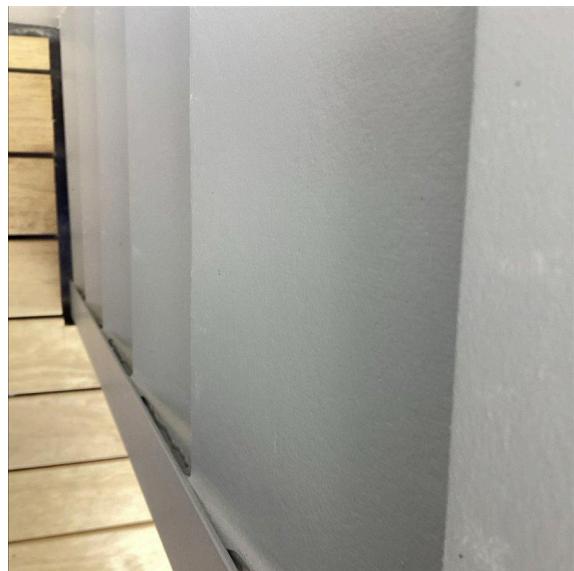
**Significance:** Minor

**Comment:** Paint drops seen



**Significance:** Minor

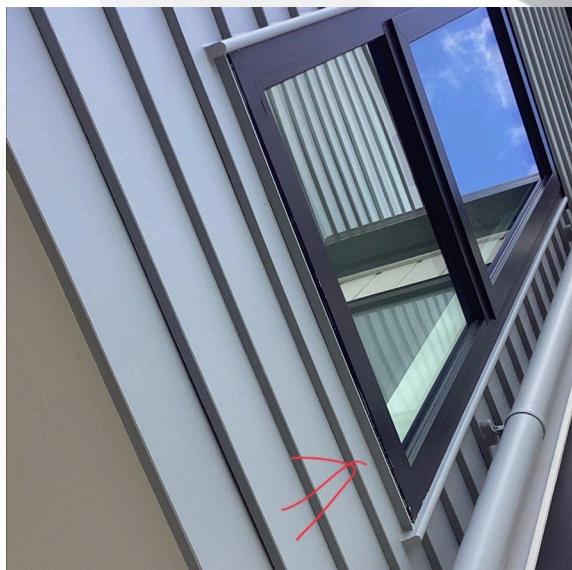
**Comment:** Paint touch ups



**Significance:** Further Investigation - Suitably qualified trades person

**Comment:** Paint gaps are still there on joinery.

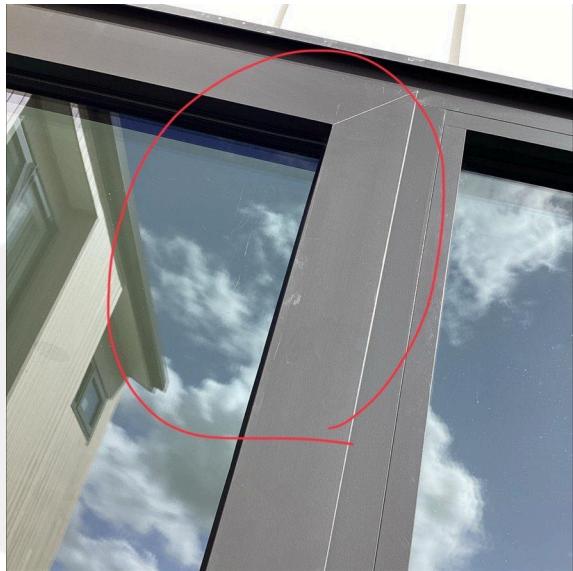
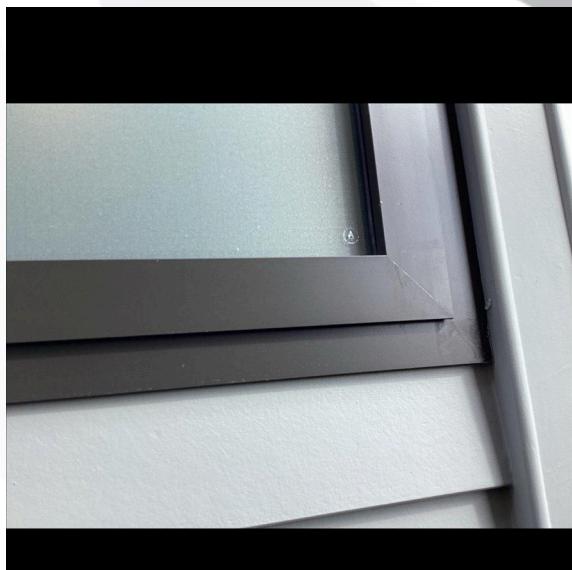




**Significance:** Further Investigation - Suitably qualified trades person

**Comment:** Paint mark are still there on joinery.

This is because painted not using marking tape while painting.





**Significance:** Further Investigation - Suitably qualified trades person

**Comment:** Photo 2 photos bathroom window requires cleaning.

Photo 3 red photo kitchen window requires cleaning.

Photos 4,5 & 6 scratches noted to glass and window frame of bedroom 2.

Photos 8 & 9 photo scratched noted to bed room 2 door

Clean bedroom 2 window.





**Significance:** Further Investigation - Suitably qualified trades person

**Comment:** Marks still on the cladding.

Paint touchups not done to downpipes





**Significance:** Further Investigation - Suitably qualified trades person

**Comment:** Crack are still there.

Photo 2 gaps have been sealed.

Photo 3 cracks are still there.

Photo 4 cracks are still there.

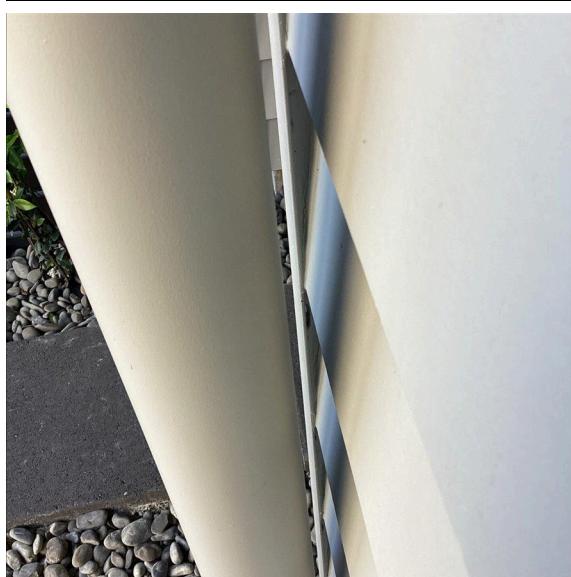
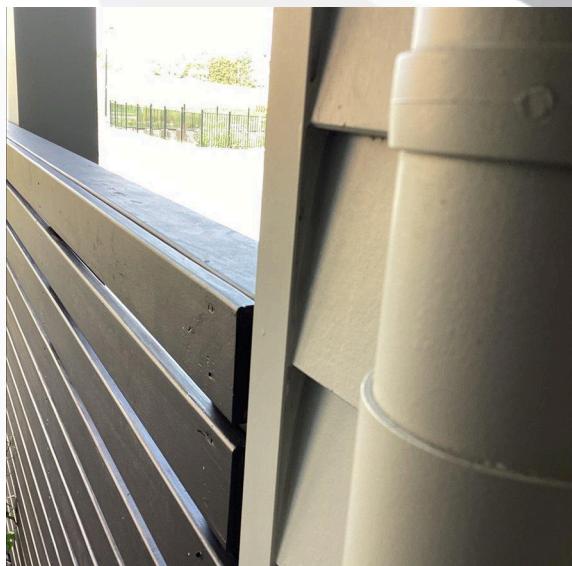
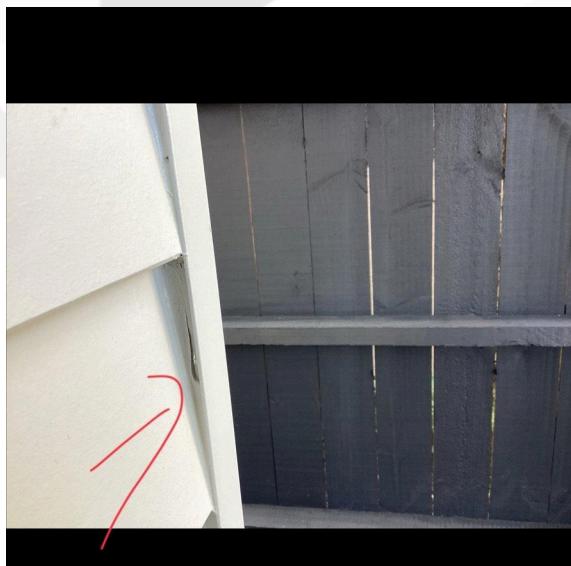




**Significance:** Minor

**Comment:** Seal the gap with silicon not done.





**Significance:** Minor

**Comment:** Most of the gaps sealed but some are still there.





**Significance:** Minor

**Comment:** Gaps have been done





**Significance:** Minor

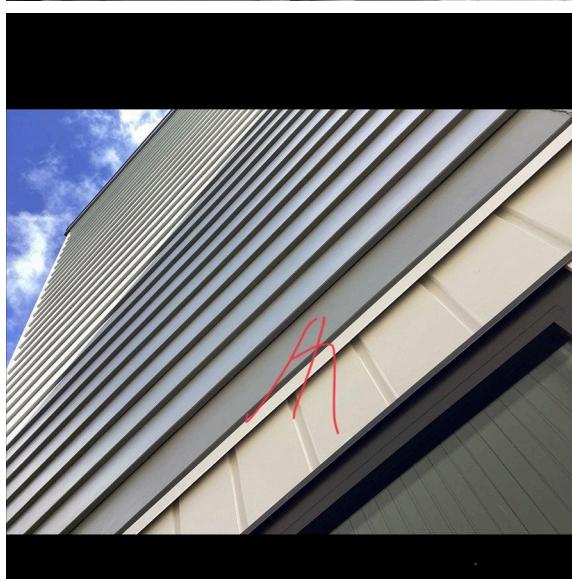
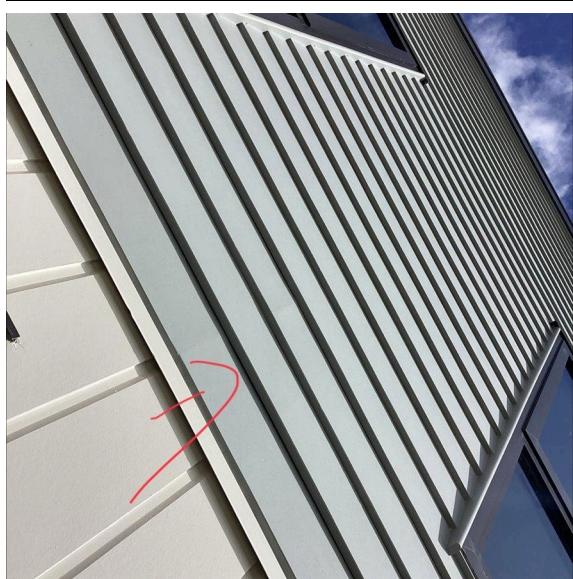
**Comment:** Scratches and marks noted to front door.



**Significance:** Minor

**Comment:** Bedroom sliding door requires touch ups and cleaning.





**Significance:** Minor

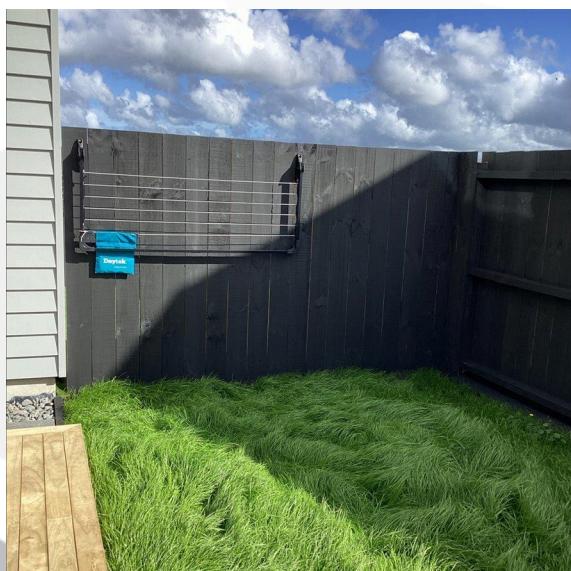
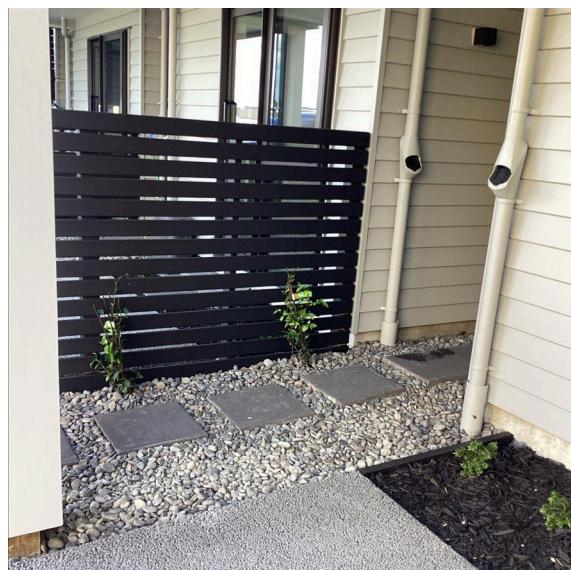
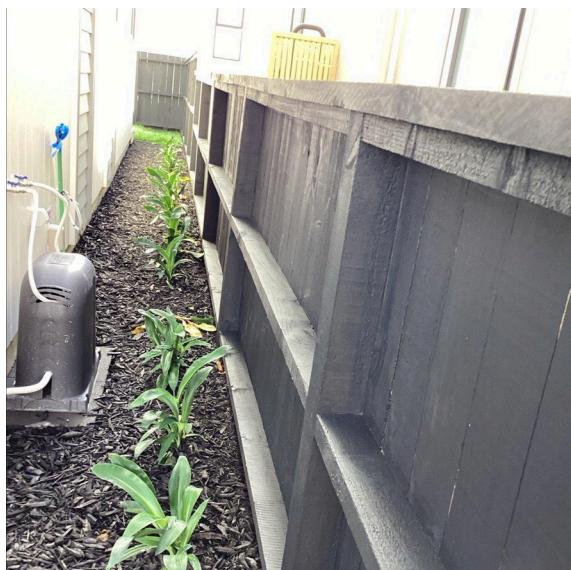
**Comment:** Paint gaps noted in the cladding.

## General Conditions

- 1) The film was removed.
- 2) Unfinished chorus works. Seal once works are finished



# Site



## Items Inspected

- Drainage
- Paths
- Contour and Vegetation
- Fences
- Retaining Walls
- Driveway
- Insect and Pests

## Access Limitations

- ✓ None.

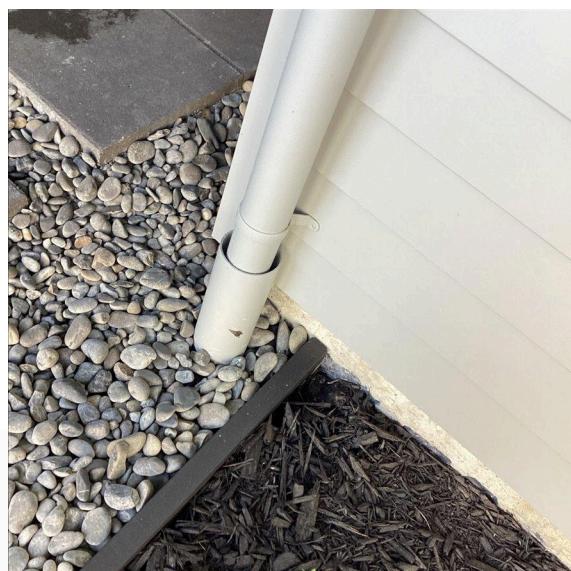
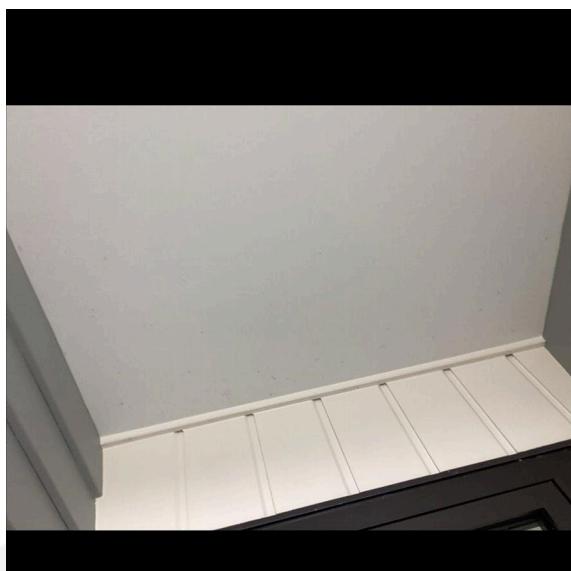
## Defects

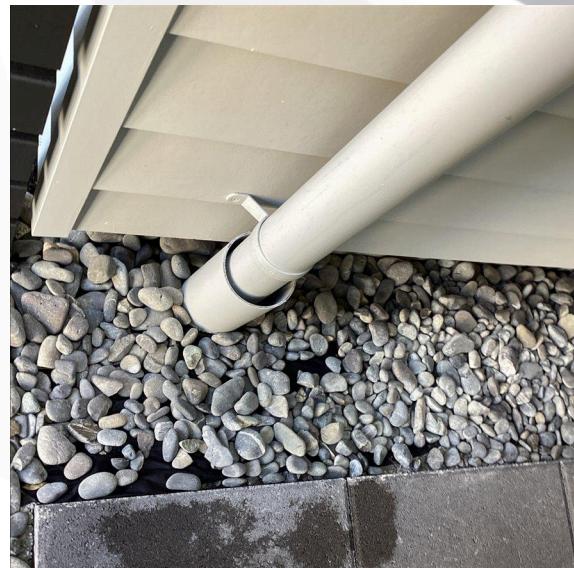
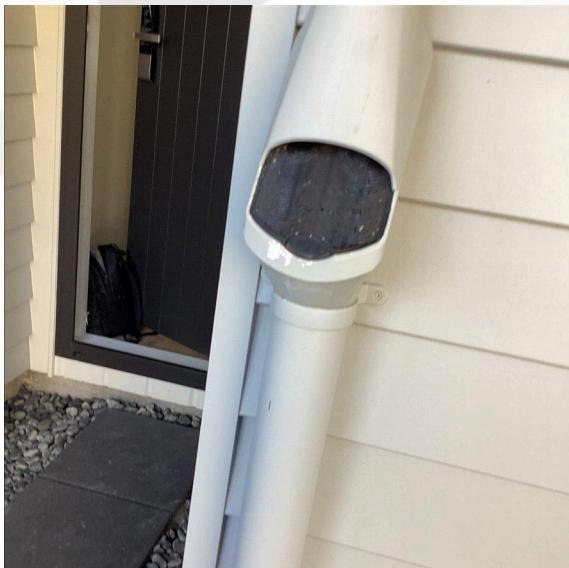
- ✓ No defects evident at the time of inspection

## General Conditions

- 1) The drain is painted.
- 2) The fence is painted.
- 3) Small dents still noted.

## Roof Exterior





## Items Inspected

- Gutters
- Downpipes
- Soffit

## Access Limitations

- ✓ None.



## Defects

**Significance:** Minor

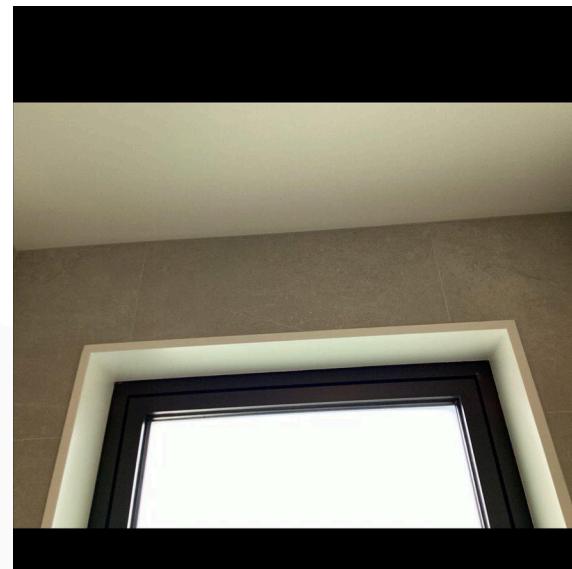
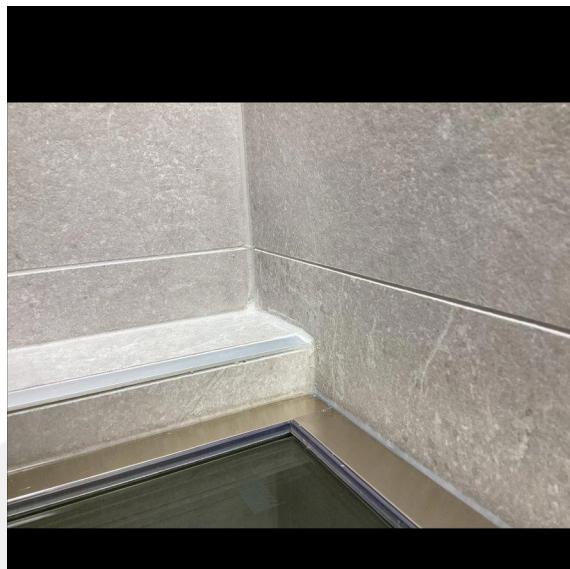
**Comment:** Paint touch-ups are required.

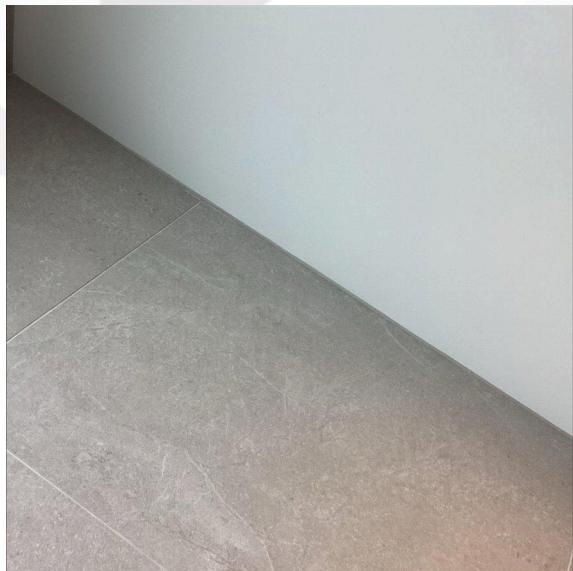


## General Conditions

The soffit at back side requires cleaning.

## Ensuite





## **Items Inspected**

- Ceiling
- Walls

## **Access Limitations**

- ✓ None.

## **Defects**

- ✓ No defects evident at the time of inspection

## **General Conditions**

- 1) Grout gaps have been filled.



## Section D Certificate of Inspection

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### Inspection carried out in Accordance with NZS 4306:2005

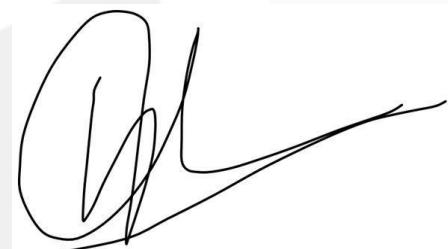
Client:	Valued Customer
Site Address:	123 Sample St - Maintenance report
<b>Inspector</b>	
Inspector:	Harman Ghuman
Company:	Inspect House NZ
Qualifications:	NZ Level 6- Diploma in Construction Management
Date of Inspection	October 16th 2025 12:00
Areas Inspected	Site, Building Exterior, Roof exterior, Building Interior, Services

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 inspections – and I am competent to undertake this inspection.

Signature



Harman Ghuman  
October 16th 2025 12:00



## Section E Understanding Your Inspection

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This inspection has been done to the inspector's best ability with all reasonable care taken using visual and non-invasive testing. This report is based on your inspectors building experience and professional opinion and is not a guarantee against underlying moisture ingress or internal damage at the time of inspection or in the future. This report is a guide only in relation to the NZ Standards and not a guarantee against moisture ingress or structural failure and is to be accepted as such by the client. The purpose of the report is to identify areas of interest/concern and NOT to provide independent expert advice on specific elements, although inspectors may make recommendations based on their experience and they may refer you to expert fields in order to obtain solutions to faults identified. The purpose of the inspection is to provide an impartial, technically knowledgeable and visually thorough account of the properties general state and its faults.

### **1. VISUAL INSPECTION:**

This inspection is a visual inspection only, of readily accessible aspects of the property. A non-invasive building inspection does not include identifying defects that are hidden behind walls, floors, or ceilings. This includes structure, electrical, plumbing, ducting, and insulation that are hidden or inaccessible. The inspector has not moved furniture, fixtures, stored items, soils, plants, checked window/door locks, etc at the time of inspection. The inspector will not conduct any invasive or destructive testing of the property. Safety, accessibility, or other considerations may present the inspector with restrictions in examining specific building elements or components. The visual inspection is limited to reasonable access where areas are safe to access, unobstructed access is provided and there is no danger to the inspector or damage the property and there is an unobstructed line of sight.

### **2. LIMITED ASSESSMENT**

The building inspection will provide you with a basic overview of the condition of the property. This inspection is not technically exhaustive or all encompassing, as your inspector has only a limited amount of time, as well as constraints in methodology, to complete the inspection. The inspector is a generalist, not a specialist in all disciplines, and may refer the client to specialists for further investigation of certain items.

Inspections – over three metres. Health and Safety regulations state that working at heights over three metres is done safely. If climbing over three metres then OSH state – guarding, safety nets or fall arrest systems should be in place. This is impracticable in the situation of house inspections, therefore our policy is, that Inspectors only climb as far as their ladders take them, keeping their own personal safety paramount.



Subfloor and Roof void Inspections are done from safe viewing, Inspectors are not expected to crawl to every corner and every inch of these areas. It is impractical to not acknowledge that Visual inspection will be obstructed by height restrictions and obstructed by building elements. Inspectors will inspect these areas to the best of their ability, again keeping their own personal safety paramount. The client acknowledges that there will be some areas of the Subfloor and Roof void that will be inaccessible for viewing.

### **3. CONTEXT OF INSPECTION**

This inspection should also be considered in the context as only assessing the conditions of the building at the date of inspection. Future performance of the building and its elements is outside the context of this inspection. For example, your inspector may not discover leaks that occur only under certain weather conditions. Some conditions noted, such as cracks in foundations, may be either cosmetic in nature or indicators of settlement; however predicting whether an individual condition will present future problems is beyond the scope of the inspection.

### **4. NOT BUILDING CODE OR BY-LAW COMPLIANCE INSPECTION**

Building Code, Electrical Code, Gas Code, Fire Code, Plumbing Code, or other statutory or by-law compliance inspections resides with the appropriate mandated authorities. The services provided by your building inspector are not conducted in the context of Code or by-law compliance inspections. The client acknowledges that it may be necessary to confer directly with the appropriate authorities to determine whether specific conditions comply with Code or by-law requirements.

### **5. ENVIRONMENTAL AND AIR QUALITY CONCERNS**

This inspection will not assess for environmental or air quality concerns. The scope on inspection does not include examination for hazardous materials that may be on the property, in or behind surfaces, or are constituent to building materials. The inspection does not include determination for irritants, pollutants, toxic materials, or contaminants; presence of mould, spores, or fungus; asbestos, radon gas, or carcinogens; etc. As well, the inspection does not include the determination of presence of insect, bird, rodent, or other infestations.

### **6. MOISTURE TESTING**

Whether or not services have been used for some time prior to an inspection being carried out may affect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily mean that the enclosure will not leak.

A non-invasive moisture meter was used as an aid in this inspection. This in itself cannot be used to confirm or eliminate the possibility of moisture or deterioration in the framing timber or underlying materials. It is of limited use with some plaster systems and other factors.



In relation to the moisture readings, the following sums up the range of readings:

- A display of Less than 40 digits equals Normal moisture readings
- A display of between 40 digits – 80 digits shows Damp material
- Anything over 80 digits is "Wet materials".

## 7. TERMS AND CONDITIONS

As the customer you have been provided with a copy of a Letter of Engagement and a copy of the Inspect House NZ Terms and Conditions. If, for some reason you have not been furnished with a copy of the terms and conditions you can find a copy on our website at [www.inspecthouse.co.nz](http://www.inspecthouse.co.nz)

## 8. EXCLUSIONS

Although, property inspections can provide independent advice, they do not cover everything. For example, the inspector would not check the adequacy of the footings, concealed damp-proof membranes, concealed drainage, swimming pools, spas, saunas and associated equipment. The operation of fireplaces and chimneys, intercom systems, floor coverings, appliances including but not limited to dishwashers, waste disposal units, ovens, ducted vacuum systems. Structural stability, hazards, timber and metal framing adequacy, hot water cylinders, concealed bracing and tie downs, landscaping, furniture, energy efficiency and lighting. The inspector will also check running water and taps and electrical outlets and power sockets but not all. The inspector, although a qualified and experienced builder is not a qualified or registered plumber, electrician, pest inspector, drain layer or toxicology expert. We cannot provide comments on the installation and testing of the smoke detectors during the inspection however we recommend that smoke detectors are tested prior to occupancy of the property.

Based on the experience of the building inspector we will endeavour to do our best to identify if asbestos is present in the property however we cannot definitively comment on the accuracy of Asbestos being either present or absent from the inspection of this property as this is excluded from the Scope of Works as an asbestos test has not been conducted. Materials containing asbestos may include roofing materials, lining materials, insulation, and other building sheet materials. It is strongly advised to seek an asbestos test prior to any invasive or building work being completed.

You should seek further qualified expertise if you have any further concerns over any identified areas of the property inspection.



## **9. PRIVACY OF INFORMATION**

Your personal information is very important to us. Your personal information is safe and secure with us and we will never share or sell this information with any other party. We do however collect data pertaining to the property inspection which we use for educational, commercial, training, research and development purposes and activities. For any further information pertaining to our privacy policy please visit our website at [www.inspecthouse.co.nz](http://www.inspecthouse.co.nz)

## **10. FEEDBACK, REVIEWS AND COMPLAINT RESOLUTION PROCESS**

We value positive and negative feedback to help our business improve so that we can make the necessary improvements to provide the best possible level of consistent customer service. You may receive a call from Inspect House NZ head office to gain feedback on the services and products that you have received. If you haven't received a follow up call and you have questions, concerns or wish you make a complaint then please contact head office or your respective Inspect House NZ Account Manager.



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