

# PRE-PURCHASE PROPERTY INSPECTION REPORT



**[ADDRESS REDACTED]**

**Inspection Date: 18 February 2026**



Alert Building Inspections | Phone: 0800 4 Alert (425 378)  
Email: [info@alertbuildinginspections.co.nz](mailto:info@alertbuildinginspections.co.nz)

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**Client Name: [REDACTED]**

**Client Phone: [REDACTED]**

**Client Email: [REDACTED]**

**Date of Inspection: 18/02/2026**

**Time of Inspection: 9.00 a.m.**

**Address of Inspection: [REDACTED]**

**House Occupied: Yes**

**People present: No**

**Weather: Wet**

**Soil: Damp**

The scope of this inspection is as defined Conditions of Engagement and carried out in accordance with NZS 4306:2005

## **2. Description of the property**

**The property is a house built on a concrete perimeter foundation wall with vents and a timber sub-floor. Clad with timber weatherboard and shingles, has timber and aluminium joinery and an iron roof. There is a separate single garage with an attached office room. The grounds are landscaped with timber decking, lawn and shrubs.**

## LEFT OF BUILDING



## RIGHT OF BUILDING



## REAR OF BUILDING





## **Building Characteristics**

**Building Type:** House

**Levels:** 1

**Site Exposure:** Exposed

**Vegetation:** Yes

**Contour:** Flat

**Gas meter position:** Left of house.

**Meter board position:** In hallway.



# Driveway

Acceptable condition

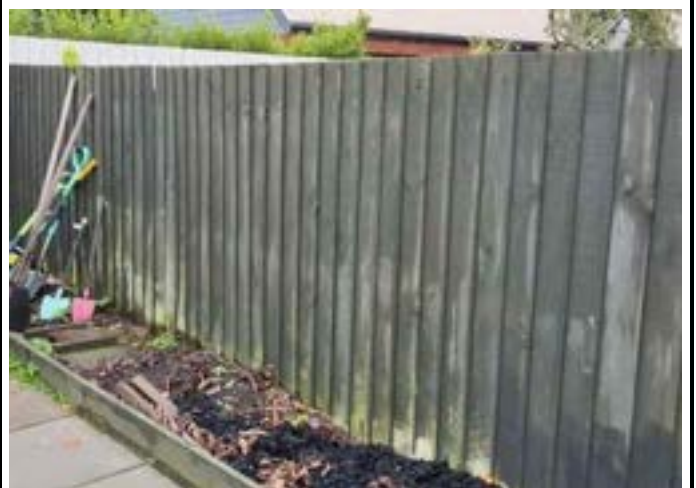
The crossing is built with asphalt and is in a reasonable condition, however there is some minor cracking as shown with blue arrows. The driveway is built with concrete and is in a functional condition, however there is some cracking as shown with red arrows. There is also an unfinished section of concrete with gravel in place.



# Fencing

Acceptable condition

The fencing is built with timber posts, rail and palings and appears to be in a reasonable condition, however there are some deteriorated items as shown with red arrows.







## Retaining Walls

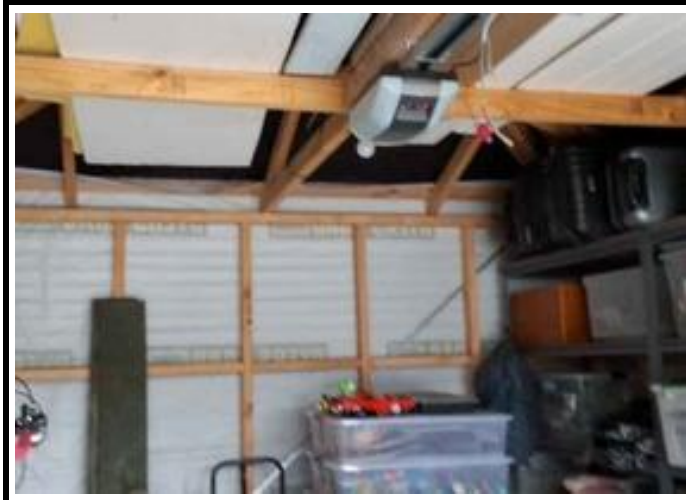
N/a

# Garage

Acceptable condition

This is a detached single garage with an auto-operated sectional door. There is an attached room with aluminium french doors. Clad with Coloursteel and is in a reasonable condition.





### **3. Subfloor**

**Location of Access: N/a**

**Ground condition: N/a**

**Vapour barrier: N/A**

**Ventilation: N/A**

**Pests: N/A**

**Debris: N/A**

**Insulation: N/A**



# Foundation

## Joist, Bearer and Pile

N/a

I have not had sub-floor access therefore I cannot report on any sub-floor items. Access is usually via a trapdoor in a cupboard, however as shown in the wardrobe section all wardrobes are blocked with fittings or personal items. I am not able to remove these personal items for access.

## Brick foundation wall

Acceptable condition

This is a concrete parameter foundation wall with vents and appears to be in a reasonable condition.







**Concrete slab**

N/a

## 4. Exterior Cladding

### Cladding description

Timber weatherboard - Acceptable condition

The cladding is built with timber weatherboard and shingles and appears to be in a reasonable condition.



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## Exterior Stairs

Acceptable condition

These are timber steps and a ramp that appear to be in a reasonable condition.



## Waterproof Decks

N/a

## Balconies

N/a

## Deck

Acceptable condition

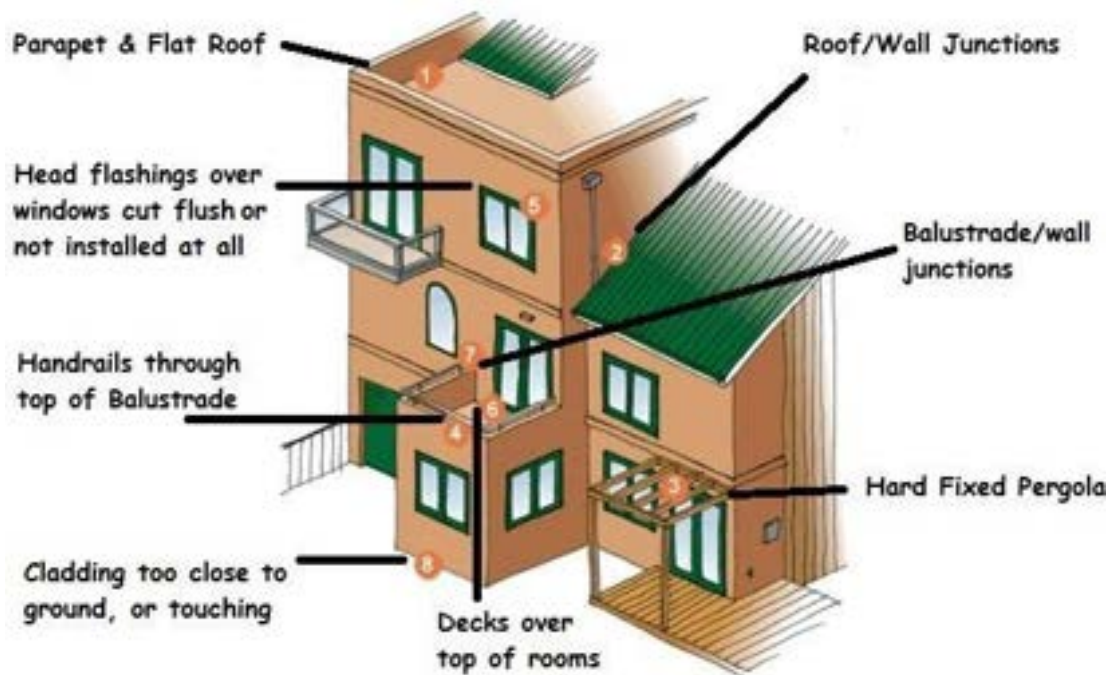
These are timber decks to the entry and rear yard that appear to be in a reasonable condition.





## 5. Penetrations, Water Tightness Risk Areas

Higher risk design elements causing leaky buildings



## 6. Roofing and Roof Space

### Roofing Steel

Steel - Acceptable condition

The roofing is built with long-run Coloursteel and various flashings and appears to be in a reasonable condition. The roof over the kitchen has a high profile Coloursteel skillion type of roof with various flashings and appears to be in a reasonable condition. I have included photos of the underside of the roof structure that shows additional framing and the black building paper underlay and all appear to be in a reasonable condition.









## Insulation

Not acceptable condition

The ceiling has remnants of Batts with some bare areas and is not built to current standards. The kitchen has a skillion type of roof structure therefore I have not been able to review this insulation. This house has been renovated and some insulation may be upgraded therefore I would

recommend consulting with the owners on this item.

Recommend further investigation by qualified builder





## Chimneys

N/a

## Soffits, Eaves

Acceptable condition

The soffits are built with a sheet material and appear to be in a reasonable condition.









## Spouting and Gutters

Steel - Acceptable condition

The spouting is built with long-run Coloursteel and appears to be in a reasonable condition.



## Downpipes

PVC - Acceptable condition

The downpipes are built with PVC and appear to be in a reasonable condition. Some downpipes appear to discharge onto the ground level without a gully trap in place as shown with a red arrow.







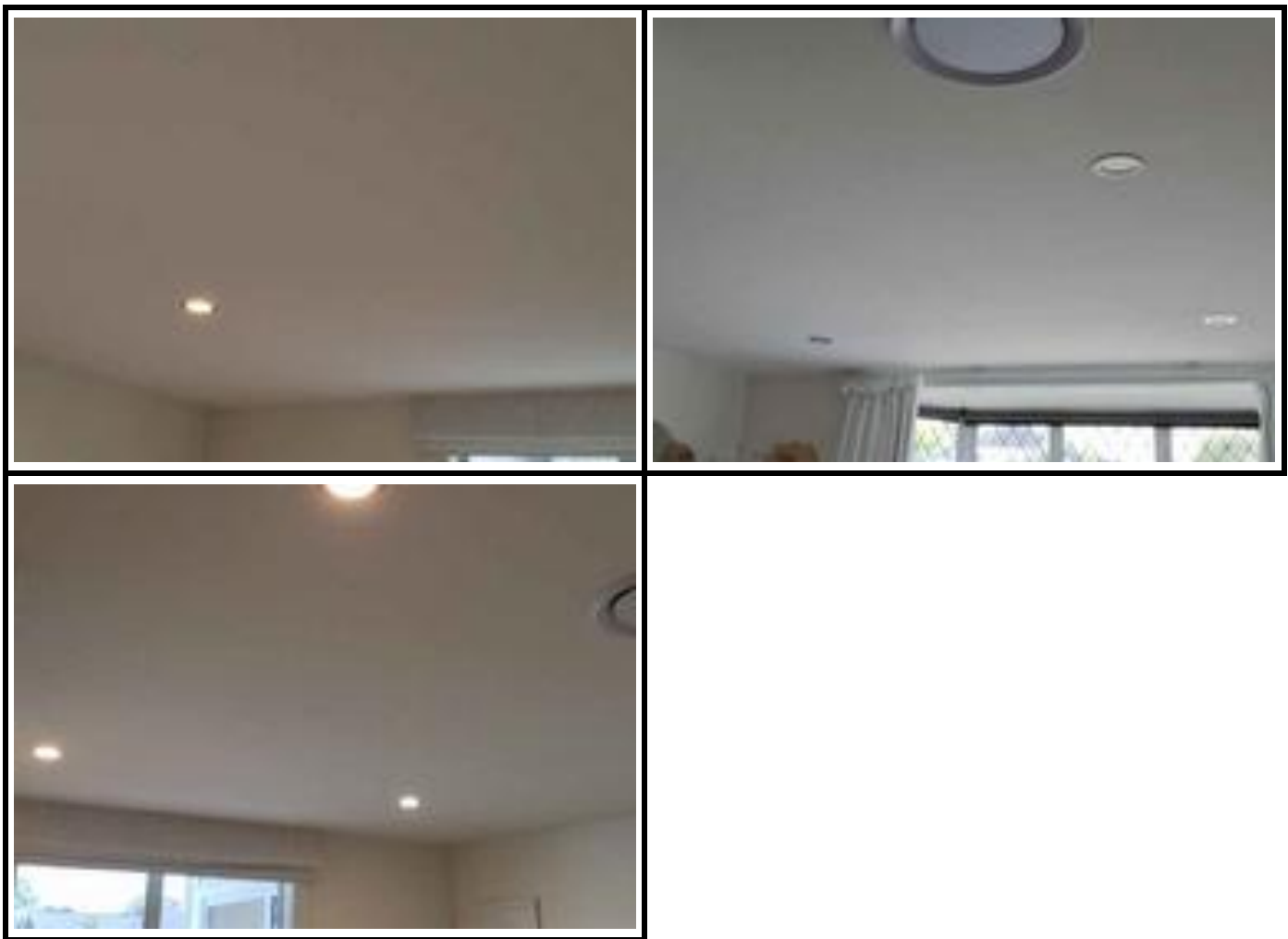
## 7. Building Interior

### Ceilings

Acceptable condition

The ceilings are built with a sheet material, square stopped to the wall junction and appear to be in a reasonable condition. However, the lounge / kitchen ceiling appears to have incomplete paintwork and may require further attention.

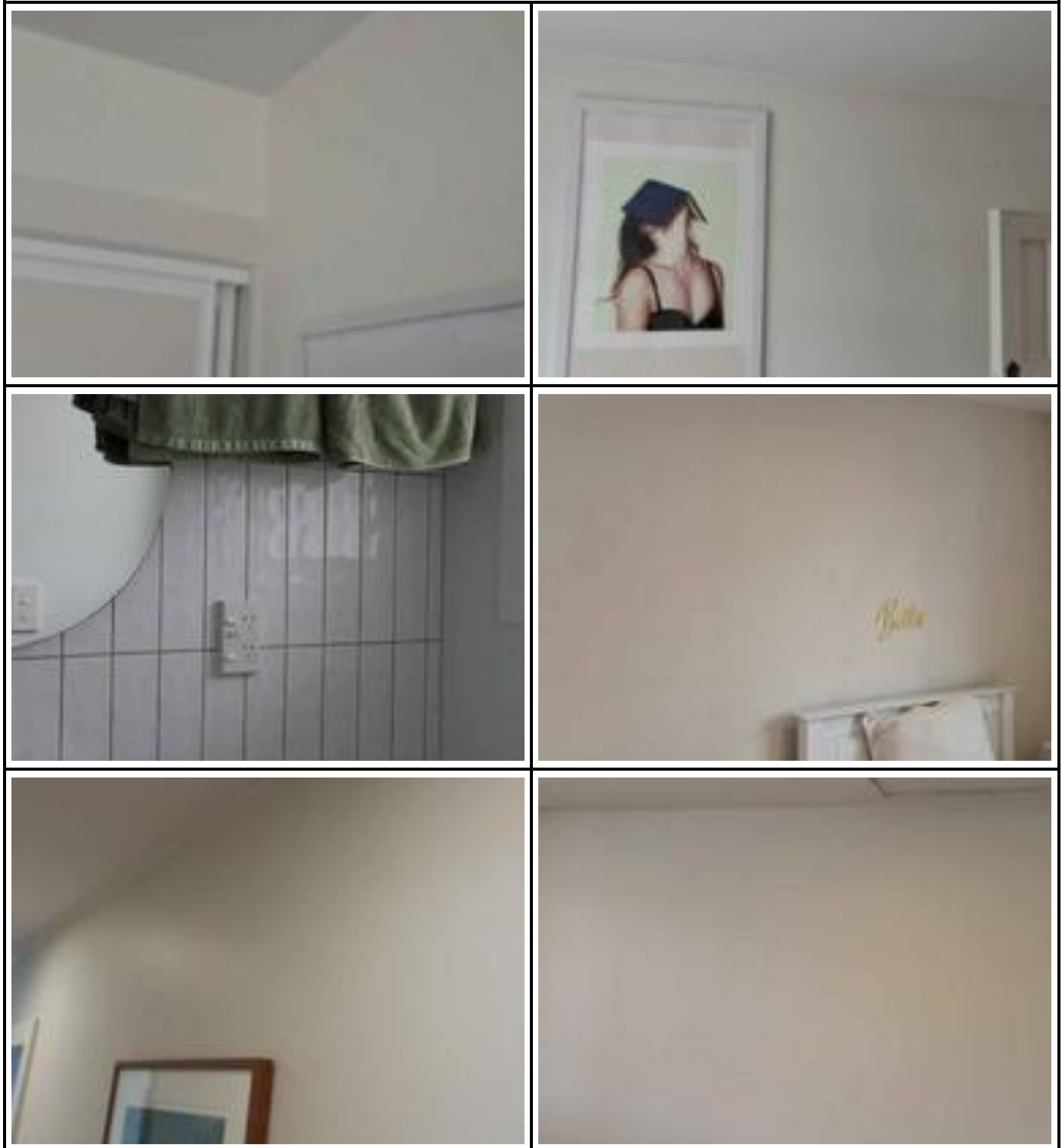




## Wall Linings

Acceptable condition

The wall linings are built with a sheet material and appear to be in a reasonable condition. There is ceramic tile to some kitchen and bathroom walls.



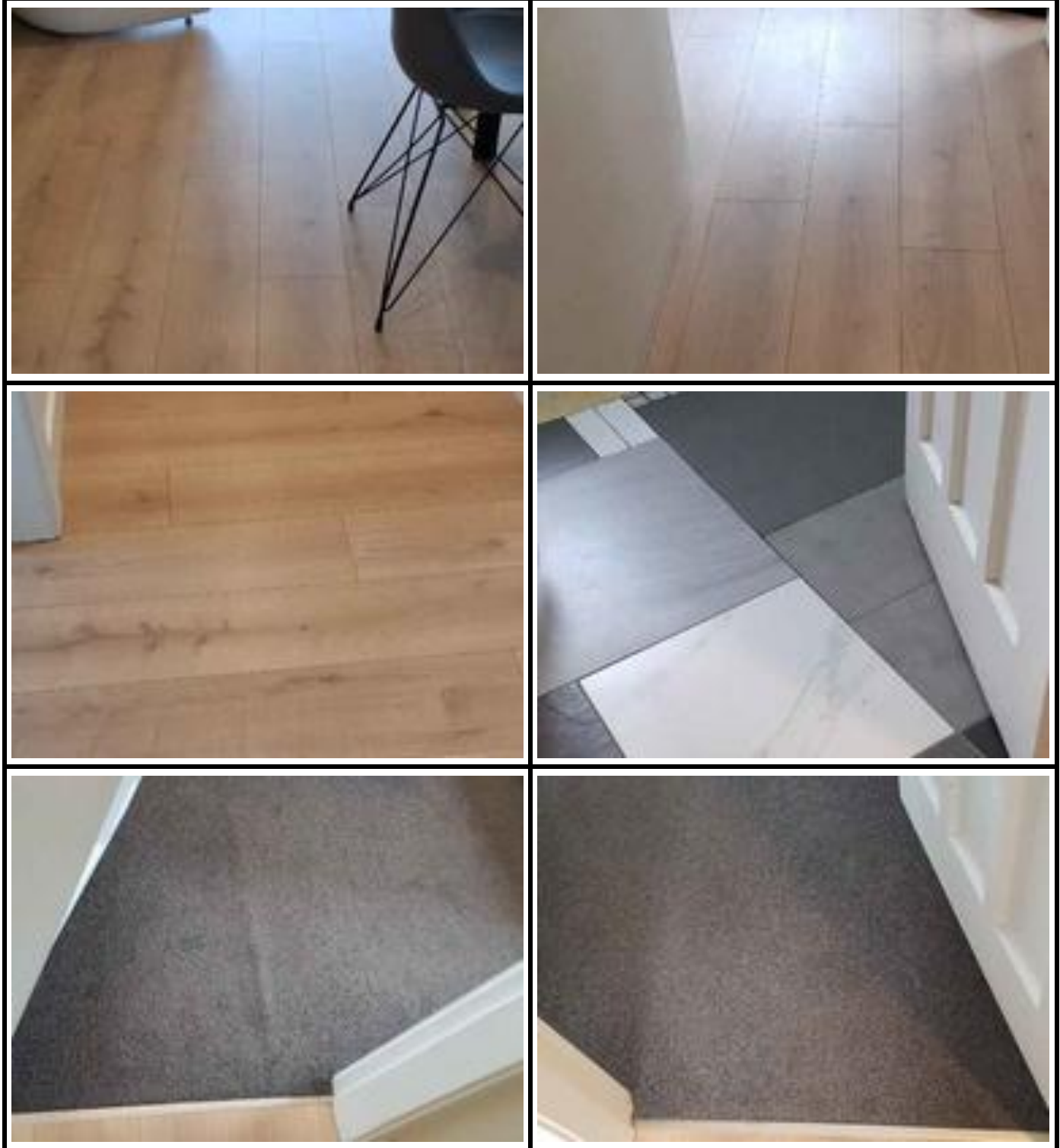




# Flooring

Acceptable condition

The lounge, kitchen and hallway have plank overlay and the bathrooms have ceramic tile. The bedrooms are carpeted and all appear to be in a reasonable condition.





# Windows

Aluminium, Timber - Acceptable condition

The windows are aluminium and timber joinery and appear to be in a reasonable condition.



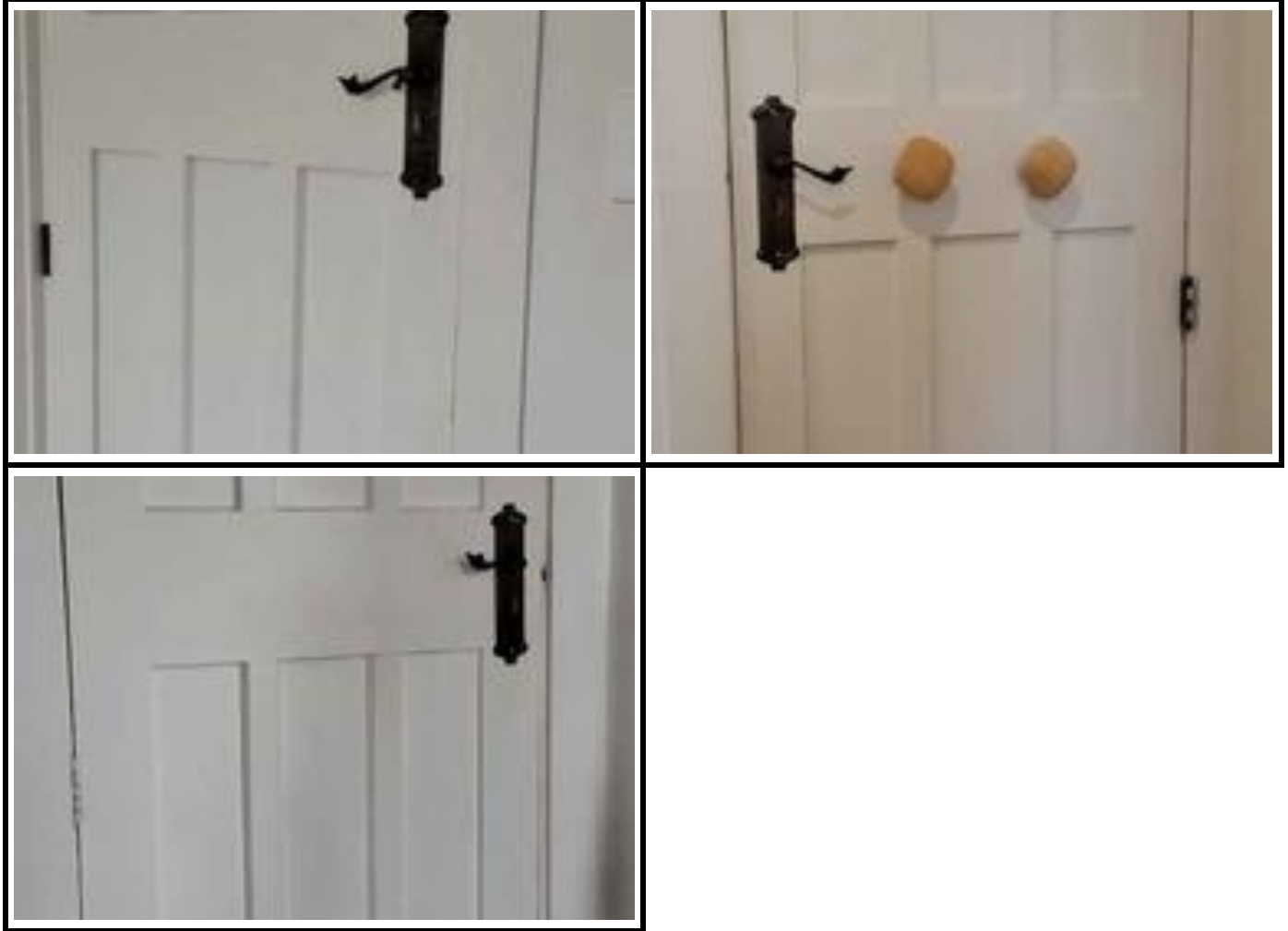




## Internal Doors

Acceptable condition

The internal doors are hinged panel type and appear to be in a reasonable condition.



## Exterior Doors

Acceptable condition

The entry is aluminium joinery with a solid door and a ranchslider off the front deck area. The kitchen area has aluminium joinery with a glazed door. The exterior doors appear to be in a reasonable condition.



## 8. Service Areas

### Electrical

Acceptable condition

The electrical items appear to be in reasonable condition. The power supply is via overhead powerlines. Recommend a review by a qualified electrician for a house of this age.

**Note: “This is not an electrical inspection as our inspectors are not qualified electricians. The electrical section of this report is only a visual of anything obvious that can be seen. This excludes any wiring or electrical components in walls or out of sight. We recommend an investigation by a qualified electrician if there are any concerns.”**

# Kitchen

Acceptable condition

The kitchen has a bench unit with a double sink, cupboards and drawers. There are other bench and pantry units. There is a wall oven with a smooth top cooker and an overhead rangehood. The laundry is situated within a cupboard in the kitchen area. The kitchen appears to be in a reasonable condition.







## Bathrooms

Acceptable condition

The bathroom has a bath, shower compartment, toilet and a vanity unit. There is ceramic tile flooring. The ensuite bathroom has a toilet, shower compartment and a hand basin. There is ceramic tiling to the floor and walls. The bathrooms appear to be in a reasonable condition.





## 9. Storage

### Wardrobes

Acceptable condition

The wardrobes have sliding panel doors with rail and shelves and appear to be in a reasonable condition.



## 10. Services

**Smoke Detectors:** Yes

**Note: Smoke Detectors are not tested during property inspection.**

**Heating Systems:** Yes

**Log Burner:** No

**Heat Pump:** Yes

### Ventilation and Security Services

**Ventilation System (DVS):** Yes

**Alarm System:** No

### Electricity Service

**Mains supply:** Yes

**Earth rod:** Acceptable condition

**Meter board:** Acceptable condition

**Fuse board:** Acceptable condition

**Solar panels:** No

### Gas and Water Services

**Mains Gas:** Bottle

**Water supply:** Mains

**Hot water services:** Gas

**Sewerage disposal:** Mains

### Gully Trap

Acceptable condition

The gully traps appear to be in a reasonable condition. However, some downpipes do not appear to discharge into a gully trap as shown with red arrows. Recommend further investigation for this item.



**Note: The operation of heating systems, heat pumps, air conditioning, gas fires, auxiliary plumbing pumps etc is not checked by the Building surveyor and should be investigated by a suitably qualified person, to check the operation of appliances and fittings should they be required.**

## 11. CHECKLIST

|                                     |     |                                     |     |
|-------------------------------------|-----|-------------------------------------|-----|
| <b>Site</b>                         |     |                                     |     |
| Orientation of building spaces      | Yes | Paths, steps, handrails & driveways | Yes |
| Site Exposure, contour & vegetation | Yes | Fencing                             | Yes |
| Retaining Walls                     | Yes | Surface water control               | Yes |
| <b>Subfloor</b>                     |     |                                     |     |
| Location of access points           | Yes | Obvious structural alteration       | Yes |
| Accessibility                       | Yes | Ground clearance to timber          | Yes |
| Foundation type and conditions      | Yes | Floor type (timber or concrete)     | Yes |
| Foundation walls                    | Yes | Timber framing and bracing          | Yes |
| Ground conditions                   | Yes | Insulation type, coverage etc       | Yes |
| Ground vapour barrier               | Yes | Plumbing types, support             | Yes |
| Drainage                            | Yes | Electrical types & support          | Yes |
| Ventilation adequacy                | Yes | Insect and pest infestation         | Yes |
| Pile type, instability & conditions | Yes | Water-damaged timbers               | Yes |
| Pile to bearer connections          | Yes | Debris                              | Yes |
| <b>Exterior</b>                     |     |                                     |     |
| Construction type                   | Yes | Chimneys                            | Yes |
| Cladding                            | Yes | Exterior stairs                     | Yes |
| Exterior windows and doors          | Yes | Balconies, verandas, patios         | Yes |
| <b>Roof</b>                         |     |                                     |     |
| Roof Material                       | Yes | Roof water collection               | Yes |
| Roof Construction                   | Yes | Downpipes                           | Yes |
| Eaves, fascia and soffits           | Yes |                                     |     |
| <b>Roof Space</b>                   |     |                                     |     |
| Accessibility                       | Yes | Insulation type, & condition        | Yes |
| Party walls, fire protection        | Yes | Roof underlay & support             | Yes |
| Roof construction                   | Yes | Sarking                             | Yes |
| Obvious structural alterations      | Yes | Ceiling construction                | Yes |
| Rotting timbers                     | Yes | Insects and pest infection          | Yes |
| Plumbing types, leaking, support    | Yes | Discharges into roof space          | Yes |
| Roof fixings                        | Yes | Electrical types & support          | Yes |
| <b>Interior</b>                     |     |                                     |     |
| Ceiling                             | Yes | Stairs                              | Yes |
| Walls                               | Yes | Doors & frames                      | Yes |

|                         |     |                                  |     |
|-------------------------|-----|----------------------------------|-----|
| Timber floors           | Yes | Storage                          | Yes |
| Concrete floors         | Yes | Electrical operation of switches | Yes |
| Heating Systems         | Yes |                                  |     |
| <b>Kitchen</b>          |     |                                  |     |
| Bench top               | Yes | Tiles/floor coverings            | Yes |
| Cabinetry               | Yes | Air extract systems              | Yes |
| Sink                    | Yes |                                  |     |
| Bathrooms, WC, Ensuite  |     |                                  |     |
| Floor                   | Yes | Shower                           | Yes |
| Cistern, Pan, Bidet     | Yes | Vanity, Basin                    | Yes |
| Tiles/floor coverings   | Yes | Ventilation                      | Yes |
| Bath                    | Yes | Special features                 | Yes |
| <b>Laundry</b>          |     |                                  |     |
| Location                | Yes | Tub, Cabinet                     | Yes |
| Floor                   | Yes | Tiles/floor coverings            | Yes |
| Ventilation             | Yes |                                  |     |
| <b>Services</b>         |     |                                  |     |
| Central vacuum systems  | Yes | Heating systems                  | Yes |
| <b>Ancillary Spaces</b> |     |                                  |     |
| Exterior claddings      | Yes | <b>Roof</b>                      | Yes |
| Floors                  | Yes | <b>Subfloor</b>                  | Yes |

## 12. CERTIFICATE OF INSPECTION

Inspection carried out in Accordance with NZS4306:2005

Client: [REDACTED]

Site Address: [REDACTED]

### Inspector's Details

**Name:** David Cartwright

**Company:** Alert Building Inspections

**Qualifications:** Trade Qualified Builder

**Date of Inspection:** 18/02/2026

The following areas of the property have been inspected:

Site, Subfloor, Exterior, Roof Exterior, Roof Space, Interior, Services, Accessory Units/spaces

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:



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

## 13. Executive Summary

**Overall, the property is in reasonable condition excluding the issues mentioned in the report. I have conducted a thorough inspection of the property and have found no structural defects. During this inspection there were areas hidden from view and not inspected therefore I cannot guarantee these are free from defects. Items I have noted are:**

1. The driveway has some cracking and concrete missing with gravel in place.
2. The fencing has some deteriorated items.
3. I have had no sub-floor access therefore I cannot comment on this area.
4. The ceiling insulation is incomplete.
5. Some downpipes do not discharge into a gully trap.
6. The lounge / kitchen ceiling paintwork appears to be incomplete.
7. Recommend a review by a qualified electrician for a house of this age.

**Recommend further investigation of all issues mentioned in the report by a qualified builder.**

**The above issues and the one's mentioned in the report need to be addressed by qualified tradesman or LBP Trades people to ensure that the dwelling will be in a good water tightness condition.**

**Please take the recommended advice before purchasing the property.**

Regarding the further recommendation of a qualified builder/electrician/plumber when we are qualified builders ourselves, the reason is that it is not within our scope of work to conduct invasive investigations or find remedies for issues while we are conducting the inspection. We are there to conduct a visual building inspection, inform you of the issues, and recommend the appropriate tradespeople to further investigate. If we were to further investigate every issue we find and pull walls apart, etc., this would not be feasible and is not within our scope of work, as clearly outlined in our Letter of Engagement.



## 14. High Moisture Reading

Only high moisture readings or readings of concern are documented in the report.

### NO HIGH MOISTURE READINGS FOUND

| Display (digits)       | Building Material Moisture Range |
|------------------------|----------------------------------|
| Less than 50 digits    | Dry material                     |
| 50 digits – 80 digits  | Damp material                    |
| Greater than 80 digits | Wet / saturated material         |

## **15. Methamphetamine Test**

**Meth Test Result: N/a**



## 16. Alert Building Inspections Terms and Conditions

Alert Building Inspections are bound by the New Zealand Property Inspection Standards NZS 4306:2005 (the Standards). We will meet the minimum requirements set out in these standards and you as the client agree to be bound by these. We are required to outline the following:

### 2.1 DEFINITIONS

- a) **ACCESSORY UNITS** (as defined in the Unit Titles Act). Any area usually with a specified purpose, which does not comprise part of the dwelling unit footprint, but is intended to be used in conjunction with the unit.
- b) **ANCILLARY SPACES AND BUILDINGS** any area, usually with the specified purpose, which does not comprise part of the dwelling unit footprint.
- c) **COMMON PROPERTY** An area that is owned collectively by all the unit owners and defined as such in the Unit Titles Act.
- d) **INSPECTOR** A person, partnership or company qualified and experienced to undertake property inspections.
- e) **MINOR FAULT OR DEFECT** A matter which, in the view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance.
- f) **MULTI-UNIT PROPERTY(IES)** Any property that accommodates more than one residential dwelling unit and where the owners have collective obligations.
- g) **PROPERTY INSPECTION** A non-invasive visual inspection of a residential building carried out in accordance with 2.3 the standards.
- h) **PROPERTY REPORT** The report referred to in section 3 of the standards
- i) **REASONABLE ACCESS** Areas where it is safe, with unobstructed access is provided and the minimum clearances specified in table one (1) are available; or where these clearances are not available, areas within the inspector's unobstructed line of sight.

**Table One- Reasonable access**

| Area          | Access Manhole (mm) | Crawl Space (mm)                                           | Height                          |
|---------------|---------------------|------------------------------------------------------------|---------------------------------|
| Roof Space    | 450 x 400           | 600 x 600                                                  | Accessible from a 3.6 m ladder* |
| Sub-Floor     | 500 x 400           | Vertical Clearance Timber floor: 400** Concrete floor: 500 |                                 |
| Roof Exterior |                     |                                                            | Accessible from a 3.6 m ladder* |

\* Or such other means of access that meet OSH requirements.

\*\* From underside of bearer.

- j) **SIGNIFICANT FAULT OR DEFECT** A matter which requires substantial repairs or urgent attention and rectification.
- k) **SPECIAL PURPOSE** as defined in section 4 of the standards as being an inspection and/or assessment that falls within the area of the Inspectors expertise.
- l) **SURVEY** A separate, detailed inspection and report that may require invasive and/or specialised testing equipment, and may require the special knowledge of a relevantly qualified expert.
- m) **WEATHER TIGHTNESS RISK** this is defined in Appendix A of the Standards

## 2.2 DISCLOSURE

**Our non-invasive residential building inspection (“inspection”) and Report (‘report’) will provide the following information in accordance with the Standards**

- a) *The scope of our inspection and report;*
- b) *Any limitations to our inspection and report; and*
- c) *These terms and conditions are to be read agreed and accepted in writing and in conjunction with the Letter of Engagement for services before any inspection can be carried out for client (“you” “your”). The Letter of Engagement will provide the following in accordance with the Standards:*
  - i. **The name of the person/s who have applied for the inspection and report;**
  - ii. **The Inspector/s name and any specialist Inspection Company appointed to provide a more detailed report;**
  - iii. **The date in which the inspection is to be conducted and the report is due back to the client;**
  - iv. **The specified scope of inspection being conducted of the premises;**
  - v. **Any special-purpose property inspection items that are to be included in the non-invasive residential building inspection report;**
  - vi. **Our fee for the inspection to be conducted and report to be produced;**
  - vii. **Our limitations and conditions; and**
  - viii. **Our professional liability cover.**

## 2.3 NON-INVASIVE RESIDENTIAL BUILDING REPORT PREPARED IN RELATION TO THE STANDARDS

- a) The inspection process will be performed directly in accordance with the Standards. You agree that upon you agreeing in writing to these terms that you are also bound by these Standards indefinitely in relation to this report.
- b) Copies of these Standards are available to you upon request from us for your inspection, or alternatively you may contact Standards New Zealand and purchase a copy of these Standards for your own record.

- c) Our inspectors have relevant trade experience and qualifications to carry out the inspection.
- d) We will certify that the inspection has been carried in accordance with the Standards and the Inspector meets the competences of the Standards.
- e) We will give consideration to Weather tightness Risk. However, it will be conducted in accordance with the Standards Appendix A, however if it is outside our area of expertise this would be subject to a specialist report.

## 2.4 SCOPE OF THE NON-INVASIVE RESIDENTIAL BUILDING INSPECTION

- a) In accordance with the Standards, the scope of the inspection is limited to a visual inspection of the components of a building only, in which the Inspector has reasonable access in accordance with table one of the definitions and being in their clear line of sight. A non-intrusive moisture meter will be used by our inspectors around accessible joinery or areas in the building identified to be risk areas.

**Note: the moisture meter reading utensil is an aid only and their results are not conclusive. No liability is to be incurred by us in relation to a moisture reading and a specialist will be required to conduct a specialised report in relation to this.**

## 2.5 METHAMPHETAMINE INSPECTION AND REPORTING

- a) It is an essential pre-condition to you using our services that you agree and accept that we are not legally responsible for any loss or damage you might suffer related to your use of our services in which we have provided you access to, whether from errors or omissions in the services you receive or information or from any other use of the website. In short, your use of our services provided is at your own risk.
- b) Results from the non-invasive swab testing will be determined on site the same day as the test was taken. You accept that should the result return as a positive we hold the right to share the results with any stakeholder in the property without liability or recourse.
- c) *Our liability is only limited to the purposes of the Consumer Guarantees act 1993 for any breach of a term of this agreement is limited to:*
  - i. **the supplying to you of the services again; or**
  - ii. **the payment of the costs of having the services supplied to you again.**
- d) We may disclose information in good faith and where we are required to do so:
  - i. **by law or by any court;**
  - ii. **to enforce the terms of any of our customer agreements;**
  - iii. **to protect our rights, property or health and safety, and our customers or third parties; or**
  - iv. **to banks or financial institutions with the purpose of preventing fraud and as proof of any transaction.**

## 2.6 REASONABLE ACCESS TO BE PROVIDED FOR INSPECTION/S

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Email: [info@alertbuildinginspections.co.nz](mailto:info@alertbuildinginspections.co.nz)



- a) *You undertake to provide us with reasonable access to your residential property inclusive of all Accessory Units, Ancillary Spaces and Buildings, Common Areas and or any other area required for entry by us in order to provide a comprehensive inspection.*

## **2.7 CONFIDENTIAL REPORT**

- a) You acknowledge and agree that the director(s) and employee(s) of PIP GROUP LIMITED T/A Alert Building Inspections SERVICES shall not be held liable to you.
- b) This is solely limited to the building report and excludes the methamphetamine testing.
- c) The inspection and report are to be conducted and prepared for you solely and exclusively for your own information.
- d) This report may not be relied upon by any third party or other person/s.
- e) You agree to maintain the confidentiality of the report and agree not to disclose any part of it to any other person.
- f) You may distribute copies of the inspection report to the Vendor and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the report. We do not in any way intend to benefit the Vendor or the real estate agent/s directly or indirectly through our report.
- g) You agree to indemnify, defend and hold us harmless from any third-party claims arising out of any distribution of the report.

## **2.8 LIMITATIONS AND CONDITIONS ON THE NON-INVASIVE RESIDENTIAL BUILDING INSPECTION REPORT**

- a) The inspection and report are only intended to be used as a general guide to help you make your own evaluation of the premises. The inspection and report are to be conducted for the purpose of providing information. The report is not a reflection of the value of the premises, nor does it make any representation as to the advisability of purchase.
- b) The report is only an expression of our opinion based upon the visual observation of the areas of the premises with Reasonable Access provided for the inspection.
- c) The Inspection and report are not intended to be used as an exhaustive report. It is not to imply that every component was inspected, or that every possible defect of the premises was discovered.
- d) We will not disassemble any equipment, nor will we be performing an intrusive or destructive inspection, inclusive of moving of furniture, appliances or stored items, or excavation.
- e) Any and all components and conditions which by the nature of their location are concealed, deliberately hidden, camouflaged or difficult to inspect are excluded from the report.
- f) Any suggestions or recommendations contained in the report are suggestion only and it shall be the responsibility of the person or persons carrying out the work to ensure the most appropriate remedy is carried out in conjunction with any further discoveries, warranties or manufacturers recommendation and warranties, and any necessary local authority consents obtained prior to proceeding with remedial work.

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- g) Inspections of any Electrical systems, water reticulation or plumbing, air conditioning system, dishwashers, stoves, hobs, heating systems, aerials, swimming pools or spas of the premises are outside of the scope of our inspection and report. Our Inspector/s will, however, conduct a brief inspection of the hot water system, the plumbing system, the electrical system (including testing the accessible power points and lights in each room).

**Note: Our Inspector/s are not a qualified plumber/s, electrician/s, engineer/s or gas fitter/s.**

- h) Should a verbal report be conducted we are not liable to you or any third-party present as the report provided will be based off a visual inspection of the areas where reasonable access is provided, at the time of the inspection.
- i) Matters which are not within the scope of the Inspection outlined in the Standards are inclusive of, but are not limited to:
- i. **The existence of formaldehyde, lead paint, asbestos, toxic or flammable materials, pest infestation and other health or environmental hazards;**
  - ii. **(The condition of playground equipment;**
  - iii. **The efficiency measurement of insulation or heating and cooling equipment;**
  - iv. **Any internal or underground drainage or plumbing;**
  - v. **Any systems which are shut down or otherwise secured;**
  - vi. **Water wells (water quality and quantity);**
  - vii. **Zoning ordinances;**
  - viii. **Cosmetics or building code conformity;**
  - ix. **Intercoms, security systems, fire detection systems, heat sensors (any general comments about these systems and conditions are informational only and do not represent an inspection or from part of the report).**
- j) The Inspection and report should not be construed as a compliance inspection of any building, legal or territory authority standards, codes or regulations. The report is not intended to be a warranty or guarantee of the present or future weather tightness, adequacy or performance of the structure it's integrity, its systems, or their component parts. The report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general statements based on information about similar components and occasional variations are to be expected between such estimates and actual experience.
- k) You accept that the Inspector will not detect some faults due to the following:
- i. **The fault only occurs intermittently.**
  - ii. **Part of the home has not been used for a while and the fault usually occurs after regular use (or detection of the fault would only occur after regular use).**
  - iii. **The type of weather that would normally reveal the fault is not prevailing at, or around, the time of the inspection.**
  - iv. **The fault has been deliberately concealed.**
  - v. **Furnishings are obscuring the fault.**
  - vi. **We have been given incorrect information by you, the vendor (if any), the real estate consultant, or any other person.**
  - vii. **The fault is/was not apparent on a visual Inspection.**

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Email: [info@alertbuildinginspections.co.nz](mailto:info@alertbuildinginspections.co.nz)

- l) Significant Fault or Defect will be identified and addressed in the report. However, we will only alert you to the area, a specialist will be required to conduct any further testing and/or remedial work. We are not liable for any invasive testing that occurs as a result of our identification of a Significant Fault or Defect.
- m) Subject to any statutory provisions, if we become liable to you, for any reason, for any loss, damage, harm or injury in any way connected with the completion of the Inspection and/or report, our liability shall be limited to a sum not exceeding the cost of the Inspection.

## 2.9 DISPUTES/CLAIMS

- a) Any dispute or claim that arises as a result of the inspection or report provided by Alert building inspections is to be submitted to us in writing within thirty days of the date of the Inspection taking place. Should a dispute or claim arise after thirty days from the date of Inspection taking place, Alert building inspections cannot be held responsible for the claim.
- b) You agree that upon raising a dispute of any from the contents of the report provided by us is not to be used to satisfy any terms of a sale and purchase agreement until the dispute has been resolved in all respects.
- c) You agree that if, after raising a dispute, you chose to use the report to proceed with the transaction, that you acknowledge your dispute is null in void and that you waive any claim against us indefinitely in relation to this report.
- d) In the event of a claim/dispute regarding damage to a home, you will allow us to investigate the claim prior to any repairs to the home be undertaken or completed. You agree that if you do not allow us to investigate the claims of damage before any repairs are carried out that you waive your rights to continue with and/or make any future claim against us.
- e) In the event of any dispute, you agree not to disturb, repair, or attempt to repair anything that may constitute evidence relating to the dispute, except in the case of an emergency.

## 2.10 TERMS OF TRADE

- a) In consideration for us providing you with the Inspection and report, you agree to the following:
  - i. **Payment is due prior to the inspection being undertaken and the report released. Accounts which are not paid by the due date shall incur a late payment interest charge of 15% of the total amount owing for each calendar month in which the account is overdue, together with all debt collection costs.**
  - ii. **All work in progress will be billed monthly, with a final invoice issued on completion.**

- iii. **If a quotation is given for the Inspection/report, any expenses incurred in addition to the quote, will be on the basis of cost to us, plus 15%. If, after a subsequent quotation/estimate, any additional work is found to be required you will be contacted for your approval before any further work is completed.**
- b) We have no responsibility or liability for any cost, loss or damage arising from:
  - i. **any errors or omissions from information, data or documents not prepared by us, our employees, or other persons under the direct control of us;**
  - ii. **any act or omission, lack of performance, negligent or fraudulent act by you;**
  - iii. **any act or omission, lack of performance, negligence or fraud by any consultant, contractor or supplier to you, or any of your employees or agents**
- c) Where the content of any report is relied upon for industry research or evaluation purposes, such research or evaluation shall not include any data that may allow for the identification of any property or any personal information included in the report in any way.
- d) You shall pay all costs and expenses (including legal costs on a solicitor/Client basis) resulting from any breach of these terms of trade by you or the enforcement by us of these terms of trade.
- e) The parties agree that this document and all of its contents are governed by the legislation of New Zealand at all times.

## **2.11 FLOOR LEVELS**

Uneven floor levels in older homes may be deemed acceptable condition when floors are uneven or out of level. The inspection is evaluating the condition of the floor and structural integrity not cosmetic defects like uneven flooring often found in older homes from settling piles or ground movement. You accept Alert Building Inspections will not be held liable for these circumstances. Also note no sub-floor is perfectly level. The tolerances may not be noticeable when a building is inspected. If you are concerned about floor levels, we recommend you get the floor levels lasered by a flooring survey specialist.

## **2.12 FIREPLACE AND FIRE ALARMS**

Alert building inspections are not responsible for and do not check for currency of warrant of fitness on fireplaces or expiration of fireplace permits. Please note Fire alarms are also **NOT CHECKED** for batteries or if they are in working order. This is your responsibility to check before the building is occupied.

## **2.13 COUNCIL DOCUMENTS or EQC WORKS**

Alert building inspections do not check any council documents relating to building consents or building permits including EQC WORKS that may have been carried out on the property. This is your responsibility to check with your local council.

## **2.14 ROOF INSPECTION**

Inspection of roof areas are limited to a visual inspection of the roof from the top of a 3.6m ladder or from the ground as per health and safety New Zealand law. Please see the reasonable access limitations table section (i) under definitions in the Letter of Engagement. Our best efforts will be made to view all areas of the roof; however, Alert Building Inspections will not be held liable for issues with roofing we cannot access. If you are concerned with areas of the roof that we may not be able to access, we recommend you engage the services of a contractor with appropriate health and safety equipment to access these areas or a roofer.

## **2.15 MINOR DEFECTS**

The report is a reasonable attempt by us to identify any Significant Fault or Defect visible at the time of the inspection providing you with an informed visual inspection of areas in the building that are potential of risk. The report will not identify every minor defect present on the house. Minor defects can be deemed acceptable and not reported on with consideration to the age and general condition of the house.

## **2.16 CANCELLATION FEE**

If you cancel the inspection you agree that in consideration for us arranging a time for the inspection to be conducted that you will pay us a cancellation fee equal to the full cost of the inspection and report, provided however that if we have received forty-eight hours' (two full working days) written notice of cancellation only an admin fee of \$50 will be payable and you will be refunded. Payment is prior to inspection.