

## The inspection:

Visual assessment only. We provide a visual cursory assessment of Weather Tightness but the property will not be measured against appendix A of the Standards or E2/AS1 of the Building Code, Matrix and Evaluation. Such a comparison requires a specialist survey.

Under the Standards, the scope of the Inspection is limited to a visual Inspection of the components of a building, which the Inspector has reasonable access to and being in their clear line of sight. A non-invasive moisture meter will be used around accessible windows and doors or area identified as potential risk areas, moisture meters are a guide only, results are not conclusive.

Reasonable access must be provided failure to do so will limit the inspection and report.

"Reasonable access" means access that is safe, unobstructed and which has the minimum clearance specified below.

Reasonable Access:

Roof space: 450 x 400 mm manhole access. 600 x 600 mm Crawl Space. Accessible from a 3.6 m ladder\*\*

Sub floor: 500 x 400 mm manhole access. 400 mm vertical clearance Crawl Space – Timber Floor\* 500 mm vertical clearance Crawl Space – Concrete Floor  
Roof exterior: Viewed from a 3.6 m ladder\*\*

\* Underside of bearer

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

## Scope of the Report:

The report should be seen as a reasonable attempt to identify any Significant Fault or Defect visible at the time of the visual Inspection rather than an all-encompassing report dealing with the home from every aspect. The reporting of any Significant Fault or Defect is on an exceptional basis, rather than reporting on items, which are in acceptable condition for their age.

Significant faults:

"Significant Fault or Defect" is defined in NZS4306 as – "A matter which requires substantial repairs or urgent attention and rectification." Significant faults will be marked in the report

Limitations of the report

The report is a general guide to help you evaluate the overall condition of the property. We do not provide value advise or suggest weather you should or shouldn't purchase a property.

The report is based on the visual impressions at the time of inspection only.

The inspection and report will not cover every aspect or feature of the home nor is it a technical analysis of the property and its integrity.

We cannot move or dismantle any part of the property of belonging within or around the property to carry out the inspection. As such some areas may not be inspected, these will be noted in the report.

Any component feature or fault that is hidden by its nature or camouflaged intentionally is outside of the scope of the inspection and the report.

Any suggestions or recommendations contained in the report are suggestion only.

Inspections of the systems at the home are outside of the scope of our report. The Inspector will, conduct a cursory inspection of the hot water system, the plumbing system, the electrical system (including testing the accessible power points and lights in each room). You should note that this will only be the opinion of the Inspector, who is not a qualified plumber, electrician or gas fitter. You should note that our Inspector does not inspect the air conditioning system, dishwashers, stoves, heating systems, aerials, swimming pools or spas.

Items not within the scope of the Inspection according to NZS4306 include, but are not limited to: the existence of formaldehyde, lead paint, asbestos, toxic or flammable materials, pest infestation and other health or environmental hazards; the condition of playground equipment; the efficiency measurement of insulation or heating and cooling equipment; any internal or underground drainage or plumbing; any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; cosmetics or building code conformity; 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 form part of the report).

The inspection and report is in no way a compliance inspection of any building, legal or territory authority standards, codes or regulations. The report is not a warranty or guarantee of the present or future weather tightness, suitability or performance of the property, its components or features. The report is not a warranty of the fitness for use or the condition of the property. Any opinions expressed regarding aspect of the property are general statements only.

You accept that the Inspector will not detect some faults because:

1. The fault may only occur intermittently.
2. Part of the home, especially in batches or seldom occupied properties) has not been used for a while and the fault usually occurs after regular use and therefore may not be detected.
3. A fault may be weather dependent and not occur at time of inspection.
4. A fault may be hidden by property, vegetation or belongings or it may be intentionally hidden.

As this is a non invasive visual overview inspection of limited time resources and value it will not in any way be considered a warranty or guarantee of the weathertightness, performance serviceability comfort or performance of any part, feature, system or component of the property. If any dispute or claim is made against the house inspector you agree to restrict the claim amount to the value of work carried out by the house inspector ltd.

The inspection does not assess any compliance with any NZ standards or legislation relations to building and or property in general. this report may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically mentioned in the report is excluded from the scope of the inspection.

## Terms and conditions:

I 'The client' Agree:

To pay within the time given on the invoice, late payments will incur penalty interest of 30% plus collection costs.

Any ongoing work will be billed monthly.

If additional services are required you must obtain a written quote or be billed at a rate of \$95 per hour plus GST.

The House Inspector Ltd and its inspectors have no responsibility or liability for any cost, loss or damages associated with and errors or omissions from our inspection and reports. Or any other information provide by us or third parties in association with us.

Any results missed or that are found to be in error for any chemicals or hazardous substances.

If sampling of any kind is undertaken by the house inspector ltd it is specific area sampling only and may not represent the entirety of the property and or its components.

Our reports are confidential and for the exclusive use of the named client only, if passed to a third party the client indemnifies The house Inspector Ltd completely. The client agrees to pay any and cost legal or otherwise if the terms and condition are breached.

I (the client) understand that this is no way a leaky home or weather tightness inspection and is not a guarantee of the home being weather-tight.

I release The House Inspector Ltd and its employees from any liability or responsibility for any costs or damages incurred at any time for any defects, leaks, weathertightness issues or maintenance issues that may arise, whether noted on this report or not.

## Cancellation policy

If any appointment is cancelled within 48 hours of the appointment time \$100 will be payable as a cancellation fee. If a cancellation is made within 24 %50 of price will be payable.