



Property Condition Report

**51 Pompallier Estate Drive
Maunu
Whangarei District**

Client: Rhys Cortesi

Inspection Date: 4/03/2026

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EXECUTIVE SUMMARY

Property Inspected:	51 Pompallier Estate Drive.
Date of Inspection:	4/03/2026.
Report Commissioned by:	Rhys Cortesi.
Scope of Report:	The Scope of this report is as set out in the Terms and Conditions and is limited to a visual inspection, carried out in accordance with NZS4306:2005 Residential Property Inspection standards.
Overall Condition:	ABOVE AVERAGE - Taking the age of the property, materials and finishes incorporated into consideration, the building has been identified to be in above average condition. The house and its parts show no areas requiring maintenance and/or areas requiring maintenance or repair of building elements
Areas not Accessed:	Nil
Significant Defects and Recommendations:	<p>Please be sure to read this report in its entirety. This summary is not intended to replace the body of this report.</p> <p>No significant defects noted in this summary.</p>
Surveyor:	Mat Boyce Director Building Surveyor

SURVEY METHODOLOGY

This inspection is based on experience and reasonable opinion and is not a guarantee against moisture ingress at the time of inspection or in the future. This inspection has been carried out to the writer's best ability with all reasonable care taken using visual and non-invasive aids only.

This report is a guide only (as per NZS 4306:2005) 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 furniture, fixtures, stored items, soils, plants, checked window/door locks, etc. at the time of inspection. He cannot see inside walls or other concealed areas and cannot detect damage or defects that are not visible in most cases. The aid of testing equipment was used at the time of inspection, but these tools have limitations and cannot detect defects in all circumstances.

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.

Moisture readings will only be displayed in the report if they are elevated at the time of inspection.

Inspections – over three meters. Worksafe regulations state that working at heights over three meters is done safely. If climbing over three meters then Worksafe 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 Surveyor's only climb as far as their ladders take them, keeping their own personal safety paramount.

Reasonable access – areas where safe, unobstructed access is provided and the minimum clearance's specified below are available; or where these clearance's are not available, areas within the inspector's unobstructed line of sight:

Roof space – access manhole 450 x 400mm; crawl space 600x 600mm; height accessible from a 3.6m ladder or such other means of access that meet H&S requirements.

Subfloor – access manhole 500 x 400mm; crawl space vertical clearance timber floor 400mm (from underside of bearer)
Concrete floor 500mm.

Roof exterior – accessible from a 3.6m ladder or such other means of safe access.

This inspection has been undertaken in accordance with the guidelines as set down by Standards New Zealand NZS4306:2005.

FINDINGS SUMMARY

RED TEXT	Noted as a Significant Defect. See Executive Summary Page under Significant Defects and Recommendations for full list. Ideally all significant defects should be addressed before proceeding further.
BLUE TEXT	Noted as a Weathertightness Risk. Repair or quotation should be undertaken by a weathertightness specialist before proceeding further.
GREEN TEXT	Noted in main body of report only. Items requiring high attention for maintenance purposes but do not appear to be significant at the time of the survey.
BLACK TEXT	Noted in main body of report only. Items are the result of normal wear and tear and require attention when the home is next decorated, or when maintenance is due.

INDICATIVE MOISTURE READINGS

The aid of non invasive testing equipment was used during this survey to assist with identify areas where moisture ingress may have occurred. Non invasive testing is only to be used as a guide and is not deemed inconclusive. No invasive testing was carried out during this survey.

The non invasive moisture meter used by the surveyor was a Trotec T660 Capacitance meter. Readings on this meter are displayed as digits. The following indicators can be used for moisture orientation. Recorded digits must be read in conjunction with the information below.

<i>Display (digits)</i>	<i>Moisture Range</i>
Less than 40 digits	Dry
40 to 80 digits	Damp
Over 80 digits	Wet

Where non invasive moisture readings indicate damp or wet readings, further investigation will be required to ascertain the reason for elevated readings.

PROPERTY DESCRIPTION

Building Type:	Stand alone
Period of Construction:	2010's
Building Orientation:	Facing the roadside to the West
Levels:	Single storey
Bedrooms/Bathrooms:	Three bedrooms, Two bathrooms
Roof Construction:	Pre fabricated timber truss
Roof Covering:	Profiled Colorsteel roofing
Foundations:	Reinforced concrete slab
Exterior Cladding:	Painted fibre-cement weatherboard on a drained cavity system Drained and vented masonry veneer
Exterior Joinery:	Single glazed aluminium joinery
Floors:	Carpet floor covering, Vinyl floor covering, Laminate flooring
Interior Walls:	Painted plasterboard
Interior Ceilings:	Painted Plasterboard
Interior Joinery:	Painted hollow core with timber frame
Signs of Alteration:	No signs of alteration over the intervening years

CLIENT & INSPECTION DETAILS

JOB BOOKING

Reference Number 2742/2026.
Property Address 51 Pompallier Estate Drive.
Inspection Type Property Condition Report.
Date of Inspection 4/03/2026.
Time of Inspection 10:00 am.
Property Type Residential.
Present at Inspection Vendor.
Occupancy Vendor occupied.

CLIENT DETAILS

Report Commissioned by Rhys Cortesi.
Phone Number 027-324-9094.
[Email Address](mailto:rhys.cortesi@gmail.com) [rhys.cortesi@gmail.com.](mailto:rhys.cortesi@gmail.com)

WEATHER CONDITIONS

Atmosphere Fine.
Soil Soil conditions were dry at the time of the inspection.

BUILDING CHARACTERISTICS

Building Orientation Facing the roadside to the West.
Site Contour Sloping section, Above road level.
Approx Year of Construction 2010's.
Building Type Stand alone.
Levels Single storey.
Site Exposure High wind zone.

SITE FEATURES

DRIVEWAY

Description

Concrete.



SURFACE WATER CONTROL

Description:

Plastic strip drain with grate recessed into concrete.



NORTH ELEVATION

OVERVIEW

North Section:



CLADDING SYSTEM

Description:

Drained and vented masonry veneer.

EXTERIOR JOINERY

Description:

Aluminium joinery, single glazed.

EAST ELEVATION

OVERVIEW

East Section:



CLADDING SYSTEM

Description:

Drained and vented masonry veneer.

EXTERIOR JOINERY

Description:

Aluminium joinery, single glazed.

PERGOLA'S & VERANDA'S

Description:

Attached steel frame pergola.



SOUTH ELEVATION

OVERVIEW

South Section:



CLADDING SYSTEM

Description:

Drained and vented masonry veneer.

EXTERIOR JOINERY

Description:

Aluminium joinery, single glazed.

WEST ELEVATION

OVERVIEW

West Section:



CLADDING SYSTEM

Description:

Painted fibre-cement weatherboard on a drained cavity system Drained and vented masonry veneer.

EXTERIOR JOINERY

Description:

Aluminium joinery, single glazed.

TIMBER DECKS & BALCONIES

Description:

Raised timber frame deck. 90x25mm pine slat decking.

FOUNDATION

CONSTRUCTION TYPE

Description:

Type C - Slab on grade.

ROOF

ROOF COVERING

Accessibility:

In accordance with NZS 4306:2005, the roof covering was inspected from safe vantage points at ground level and/or from ladder access only. Any areas beyond this height or otherwise unsafe to access may not have been inspected. As roof inspections involve working at heights, we recommend that a qualified roofing contractor be engaged to carry out a full and thorough inspection of the roof coverings.

Description:

Profiled Colorsteel roofing.



GUTTERS

Description:

Pressed colorsteel gutter system.



FASCIA

Description:

Pressed Colorsteel fascia system.



SOFFITS

Description:

Painted cement sheet.



Approximate Width:

600mm.

DOWNPIPES

Description:

PVC downpipes discharging to Council Storm water system.

ROOF SPACE

ACCESS

Location

Roof space access via manhole located in the Internal Garage.



ROOF CONSTRUCTION

Description:

Timber truss framed roof.

ROOF COVERING UNDERLAY

Description:

Self supported Bituminous paper underlay.

INSULATION

Description:

Bulk insulation segments between ceiling joists.

Approximate Thickness:

180mm.

ELECTRICAL WIRING

Description:

Visible roof space Electrical wiring consists of TPS.

KITCHEN

LOCATION

Description: Open plan with dining.



FLOOR COVERING

Description: Vinyl floor covering.

WALL LINING

Description: Painted plasterboard.

CEILING

Description: Painted plasterboard.

KITCHEN JOINERY

Description: Meltica Carcass.

BENCH TOP

Description: Laminated Formica.

SINK

Description:

Stainless steel sink, Mixer style tap, PVC waste, Braided stainless flexi water supply.



SPLASH BACK

Description:

Glass splashback.

OVEN

Description:

Recessed electric wall oven.



HOB

Description:

Electric bench hob, analogue control.



RANGE HOOD

Description:

Wall hung.



DISHWASHER

Description:

Freestanding dishwasher.



ELECTRICAL PROVISIONS

Description:

Electrical fittings tested and operational at the time of inspection.

LOUNGE

LOCATION

Description:

Off kitchen.



FLOOR COVERING

Description:

Carpet floor covering.

WALL LINING

Description:

Painted plasterboard.

CEILING

Description:

Painted Plasterboard.

ELECTRICAL PROVISIONS

Description:

Electrical fittings tested and operational at the time of inspection.

BEDROOM 1

LOCATION

Description: Off hallway.



FLOOR COVERING

Description: Carpet floor covering.

WALL LINING

Description: Painted plasterboard.

CEILING

Description: Painted Plasterboard.

INTERIOR JOINERY

Description: Painted hollow core with timber frame.

STORAGE

Description: Built in double wardrobe.

ELECTRICAL PROVISIONS

Description: Electrical fittings tested and operational at the time of inspection.

BEDROOM 2

LOCATION

Description: Off hallway.



FLOOR COVERING

Description: Carpet floor covering.

WALL LINING

Description: Painted plasterboard.

CEILING

Description: Painted Plasterboard.

INTERIOR JOINERY

Description: Painted hollow core with timber frame.

STORAGE

Description: Built in double wardrobe.

ELECTRICAL PROVISIONS

Description: Electrical fittings tested and operational at the time of inspection.

BATHROOM 1

LOCATION

Description: Off hallway.



FLOOR COVERING

Description: Vinyl floor covering.

WALL LINING

Description: Painted plasterboard.

CEILING

Description: Painted Plasterboard.

INTERIOR JOINERY

Description: Painted hollow core with timber frame.

VANITY

Description: Freestanding melteca carcass with composite top.



SHOWER

Description:

Modular shower unit with moulded wall liner, glass door and composite base.



Moisture Readings:

Moisture readings taken at the shower/wall junction were below 40 digits at the time of inspection. Readings below 40 digits are considered to be dry for typical NZ conditions.



Water Pressure:

Average water pressure at the time of inspection.

BATH

Description:

Built in composite bath.



VENTILATION

Description:

Passive ventilation via window. Mechanical ventilation via extraction unit.

ELECTRICAL PROVISIONS

Description:

Electrical fittings tested and operational at the time of inspection.

ENSUITE 1

LOCATION

Description: Off master bedroom.



FLOOR COVERING

Description: Vinyl floor covering.

WALL LINING

Description: Painted plasterboard.

CEILING

Description: Painted Plasterboard.

INTERIOR JOINERY

Description: Painted hollow core with timber frame.

VANITY

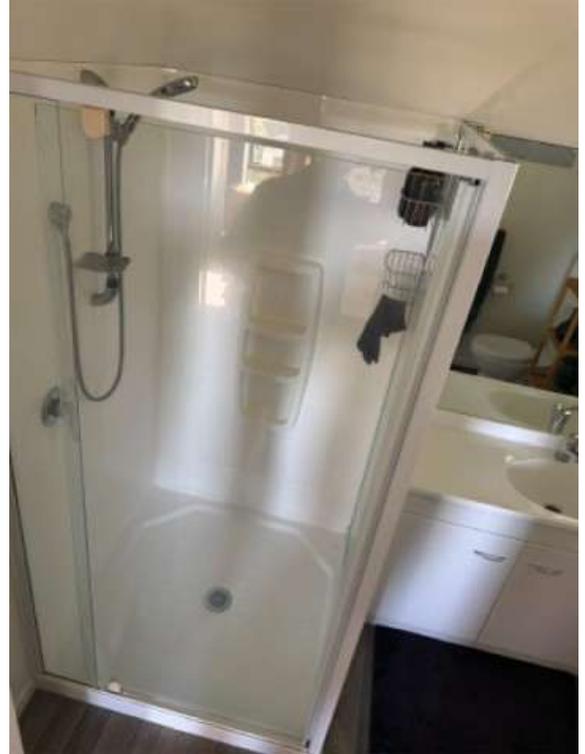
Description: Freestanding melteca carcass with composite top.



SHOWER

Description:

Modular shower unit with moulded wall liner, glass door and composite base.



Moisture Readings:

Moisture readings taken at the shower/wall junction were below 40 digits at the time of inspection. Readings below 40 digits are considered to be dry for typical NZ conditions.



TOILET

Description:

S-Trap, Ceramic bowl, dual flush ceramic cistern.



VENTILATION

Description:

Passive ventilation via window. Mechanical ventilation via extraction unit.

ELECTRICAL PROVISIONS

Description:

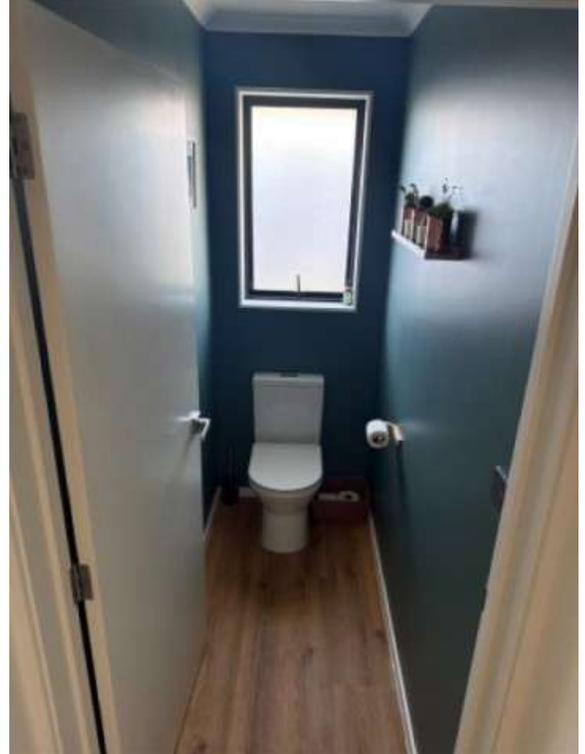
Electrical fittings tested and operational at the time of inspection.

TOILET 1

LOCATION

Description:

Off hallway.



FLOOR COVERING

Description:

Laminate flooring.

WALL LINING

Description:

Painted plasterboard.

CEILING

Description:

Painted Plasterboard.

INTERIOR JOINERY

Description:

Painted hollow core with timber frame.

TOILET

Description:

S-Trap, Ceramic bowl, dual flush ceramic cistern.



VENTILATION

Description:

Passive ventilation via window.

ELECTRICAL PROVISIONS

Description:

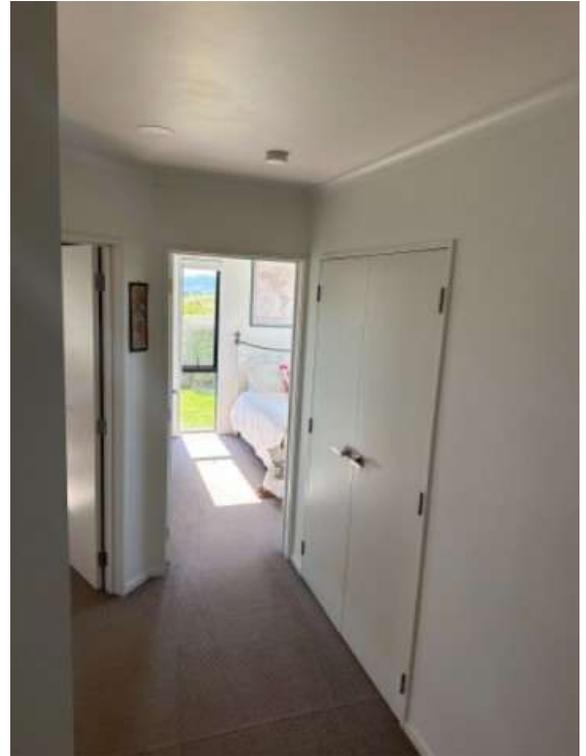
Electrical fittings tested and operational at the time of inspection.

HALLWAY

LOCATION

Description:

Off Kitchen.



FLOOR COVERING

Description:

Carpet floor covering.

WALL LINING

Description:

Painted plasterboard.

CEILING

Description:

Painted Plasterboard.

INTERIOR JOINERY

Description:

Painted hollow core with timber frame.

ELECTRICAL PROVISIONS

Description:

Electrical fittings tested and operational at the time of inspection.

OFFICE

LOCATION

Description: Off hallway.



FLOOR COVERING

Description: Carpet floor covering.

WALL LINING

Description: Painted plasterboard.

CEILING

Description: Painted Plasterboard.

INTERIOR JOINERY

Description: Painted hollow core with timber frame.

STORAGE

Description: Built in double wardrobe.

ELECTRICAL PROVISIONS

Description: Electrical fittings tested and operational at the time of inspection.

LAUNDRY

LOCATION

Description:

In garage.



FLOOR COVERING

Description:

Bare concrete floor.

WALL LINING

Description:

Painted plasterboard.

CEILING

Description:

Painted Plasterboard.

FREESTANDING TUB

Description:

Freestanding tub with coated steel base, stainless sink. Supplies water provisions and waste for Washing Machine.



VENTILATION

Description:

Passive ventilation via window.

ELECTRICAL PROVISIONS

Description:

Electrical fittings tested and operational at the time of inspection.

INTERNAL GARAGE

LOCATION

Description: Off lounge.



FLOOR COVERING

Description: Bare concrete floor.

WALL LINING

Description: Painted plasterboard.

CEILING

Description: Painted Plasterboard.

INTERIOR JOINERY

Description: Painted hollow core with timber frame.

GARAGE DOOR

Description: Double sectional door, automatic opener.

ELECTRICAL PROVISIONS

Description: Electrical fittings tested and operational at the time of inspection.

DWELLING SERVICES

FIRE WARNING & CONTROL SYSTEMS

Description:

Individual Smoke detection devices. This unit was not tested as part of this inspection.



HEATING SYSTEMS

Description:

Heat pump. This unit was not tested as part of this inspection.



ELECTRICITY SERVICES

Power supply
Meter box

Underground.
Meterbox located on South elevation.



Switchboard

RCD switchboard located in Garage. This unit was not tested as part of this inspection.



WATER SERVICES

Description:

Water supply to site via council mains.

Main connection valve location:

Toby located at the road facing boundary.

HOT WATER SERVICES

Description:

Hot water cylinder. This unit was not tested as part of this inspection.



Size:

Unable to confirm.

Year of manufacture:

Unable to confirm.

HWC restrained:

Cylinder is restrained.

FOUL WATER DISPOSAL

Description:

Foul water discharged to council supply.

TELECOMMUNICATIONS

Description:

Phone service enters building on South elevation.



Fibre enters building on north elevation.



CERTIFICATE OF PROPERTY INSPECTION

in accordance with NZ Standard 4306:2005

Inspection Date: 4/03/2026.
Weather Conditions: Fine
Client: Rhys Cortesi
Site Address: 51 Pompallier Estate Drive Maunu
Company: SCOPE BUILDING SURVEYORS LTD
Consultant/Inspector: Mat Boyce
Position: Director
Credentials: NZQA Carpentry, Building Surveyor, LBP

The following areas have been inspected:

<ul style="list-style-type: none"> • Site • Subfloor • Exterior • Roof Exterior 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="padding: 2px;">Y</th> <th style="padding: 2px;">N</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 2px;">x</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;"></td> <td style="text-align: center; padding: 2px;">x</td> </tr> <tr> <td style="text-align: center; padding: 2px;">x</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="text-align: center; padding: 2px;">x</td> <td style="padding: 2px;"></td> </tr> </tbody> </table>	Y	N	x			x	x		x		<ul style="list-style-type: none"> • Roof Space • Interior • Services • Accessory & Ancillary space 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="padding: 2px;">Y</th> <th style="padding: 2px;">N</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 2px;">x</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="text-align: center; padding: 2px;">x</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="text-align: center; padding: 2px;">x</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;"></td> <td style="text-align: center; padding: 2px;">x</td> </tr> </tbody> </table>	Y	N	x		x		x			x
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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 at the above address in accordance with NZS 4306:2005 Residential Property Inspection – and I am fully competent to undertake this Inspection.

Signature: 

Date: 4/03/2026.

An inspection carried out in accordance with NZS4306:2005 is not a statement that a property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer NZS4306:2005 for full details.

Summary List of Features Inspected

For any feature not being present of the property mark as N/A (not applicable)

SITE	Y	N	N/A		Y	N	N/A
Orientation of building	x			Insects and pest infestation	x		
Site exposure, contour and vegetation	x			Rotting timbers	x		
Retaining walls			x	Discharges into roof space	x		
Paths, steps, handrail and driveways	x			Plumbing types and condition	x		
Fencing	x			Electrical types and condition	x		
Surface water control	x			Tile fixings	x		
SUBFLOOR	Y	N	N/A	INTERIOR	Y	N	N/A
Location of access points			x	Ceiling	x		
Accessibility			x	Walls	x		
Foundation type and construction			x	Timber floors			x
Foundation walls			x	Concrete floors	x		
Ground conditions			x	Doors and frames	x		
Ground vapour barrier			x	Electrical-operation of switches etc.	x		
Drainage			x	Heating systems	x		
Ventilation adequacy			x	Kitchen	x		
Pile type, instability and condition			x	– Bench top	x		
Pile to bearer connections			x	– Cabinetry	x		
Obvious structural alteration			x	– Sink	x		
Ground clearance of timber			x	– Tiles			x
Floor type (timber or suspended)			x	– Air extract systems	x		
Timber framing and bracing			x	Bathrooms, WC, Ensuite	x		
Insulation type, thickness and condition			x	– Floor	x		
Plumbing material type and condition			x	– Cistern, pan, bidet	x		
Electrical type and condition			x	– Tiles	x		
Insect and pest infestation			x	– Bath	x		
Rotten timbers			x	– Shower	x		
Debris			x	– Vanity/wash basin	x		
EXTERIOR	Y	N	N/A	– Ventilation	x		
Construction type	x			– Special features			x
Cladding	x			Laundry	x		
Chimneys			x	– Location	x		
Exterior stairs			x	– Floor	x		
Balconies, verandas and patios, etc.	x			– Tubs/cabinetry	x		
ROOF	Y	N	N/A	– Tiles			x
Roof material	x			– Ventilation	x		
Roof construction	x			Storage	x		
Roof water collection	x			Stairs			x
Downpipes	x			Exterior windows and doors	x		
Eaves, fascia and soffit	x			SERVICES	Y	N	N/A
ROOF SPACE	Y	N	N/A	Fire warning and control systems	x		
Accessibility	x			Heating systems	x		
Roof cladding	x			Central vacuum systems			x
Insulation type, thickness and condition	x			ANCILLARY SPACES	Y	N	N/A
Sarking	x			Exterior cladding's			x
Party walls, fire protection	x			Floors			x
Roof underlay and support	x			Roofs			x
Roof construction	x			Subfloor			x
Ceiling construction	x						
Obvious structural alterations	x						

REPORT LIMITATIONS

- a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal (property, vehicles, vegetation, debris or soil)).
- b) The inspection did not assess compliance with the NZ Building Code including the Code's weather tightness requirements, or structural aspects. On request, specialist inspections can be arranged of weather tightness or structure or of any systems including electrical, plumbing, gas or heating.
- c) The purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in this report and 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 identified in this report as having been inspected was excluded from the scope of the inspection.
- d) This report has been prepared on the basis of a visual inspection of the building works using normal readily available access, and without testing of components for the assessment of the overall structural condition of it and associated items, and without recourse to construction drawings.
- e) This report is based on experience and reasonable opinion however is not a guarantee against moisture ingress at the time of inspection or in the future. This inspection has been carried out to the writer's best ability with all reasonable care taken using visual and non-invasive testing with meters as noted. This report is a guide only (as per NZ Standard 4306:2005) and not a guarantee against moisture ingress or structural failure and is to be accepted as such by the owner.
- f) It is confirmed that no detailed geotechnical investigation has been included in this brief. An investigation of the condition and location of underground drainage and services and of electrical, gas and plumbing (except as otherwise may be described in this report) is not included in this brief.
- g) No warranty can be given as to other defects, not apparent to visual inspection at the time; inclusive of underground services, waterproofing, soil stability or the moisture content in partitions or exterior claddings.
- h) Weather conditions can affect moisture found e.g. long dry spells, driving rain in certain directions which can cause localised leaks and may only occur three to four times per year. Guidelines as below, flashings, ground levels, etc. This stresses the importance of flashings, ground levels, etc., which may be highlighted in this report.
- i) This property report does not include the structural, electrical, plumbing or gas piping and fitting, home heating state of the premises, as this falls outside the scope of this property inspection.
- j) This report does not include any positioning of building or improvements in relation to site boundaries, or provide any guarantee whatsoever those items surveyed will not fail at some later date, and information herein pertains strictly to observations the day of inspection and accessibility only.
- k) If the property is controlled by a Body Corporate or similar it would be recommended prior to purchase a copy of the minutes be obtained from the Corporate Secretary to establish the history of the inspected property or other properties under such Body Corporate. This inspection has been undertaken on this sole dwelling and does not extend to remainder of complex, or common areas. The inspection is confined to the above property only and does not cover structural integrity of the entire complex.
- l) This report is provided for the use of Rhys Cortesi only and may not be used or relied upon by any others without the written consent of Scope Building Surveyors Ltd.

All reasonable measures have been employed to detect possible defects but give no warranty against, and is not limited to:

- m) the assessment of an apparent defect which may be subject to extreme weather conditions
- n) misinformation supplied by vendor, agent, person for whom report being prepared.
- o) concealment, intentional or otherwise, of a possible defect.
- p) assessment of any apparent defect which may occur intermittently or usually occurs after regular use.
- q) presence of chattels, furnishings and personal effects
- r) adequacy of footings

- s) adequacy of concealed damp-proof membrane's
- t) adequacy of concealed drainage
- u) swimming pools, spa pools, sauna's and associated equipment
- v) the operation of fireplaces and chimneys
- w) intercom systems
- x) floor coverings
- y) appliances, including but not limited to; dishwashers, waste disposal units, ovens, ducted vacuum systems
- z) structural stability (other than pipe instability)
 - aa) hazards
 - ab) hot water cylinders
 - ac) window/door locks, bolts, etc.
 - ad) any other factors limiting the preparation of this report.

