**STATEMENT OF POLICY**

**SCOPE & LIMITATIONS**

The written report and inspection conducted by NZ House Surveys are based on a limited visual inspection of the property and standard systems and components of the property. The purpose of this survey is to identify major current deficiencies, identify particular attributes, notify of gradual deterioration, and significant maintenance that may be required; through visual identification during the inspection. This report includes: grounds, foundations, structure, roofing, exterior, electrical (limited to power points & lights and type of any visible wiring), plumbing, insulation, and interior. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect, are excluded from the report. NZS 4306:2005 is the NZ Standard for residential property inspections and is the benchmark for setting levels of competency. NZ House Surveys complies with this Standard, for which this report has been prepared, and a copy of this document is held at our office and may be viewed on request. Whilst every effort is made to ensure that this report is comprehensive in nature the client is advised that areas that are concealed, contained, inaccessible, or cannot be seen due to walls, ceilings , floors, insulation, soils, vegetation, furniture, stored items, systems, appliances, vehicles, or any other object will not be inspected or included in this report. Where any condition or problem may have been concealed at the time of the inspection the client agrees to assume all risk. It is possible for problems in a house to be disguised to prevent detection. If you notice anything that was not visible at the time of the inspection on the day you move into the property, you should contact us immediately to discuss. NZ House Surveys will not move occupier owned items during the course of an inspection. The inspection is meant only as a general guide to allow you to evaluate the condition of the home and is not intended to reflect the value of the premise nor make any representation as to the advisability of purchase.

**DUTY OF CARE**

NZ House Surveys reserves the right to advise any appropriate authority and/or person if a serious issue is identified which presents a significant risk to the health and safety of any persons.

**DISCLOSURE**

On or before this inspection the client is required to notify the inspector of any existing or possible conditions they are aware of that could materially affect the content of this report.

**CANCELLATION**

NZ House Surveys reserves the right to charge the full inspection fee if the client cancels the inspection within the
24 hours preceding the scheduled inspection. A cancellation fee of $100 will be charged where the inspection is cancelled prior to the 24 hour period.

**PAYMENT**

Payment may be made either by cash, cheque, Internet banking, Visa, or MasterCard and is due on invoice prior to delivery of the report unless otherwise previously arranged. NZ House Surveys reserves the right to charge interest calculated at 5% per month on overdue accounts. Where collection costs associated with payment of the debt are incurred these will be added to the invoice.

**PROFESSIONAL LIABILITY**

NZ House Surveys confirms current insurance cover held as per NZS 4306:2005. References to recommend contractors, their products and/or services are provided without warranty either expressed or implied. NZ House Surveys cannot be held responsible for incidental, indirect or consequential damage of any kind resulting from the information provided by any of these companies.

**REASONABLE ACCESS**

NZ House Surveys is to have fair and reasonable access to the property. Generally an inspection will take between
1–2 hours and the property owner, prospective purchaser, or agent may be in attendance. During this process the inspector shall have fair and reasonable access to the property. Ceiling access to the manhole shall be a minimum of 400x450mm, with a minimum of 600x600mm crawl space between ceiling and underside of roof, and accessible from a 3.6m ladder. Sub floor access shall be a minimum of 500x400mm and contain a vertical clearance for crawl space of no less than 400mm from the underside of the bearers to ground level. If these areas are less than those mentioned above and contained within NZS 4306:2005 the inspector shall only identify that area which is within his unobstructed line of vision. Access to the roof shall be accessible from a 3.6m ladder, and be limited to a roof pitch no greater than 25 degrees. Where no access is available, or access is limited to specific areas only, then this shall be stated in the report.

**EXCLUSIVE USE**

Neither the whole nor part of this inspection report or any reference to it may be included in any published document, circular, or statement whether hardcopy or electronic. All clients agree that the report shall not be transferred, distributed, given away, sold, be copied to, any other party without first obtaining the company’s written approval and consent. The report is not to be used in litigation and is intended as a general guide only. The information contained in the inspection report is confidential and is for the exclusive private use of the client. No copies of the report will be issued to any other party (vendor or their representative) during negotiations without client consent. Use of or reliance upon the information contained herein by other parties is strictly prohibited.

**DISPUTES AND LIMITATION OF LIABILITY**

The client understands and agrees that any claim against the accuracy of the report in the form of errors or omissions is limited to the failure on the part of the inspector to follow the NZ Standard 4306:2005 Residential Property inspection.

The client agrees to notify the company or inspector of any dispute in written form immediately upon discovery if within 90 days of the date the inspection was undertaken. Any dispute brought forward by the client after the 90 day period has expired will be dealt with on a case by case basis at NZ House Surveys’ discretion. The client agrees that, excepting for emergency conditions, the company will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before the inspector can re-inspect said item/s. The client understands and agrees that any failure to notify the company or inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

**COPYRIGHT & INTELLECTUAL PROPERTY**

In accordance with the Copyright Act 1994 and its subsequent amendments, the client agrees that the Copyright of this report, together with all intellectual property contained therein, remains the sole ownership of NZ House Surveys and shall not be transferred, ceded or copied without the express written permission of NZ House Surveys.

**LIMITATIONS & EXCLUSIONS**

This report does not include items relating to: Building Codes, Council zoning or ordinance violations, soil conditions, structural stability, engineering analysis, geological or geotechnical stability, environmental hazards, electromagnetic radiation, infestation of insects or rodents, asbestos, formaldehyde, water or air contaminants of any kind, toxic moulds, non visual rotting of timber, repair estimates, property valuation appraisal, buildings, detached buildings outbuildings or sheds, underground condition of pools and/or spas relating to piping, saunas, private water or septic systems, specialized electronic controls of any kind, elevators, dumb waiters, water softener and purification systems, solar installations, internal system components including but not limited to security systems, adequacy or efficiency of systems, prediction of life expectancy of any systems; testing of appliances including but not limited to ovens, hobs, range hoods, dishwashers, waste disposals, HWC thermostat, element & wiring, ducted vacuum systems; condition of any floor coverings andwindow treatments including but not limited to carpets, vinyl, tiles, blinds & curtains; minor or cosmetic problems, latent or concealed defects. Items marked not inspected within the report are deemed to be excluded from the scope of this report. We have not inspected woodwork or other parts of the structure, which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect. Whilst every attempt is made to check potential moisture problems through the use of non invasive moisture techniques, this report cannot determine rotting of timbers, or toxic moulds without the removal of wall linings through invasive techniques which would require the consent of the property owner. Where a property is inspected as part of a multi unit complex this report is limited to the property being inspected and its immediate exterior, and excludes common property area/s and related accessory units. All information provided in the report is based on and limited to what is visually inspected on the day of the inspection.

**GLOSSARY OF CONDITION OF INSPECTED ITEMS**

**N/A** Not applicable

**SUSPECT** Identifies areas that are dubious and may require further investigation

**POOR** Used where the item has excessive wear and tear, its condition is below the standard expected, and replacement or maintenance should be considered

**AVERAGE** Wear and tear is expected, but the item is in reasonable and serviceable order given the age of the house

**GOOD** Used where the item is in new or near new condition, or better than expected, given the age of the house