VERIFIED
BUILDING INSPECTIONS

BUILDING INSPECTION NZ

9th April, 2026

17 Seccombes Road, Epsom Auckland 1023

VERIFIED BUILDING INSPECTIONS

CERTIFICATE OF PROPERTY INSPECTION

IN ACCORDANCE WITH NZ STANDARD 4306:2005

17 Seccombes Road, Epsom

Date of Inspection:	Thursday, Apr 9, 2026
Client:	Chris Choi
Company:	Verified Building Inspections
Inspector:	Anton Shipov

***The following areas of the property have been inspected*:**

Site & Grounds	Yes	Subfloor	Yes
Exterior	Yes	Roof Exterior	Yes
Roof Space	Yes	Building Interior	Yes
Ancillary Structures	Yes	Services	Yes

Any limitations to the coverage of the inspection are detailed in the written report.

I certify that I have inspected the property at the above address in accordance with NZS 4306:2005 Residential Property Inspection, and that I am competent to undertake this inspection.

Anton Shipov

ANTON SHIPOV
INSPECTOR

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

TABLE OF CONTENTS

Inspection Details **04**

Agreement **04**

Inspector **04**

Defect Summary **05**

Property Description **10**

Site & Grounds **21**

Subfloor **24**

Exterior **26**

Roof Exterior **28**

Roof Space **29**

Building Interior **32**

Ancillary Structures **43**

Services **44**

Weathertightness Risk Assessment **47**

Healthy Homes Assessment **51**

Recommended Specialist Inspections **53**

Report Summary **54**

Thank You **54**

Inspection Terms & Conditions **55**

Scope of Report **55**

General Summary **55**

Definitions **56**

Limitations **57**

NZ Building Code and Compliance **58**

Expected Performance **58**

Exclusions **58**

Accessibility **59**

Disclaimer **59**

Complaints Process **60**

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

INSPECTION DETAILS

Report Identifier	1775594834
Inspection Address	17 Seccombes Road, Epsom Auckland 1023
Inspection Date	9th April, 2026
Start Time	2:00 PM
Client Name	Chris Choi

AGREEMENT

Signer	Chris Choi
Signed On	8th April, 2026 @ 9:33 AM
Agreement Identifier	a17d4afa-0b80-464f-8132-826e9f4001db

INSPECTOR

Inspector Name	Anton Shipov
Inspector Company	Verified Building Inspections
Inspector Email	admin@red2.co.nz
Inspector Company Phone	09 424 0800

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

DEFECT SUMMARY

Site & Grounds		
Paths, Steps & Driveways	p. 21	Minor Defect
Fencing & Gates	p. 22	Minor Defect
Surface Water Drainage	p. 22	Minor Defect
Ground Levels & Clearances	p. 22	Minor Defect
Decking & Outdoor Structures	p. 22	Major Defect
Subfloor		
Piles	p. 24	Major Defect
Pile-to-Bearer Connections	p. 24	Major Defect
Timber Framing (Bearers/Joists)	p. 24	Major Defect
Ground Condition & Vapour Barrier	p. 24	Major Defect
Ventilation	p. 25	Minor Defect
Insulation (Underfloor)	p. 25	Minor Defect
Exterior		
Joinery (Windows & Doors)	p. 26	Major Defect
Chimneys	p. 26	Major Defect
Exterior Stairs	p. 26	Major Defect
Decks	p. 26	Major Defect
Paintwork & Coatings	p. 26	Minor Defect
Eaves, Fascia & Soffits	p. 26	Minor Defect
Ground Clearance to Cladding	p. 27	Major Defect
External Cracking	p. 27	Minor Defect
Pergola/Carport	p. 27	Minor Defect

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Roof Exterior

Roof Cladding	p. 28	Minor Defect
Spouting (Gutters)	p. 28	Minor Defect
Eaves, Fascia & Soffits	p. 28	Minor Defect

Roof Space

Underlay/Sarking	p. 29	Minor Defect
Insulation (Ceiling)	p. 30	Minor Defect

Building Interior

Living Room

Floor	p. 41	Minor Defect
Windows	p. 41	Major Defect

Family Room

Floor	p. 41	Minor Defect
Walls	p. 41	Minor Defect
Ceiling	p. 41	Minor Defect
Trims & Mouldings	p. 41	Minor Defect
Doors	p. 41	Minor Defect
Windows	p. 41	Minor Defect
Painting	p. 41	Minor Defect

Bedroom 1

Floor	p. 41	Minor Defect
Walls	p. 41	Minor Defect
Ceiling	p. 41	Minor Defect
Trims & Mouldings	p. 41	Minor Defect
Doors	p. 41	Minor Defect
Windows	p. 41	Minor Defect

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Painting	p. 41	Minor Defect
Bedroom 2		
Floor	p. 41	Minor Defect
Walls	p. 41	Minor Defect
Ceiling	p. 41	Minor Defect
Trims & Mouldings	p. 41	Minor Defect
Doors	p. 41	Minor Defect
Windows	p. 41	Minor Defect
Painting	p. 41	Minor Defect
Bedroom 3		
Walls	p. 41	Minor Defect
Ceiling	p. 41	Minor Defect
Doors	p. 41	Minor Defect
Windows	p. 41	Minor Defect
Painting	p. 41	Minor Defect
Kitchen		
Floor	p. 41	Minor Defect
Kitchen Fittings	p. 41	Minor Defect
Ventilation	p. 42	Major Defect
Fireplace/Wood Burner	p. 42	Major Defect
Extractor Fan	p. 42	Major Defect
Main Bathroom		
Floor	p. 41	Minor Defect
Walls	p. 41	Minor Defect
Trims & Mouldings	p. 41	Major Defect
Doors	p. 41	Minor Defect

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Windows	p. 41	Minor Defect
Built-in Storage	p. 41	Minor Defect
Shower	p. 41	Minor Defect
Bath/Spa	p. 42	Minor Defect
Fixtures	p. 42	Minor Defect
Ventilation	p. 42	Major Defect
Extractor Fan	p. 42	Major Defect
Toilet		
Walls	p. 41	Minor Defect
Ceiling	p. 41	Minor Defect
Doors	p. 41	Minor Defect
Windows	p. 41	Minor Defect
Fixtures	p. 42	Minor Defect
Laundry		
Floor	p. 41	Minor Defect
Walls	p. 41	Minor Defect
Ceiling	p. 41	Minor Defect
Doors	p. 41	Minor Defect

Ancillary Structures

Carport		
Roof & Ceiling	p. 43	Major Defect
Deck		
Floor	p. 43	Major Defect
Support Beams & Posts	p. 43	Minor Defect
Painting	p. 43	Minor Defect

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Weathertightness Risk Assessment

Cladding Type & Risk	p. 47	Minor Defect
Joinery Installation	p. 47	Major Defect
Deck & Balcony Junctions	p. 47	Major Defect
Evidence of Moisture Ingress	p. 48	Major Defect

Healthy Homes Assessment

Underfloor Insulation	p. 51	Major Defect
Ventilation (Kitchen)	p. 51	Major Defect
Ventilation (Bathroom/Ensuite)	p. 51	Major Defect
Moisture Ingress & Drainage	p. 52	Major Defect
Draught Stopping	p. 52	Minor Defect

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

PROPERTY DESCRIPTION

The site inspection is limited to visible and accessible areas only. Dense vegetation, stored materials, and ground coverings may conceal defects. Drainage adequacy is assessed visually and does not include underground services.

Inspection Weather	
Inspection Weather	Clear
Building Age	
Building Age	Pre-1940
Construction Type	
Construction Type	Timber Frame
Primary Cladding	
Primary Cladding	Weatherboard (Timber)
Roof Cladding	
Roof Cladding	Corrugated Iron
NZS 3604 Wind Zone	
NZS 3604 Wind Zone	Unknown
Rental Property	
Rental Property	No
Council/Territorial Authority	
Council/Territorial Authority	Auckland council
Building Classification	
Classification	Residential
Type Of Building	
Type	Standalone House
Occupancy Status	
Status	Unoccupied

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Furnished

Furnished	No

Storeys

Storeys	Single Storey

Site Orientation

Orientation	South

Building Structure

Structure	Timber Frame (NZS 3604)

Timber framed walls

Timber framed floor

Timber frame roof

External Cladding

Cladding	Weatherboard (Timber)

Bevel back horizontal timber cladding with timber joinery, timber facings and box corners

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

External Cladding - Continued

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Roof Construction

Construction	Hip

Hip type roof with corrugated iron

Roof Covering

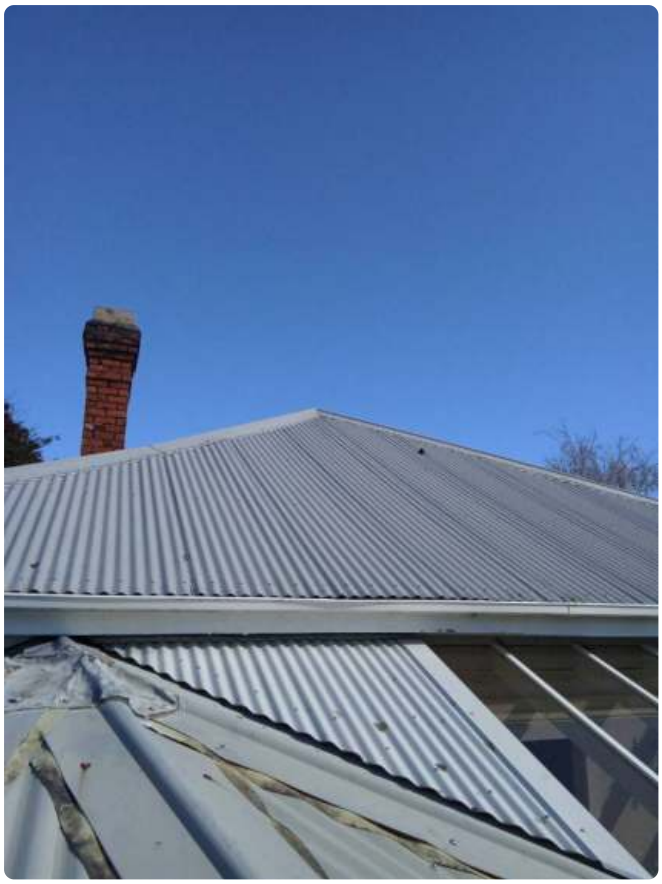
Covering	Corrugated Iron

Signs of rust. Unable to see closer as driveway slopes and is unsafe for the ladder. Roof is too high.

Visible sections seem fine

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Roof Covering - Continued



Windows

Frame Material	Timber
Glazing	Single

Original sache windows seem fine. Extension part windows and doors are a big concern and may need to be replaced to comply

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Windows - Continued

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Subfloor Type

Type	Suspended Timber

Some of the timber piles are undermined when the extension was built. So is the chimney foundation.

Immediate attention required to rectify. Engineer to check.

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Subfloor Type - Continued

Foundation Type

Type	Timber Piles

Timber piles foundation looks typical for the era. Main concern is the undermined extension area.

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Foundation Type - Continued

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Heating System

System	Wood Burner, Gas Heater

Old fireplace, gas heater and fire cooker

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Heating System - Continued

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

SITE & GROUNDS

Note: The site inspection is limited to visible and accessible areas only. Dense vegetation, stored materials, and ground coverings may conceal defects. Drainage adequacy is assessed visually and does not include underground services. A geotechnical assessment is recommended where ground movement or instability is suspected.

Accessibility

Accessibility	Accessible

Site Orientation & Contour

Contour	Gentle Slope
Condition	Satisfactory

Vegetation & Trees

Density	Moderate
Condition	Satisfactory

Retaining Walls

Material	None
Condition	Satisfactory

Paths, Steps & Driveways

Material	Concrete, Paving
Condition	Minor Defect

Ground clearance needs to be fixed

Fencing & Gates

Material	Timber

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.
Reporting tools by InspectEasy

Fencing & Gates - Continued

Condition	Minor Defect

Maintenance required

Surface Water Drainage

Adequacy	Adequate
Condition	Minor Defect

Ground clearance issue

Ground Levels & Clearances

Adequacy	Inadequate
Condition	Minor Defect

Too close to finished floor level in some areas

Embankments & Slopes

Condition	Satisfactory

Decking & Outdoor Structures

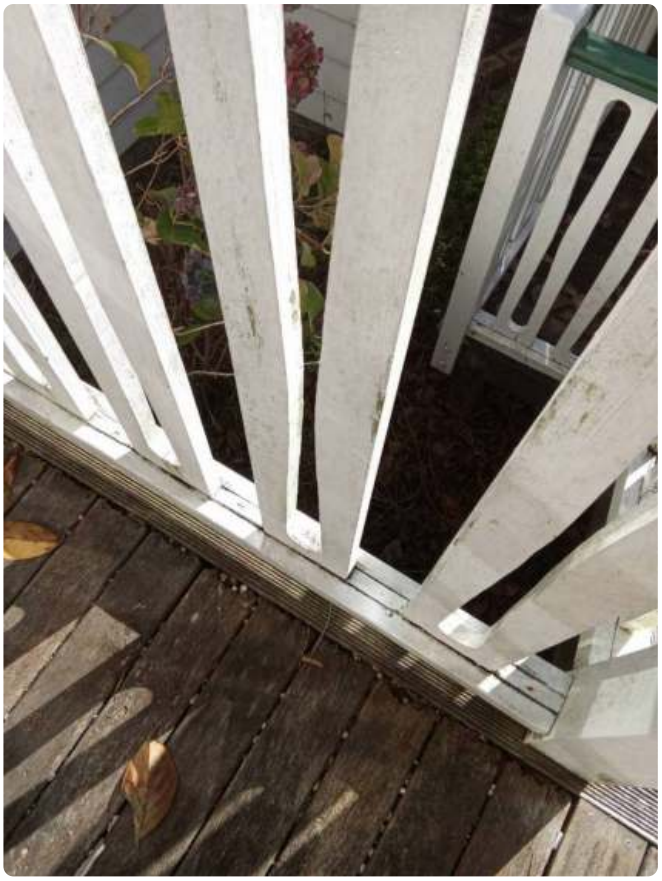
Type	Timber Deck
Condition	Major Defect

Rotten decking and balustrades. Also steps need replacing

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Reporting tools by InspectEasy

Decking & Outdoor Structures - Continued



Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Reporting tools by InspectEasy

SUBFLOOR

Note: The subfloor inspection requires a minimum access opening of 500mm x 400mm with 400mm vertical clearance (NZS 4306:2005). Areas with insufficient clearance, obstructions, or safety hazards are excluded. Concealed areas beneath floor coverings, services, and built-in fittings cannot be inspected. Evidence of moisture, ventilation adequacy, and timber condition is assessed where accessible.

Access & Accessibility

Access	Perimeter
Accessibility	Full Access

As per my previous notes. Subloor is compromised in the extension area. Immediate attention required

Foundation Type

Condition	Satisfactory

Piles

Condition	Major Defect

Pile-to-Bearer Connections

Condition	Major Defect

Timber Framing (Bearers/Joists)

Condition	Major Defect

Floors are uneven and further investigation is required. May need re-levelling

Subfloor Bracing

Condition	Not Applicable

Ground Condition & Vapour Barrier

Condition	Major Defect

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.
Reporting tools by InspectEasy

Ventilation

Condition	Minor Defect

Drainage (Subfloor)

Adequacy	Not Visible
Condition	Not Inspected

Insulation (Underfloor)

Insulation	Not Present
Condition	Minor Defect

Plumbing & Electrical (Subfloor)

Condition	Satisfactory

Hwc underfloor, no visible issues at the time of inspection.

Pest & Timber Condition

Condition	Timber Decay

Exterior joinery appears to be compromised in the extension area

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

EXTERIOR

Note: The exterior inspection is limited to ground level and readily accessible areas. Elevated areas are inspected from ground level using binoculars where necessary. Concealed framing behind cladding is not visible and cannot be assessed. Weatherproofing and sealant condition should be monitored as part of ongoing maintenance.

Accessibility

Accessibility	Accessible

Wall Cladding

Condition	Satisfactory

Joinery (Windows & Doors)

Condition	Major Defect

Flashings & Sealants

Condition	Satisfactory

Chimneys

Condition	Major Defect

Exterior Stairs

Condition	Major Defect

Balconies & Verandahs

Condition	Not Applicable

Decks

Condition	Major Defect

Paintwork & Coatings

Condition	Minor Defect

Eaves, Fascia & Soffits

Condition	Minor Defect

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.
Reporting tools by InspectEasy

Ground Clearance To Cladding

Condition	Major Defect

External Cracking

Condition	Minor Defect

Pergola/Carport

Condition	Minor Defect

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

ROOF EXTERIOR

Note: The roof is inspected from ground level, eaves, and accessible vantage points. Walking on the roof surface is not performed unless safe access is available. The condition of flashings, valleys, and penetrations is assessed where visible. Internal evidence of roof leaks may be noted in the roof space section.

Roof Cladding

Condition	Minor Defect

Spouting (Gutters)

Condition	Minor Defect

Downpipes

Condition	Satisfactory

Valleys, Ridges & Hips

Condition	Satisfactory

Flashings & Penetrations

Condition	Satisfactory

Eaves, Fascia & Soffits

Condition	Minor Defect

Roof Fixings

Condition	Satisfactory

Solar Panels

Condition	Not Applicable

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.
Reporting tools by InspectEasy

ROOF SPACE

Note: The roof space inspection requires a minimum access opening of 450mm x 400mm with 600mm x 600mm crawl space (NZS 4306:2005). Areas obstructed by insulation, ducting, storage, or limited clearance cannot be fully inspected. Only visible timbers are assessed; concealed members behind linings or insulation are excluded.

Access & Accessibility

Access	Ceiling Hatch

Roof Frame & Connections

Condition	Satisfactory

Underlay/Sarking

Presence	Present
Condition	Minor Defect

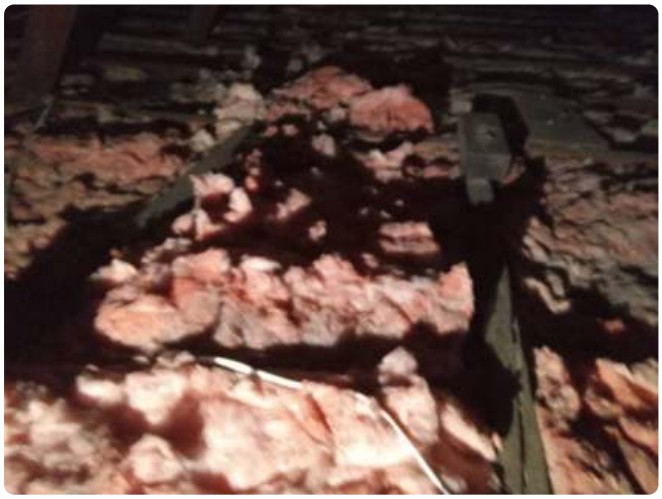
Roof underlay damaged

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Underlay/Sarking - Continued

Insulation (Ceiling)

Condition **Minor Defect**



Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Insulation (Ceiling) - Continued

Ceiling Construction

Material	Timber Lining
Condition	Satisfactory

Party Walls (If Applicable)

Condition	Not Applicable

Ventilation (Roof Space)

Condition	Not Applicable

Bracing & Ties

Condition	Satisfactory

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

BUILDING INTERIOR

Note: The interior inspection covers visible and accessible surfaces only. Areas concealed by furniture, floor coverings, wall hangings, stored items, and personal belongings cannot be inspected. Movement cracks in walls and ceilings are common in buildings of all ages and are generally cosmetic unless noted otherwise. All timber floors may exhibit minor movement and squeaking, which can typically be addressed by re-securing to floor joists.

Wet Areas: The wet areas inspection is a visual assessment only and does not include invasive moisture testing. Waterproofing membranes are concealed and cannot be assessed without destructive investigation. A specialist waterproofing assessment is recommended where moisture damage or failed grouting is identified.

Accessibility	
Accessibility	Accessible

Living Room	
Wall Frames	Timber
Wall Linings	Plasterboard/GIB
Ceiling Linings	Timber Lining, Exposed Beams
Floor Coverings	Cork

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.
Reporting tools by InspectEasy

Living Room - Continued

Family Room

Wall Frames	Timber
Wall Linings	Wallpaper
Ceiling Linings	Timber Lining
Floor Coverings	Carpet

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Family Room - Continued

Dining Room

Wall Frames	Timber
Wall Linings	Plasterboard/GIB
Ceiling Linings	Timber Lining
Floor Coverings	Cork

Bedroom 1

Wall Frames	Timber
Wall Linings	Plasterboard/GIB

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Bedroom 1 - Continued

Ceiling Linings	Timber Lining
Floor Coverings	Carpet

Bedroom 2

Wall Frames	Timber
Wall Linings	Wallpaper
Ceiling Linings	Timber Lining
Floor Coverings	Carpet

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Bedroom 3

Wall Frames	Timber
Wall Linings	Wallpaper
Ceiling Linings	Timber Lining
Floor Coverings	Carpet

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Bedroom 3 - Continued

Kitchen

Wall Frames	Timber
Wall Linings	Plasterboard/GIB
Ceiling Linings	Timber Lining
Floor Coverings	Cork

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Kitchen - Continued

Main Bathroom

Wall Frames	Timber
Wall Linings	Wallpaper
Ceiling Linings	Timber Lining
Floor Coverings	Timber/Hardwood

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Main Bathroom - Continued

Toilet

Wall Frames	Timber
Wall Linings	Plasterboard/GIB, Timber Lining
Ceiling Linings	Timber Lining
Floor Coverings	Timber/Hardwood

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Toilet - Continued

Laundry

Wall Frames	Timber
Wall Linings	Plasterboard/GIB, Wallpaper
Ceiling Linings	Timber Lining
Floor Coverings	Timber/Hardwood

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Laundry - Continued

S Satisfactory	NA Not Applicable
NI Not Inspected	
MD1 Minor Defect	MD2 Major Defect
SH Safety Hazard	

	Entry	Living Room	Family Room	Dining Room	Bedroom 1	Bedroom 2
Floor	S	MD1	MD1	S	MD1	MD1
Walls	S	S	MD1	S	MD1	MD1
Ceiling	S	S	MD1	S	MD1	MD1
Trims & Mouldings	S	S	MD1	S	MD1	MD1
Doors	S	S	MD1	S	MD1	MD1
Windows	S	MD2	MD1	S	MD1	MD1
Built-in Storage	NA	NA	NA	S	NA	NA
Painting	S	S	MD1	S	MD1	MD1
Kitchen Fittings	NA	NA	NA	NA	NA	NA
Plumbing	NA	NA	NA	NA	NA	NA
Rangehood	NA	NA	NA	NA	NA	NA
Shower	NA	NA	NA	NA	NA	NA

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

	Entry	Living Room	Family Room	Dining Room	Bedroom 1	Bedroom 2
Bath/Spa	NA	NA	NA	NA	NA	NA
Fixtures	NA	NA	NA	NA	NA	NA
Ventilation	NA	NA	NA	NA	NA	NA
Power Points & Switches	S	S	S	S	NI	S
Smoke Alarms	NA	S	S	S	NA	NA
Fireplace/Wood Burner	NA	NI	S	S	NI	NI
Extractor Fan	NA	NA	S	S	NA	NA

S	Satisfactory	NA	Not Applicable	NI	Not Inspected	
MD1	Minor Defect	MD2	Major Defect	SH	Safety Hazard	

	Bedroom 3	Kitchen	Main Bathroom	Toilet	Laundry
Floor	S	MD1	MD1	S	MD1
Walls	MD1	S	MD1	MD1	MD1
Ceiling	MD1	S	S	MD1	MD1
Trims & Mouldings	S	S	MD2	NA	NA
Doors	MD1	S	MD1	MD1	MD1
Windows	MD1	NA	MD1	MD1	NA
Built-in Storage	NA	NA	MD1	NA	NA
Painting	MD1	S	NA	NA	NA
Kitchen Fittings	NA	MD1	NA	NA	NA
Plumbing	NA	S	S	S	NI
Rangehood	NA	NA	NA	NA	NA
Shower	NA	NA	MD1	NA	NA
Bath/Spa	NA	NA	MD1	NA	NA
Fixtures	NA	NA	MD1	MD1	NI
Ventilation	NA	MD2	MD2	S	NA
Power Points & Switches	S	S	S	NI	NI
Smoke Alarms	NA	NA	NA	NA	NA
Fireplace/Wood Burner	NI	MD2	NA	NA	NA
Extractor Fan	NA	MD2	MD2	NA	NA

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

ANCILLARY STRUCTURES

Note: Ancillary structures are inspected to the same visual standard as the main building. Sheds, garages, and outbuildings of lightweight construction may not meet current building standards, particularly if constructed without council approval. Structural adequacy is assessed visually and does not constitute an engineering opinion.

Carport

Material	Timber

Deck

Deck has rusted structural connections. Framing is covered with dirt and moss, needs a deep clean to assess the structure. Decking boards rotten, balustrade not stable. Steps failing.

S	Satisfactory	NA	Not Applicable	NI	Not Inspected
MD1	Minor Defect	MD2	Major Defect	SH	Safety Hazard

	Carport	Deck
Floor	S	MD2
Walls	NA	NA
Roof & Ceiling	MD2	NA
Fascia & Guttering	S	NA
Support Beams & Posts	S	MD1
Doors	NA	NA
Windows	NA	NA
Painting	NA	MD1
Power Points & Switches	NA	NA

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

SERVICES

Note: The services inspection is limited to a visual assessment of accessible components only. Electrical, plumbing, gas, and mechanical systems are not tested, operated, or assessed for compliance. A licensed specialist should be engaged for any concerns regarding electrical safety, plumbing integrity, or gas installations.

Accessibility

Accessibility	Accessible

Electrical Supply

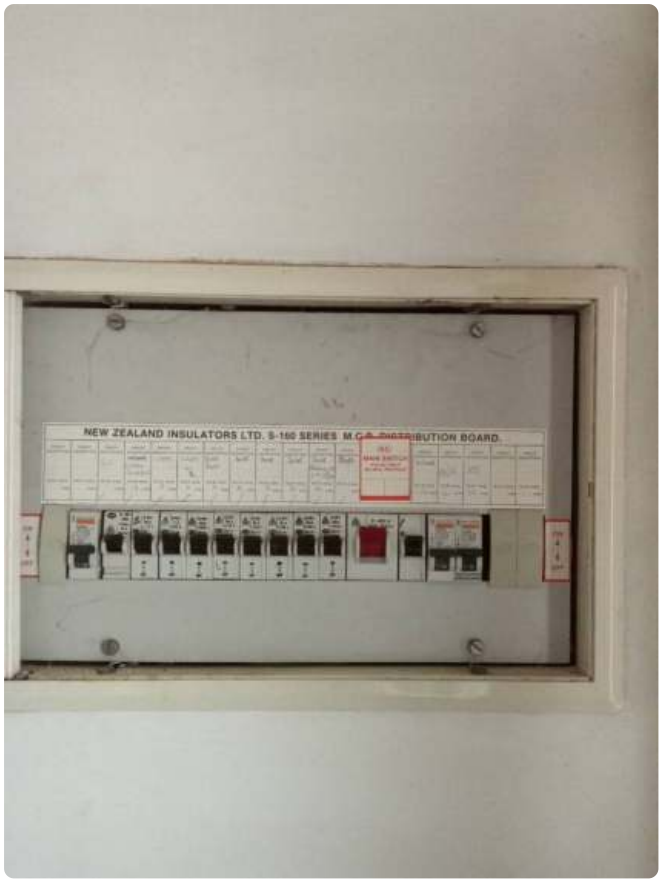
Type	Overhead

Switchboard

Type	Modern MCB/RCD
RCD Protection	Unknown
Condition	Satisfactory

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Switchboard - Continued



Hot Water System

Type	Electric Cylinder
Age	Unknown
Condition	**Not Inspected**

Heating

Type	Wood Burner, Gas Heater

Ventilation

Type	None

Smoke Alarms

Compliance	Not Present

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Smoke Alarms - Continued

Condition	Not Inspected

Water Supply

Source	Council Mains

Stormwater Drainage

Type	Council System

Plumbing (Visible)

Material	Mixed

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

WEATHERTIGHTNESS RISK ASSESSMENT

Note: This weathertightness assessment is a visual risk evaluation only and does not constitute a full assessment under E2/AS1 or the MBIE Weathertight Guidance. Risk indicators such as face-fixed cladding, lack of cavity construction, flat roofing, and complex junctions are noted. Where risk indicators are identified, an invasive moisture investigation by a suitably qualified specialist is recommended.

Cladding Type & Risk

Cladding Type	Direct-fixed Weatherboard
Cavity Present	No
Condition	Minor Defect

Cladding Fixings

Condition	Satisfactory

Joinery Installation

Condition	Major Defect

Eaves & Overhangs

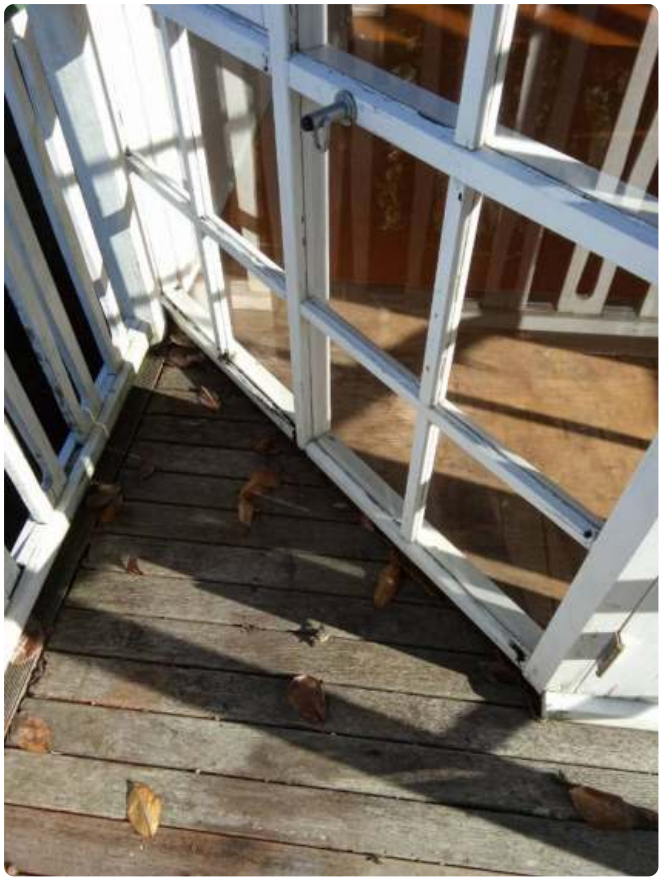
Overhang	Minimal Overhang
Condition	Satisfactory

Deck & Balcony Junctions

Condition	Potential Risk
Condition	Major Defect

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.
Reporting tools by InspectEasy

Deck & Balcony Junctions - Continued



Penetrations & Flashings

Condition	Satisfactory

Evidence Of Moisture Ingress

Indicators	Moisture Meter Readings
Condition	Major Defect

Shower leaks. Some windows show elevated moisture readings.

Most concerns around extension part. More invasive inspection required.

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Evidence Of Moisture Ingress - Continued

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Evidence Of Moisture Ingress - Continued

Overall Weathertightness Risk

Risk Level	Moderate Risk

The overall weathertightness risk of the building, including the extension area, is assessed as moderate. The building features a combination of cladding materials and roof lines, typical for this construction type. Observed junctions between original and extension areas appear adequately finished, with flashings and sealants generally in serviceable condition. No visible signs of moisture ingress, damage, or detailing failures were noted in accessible areas at the time of inspection. All visible exterior building elements are consistent with expected performance for this risk category.

Most concerns are around extension part

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

HEALTHY HOMES ASSESSMENT

Note: Observations relevant to the Healthy Homes Standards are noted where visible, but this does not constitute a compliance assessment under the Residential Tenancies Act 1986. A formal Healthy Homes compliance assessment should be obtained from a qualified assessor if the property is, or will be, a rental.

Heating (Living Room)

Condition	Satisfactory

Ceiling Insulation

Condition	Satisfactory

Underfloor Insulation

Level	Not Present
Condition	Major Defect

Does not have any underfloor insulation. No damp proof membrane neither

Ventilation (Kitchen)

Type	None
Condition	Major Defect

No ventilation installed

Ventilation (Bathroom/Ensuite)

Type	None
Condition	Major Defect

No extractor fan

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.
Reporting tools by InspectEasy

Moisture Ingress & Drainage

Condition	Minor Issues
Condition	Major Defect

Ground clearance non compliant. Has to be rectified

Draught Stopping

Issues	Gaps Under Doors, Open Fireplace (Unsealed)
Condition	Minor Defect

Overall Healthy Homes Compliance

Compliance	Non-compliant

Action needed

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

Reporting tools by InspectEasy

RECOMMENDED SPECIALIST INSPECTIONS

Structural Engineer Assessment	
Structural Engineer Assessment	Recommended

Borer/Timber Pest Specialist	
Borer/Timber Pest Specialist	Recommended

Healthy Homes Compliance Assessment	
Healthy Homes Compliance Assessment	Recommended

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.
Reporting tools by InspectEasy

REPORT SUMMARY

This inspection report covers a standalone, pre-1940 timber-framed residential house at 17 Seccombes Road, Epsom, Auckland. The building was inspected in accordance with NZS 4306:2005. Overall, the property presents several significant defects and areas of non-compliance, particularly in the extension, subfloor structure, exterior joinery, weatherproofing, and aspects relating to Healthy Homes requirements. Prompt remedial action and specialist investigations are recommended to address risks relating to structure, moisture, and safety.

Key Findings:

Subfloor and Foundations: Undermined and compromised timber piles, along with inadequate pile-to-bearer connections, are present in the extension area—these constitute a major structural defect. Timber decay was observed in subfloor components, and there is no vapour barrier or underfloor insulation. Subfloor ground conditions are poor, and uneven floors indicate potential re-levelling may be required. Immediate engineer review is advised.

Decking & Exterior Structures: The timber deck, balustrades, and exterior stairs are severely decayed and require full replacement—this represents an urgent safety hazard. Exterior joinery, especially in the extension, is significantly deteriorated and does not comply with current standards.

Weathertightness: Moderate weathertightness risk identified, particularly in the extension. Moisture ingress is confirmed via elevated meter readings around several windows and through shower leaks. The lack of ground clearance and insufficient flashings at junctions further increase risk. Invasive investigation is recommended where high moisture is present. Ground clearance to cladding is inadequate in several locations, increasing moisture risk.

Healthy Homes & Ventilation: The property is currently non-compliant due to a lack of kitchen and bathroom extractor fans, no underfloor insulation or damp-proof membrane, and unsealed fireplaces. Draughts and general gaps underpin further non-compliance issues.

Roof & Ancillary Structures: Roof cladding shows surface rust and general wear. Access was limited due to safety, so further specialist assessment is advised. The carport roof was found to have a major defect. External paintwork is deteriorated, and several minor maintenance issues are noted around fences and external elements.

Recommendations:

- Engage a Chartered Professional Engineer immediately to assess and design repairs for the compromised subfloor and foundation in the extension area.
- Arrange a comprehensive invasive moisture/weathertightness assessment focused on extension joinery and wet areas.
-Replace all rotten decking, balustrades, and exterior stairs to ensure safety.
-Rectify ground clearance deficiencies to cladding and improve site drainage in affected zones.
-Replace or upgrade all non-compliant windows and doors in the extension as required.
-Install extractor fans in kitchen and bathrooms, underfloor insulation, and a damp-proof membrane to meet Healthy Homes standards.
-Repair or replace the carport roof.
-Engage a timber pest/borer specialist to assess and treat decayed areas as necessary.
-Undertake a full Healthy Homes compliance assessment if the property is to be tenanted.
-Implement routine maintenance including exterior painting, fence repairs, and draught stopping.

In summary, while the property retains some serviceable features typical of its era, unresolved structural, weathertightness, and compliance defects represent moderate to high risks. It is essential to address these concerns through appropriate repairs and specialist input prior to purchase or occupation in order to ensure durability, safety, and ongoing compliance.

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.
Reporting tools by InspectEasy

INSPECTION TERMS & CONDITIONS

THIS IS A VISUAL, NON-INVASIVE INSPECTION ONLY in accordance with **NZS 4306:2005** (Residential Property Inspection).

Inspector/Our/Us/We, means the company, partnership or individual named in the inspector details section of this report that you have requested to carry out the property inspection and report.

Client/You/Your, means the party identified on the client details section of this agreement as the Client, and where more than one party all such parties jointly and severally, together with any agent of that party.

Visual inspection was limited to those areas and sections of the property to which reasonable access was both available and permitted on the date of inspection.

The inspection **DOES NOT** include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, floor or wall coverings, ceilings, floors, furnishings, appliances or personal possessions.

The inspector **CANNOT** see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, or in other areas that are concealed or obstructed.

The inspector **DOES NOT** dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of defects which may only be revealed when the items are moved or removed. In the case of cross-lease or unit title properties, only the interior and immediate exterior of the nominated dwelling is inspected.

The ability to carry out a full inspection was limited by variable access depending on the amount of furniture and personal items positioned throughout the dwelling and other structures at the time of inspection.

SCOPE OF REPORT

The scope of this inspection complies with the requirements of **NZS 4306:2005** (Residential Property Inspection). The purpose is to provide advice regarding the condition of the property at the time of inspection.

The inspection comprises a visual, non-invasive assessment of the property to identify significant defects, safety hazards and maintenance issues present, and to form an opinion regarding the general condition of the property at the time of inspection. The inspection includes visible evidence of borer and timber pest activity within its scope.

An estimate of the cost of rectification of defects is not required in an inspection report in accordance with this Standard. If an estimate is provided it is merely an opinion of possible costs that may be encountered and is not a guarantee or quotation for rectification work. The inspector accepts no liability for any estimates provided.

GENERAL SUMMARY

Any person who relies upon the contents of this report does so acknowledging the scope and limitations of the inspection which forms an integral part of the report. Before you decide to act upon this report you should read and understand all of the information contained herein.

It will help to explain what is involved in a standard property inspection, the difficulties faced by an inspector and why it is not possible to guarantee that a property is free of defects. If there is anything contained within this report that is not clear or you have difficulty understanding, please contact the inspector prior to acting on this report.

The report is not intended as a certificate of compliance of the property within the requirements of the NZ Building Act 2004, the NZ Building Code, the Resource Management Act 1991, or any regulation, ordinance, or bylaw, nor as a warranty or an insurance policy against problems developing with the building in the future. The report does not include inspections of the building plans, consents, or code compliance certificates held by the relevant territorial authority (council).

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.
Reporting tools by InspectEasy

A Standard Property Inspection Report deals with the detection or non-detection of significant defects, conditions conducive to structural damage, safety hazards, and the general condition of primary elements, secondary elements, and finishing elements of construction discernible at the time of inspection. All other reports are special-purpose inspection reports.

In the case of cross-lease and unit title properties, the inspection is limited to the interior and immediate exterior of the particular dwelling being inspected. The complete inspection of other common property areas would be the subject of a special-purpose inspection report which is adequately specified.

DEFINITIONS

- **Access hole (cover)** Hole cut in flooring or other part of a structure to allow for entry to carry out an inspection.
- **Accessible area** Area of the site where sufficient safe and reasonable access is available to allow inspection within the scope of the inspection.
- **Borer (Anobium punctatum)** Native wood borer commonly found in New Zealand dwellings. Evidence includes small round flight holes (1-2mm diameter) and fine powder (frass) in affected timbers. Borer activity is assessed visually as part of the standard inspection scope.
- **Client** Person or other entity for whom the inspection is being carried out.
- **Fungal decay** Loss of strength due to destruction of cellulose and/or lignin by wood decay fungi.
- **Inspection** Close and careful scrutiny of an item carried out in order to arrive at a reliable conclusion as to the condition of an item.
- **Leaky building indicators** Visual signs that may indicate weathertightness failure, including interior staining, swollen skirtings or architraves, musty odours, paint bubbling or peeling, visible mould growth, and cracking or deterioration of monolithic cladding systems. The presence of indicators does not confirm leaking; the absence of indicators does not confirm weathertightness.
- **Limitation** Factor that prevents full achievement of the purpose of the inspection.
- **Major safety hazard** An object or physical situation with a potential for causing harm to life or health of persons.
- **Mould** A type of fungus that does not structurally damage wood.
- **Non-invasive inspection** Visual inspection supplemented by sounding that does not mark the surface and may include limited use of equipment as described in the Standard.
- **Property** Allotment, including improvements and all structures such as buildings, decking, landscaping, retaining walls, fences and outbuildings.
- **Site** Area within the property boundaries and within 30 metres of the nominated building.
- **Subfloor space** That part of a building between the soil and the ground floor level.
- **Inspector** Person or organisation responsible for carrying out the inspection.
- **Weathertightness** The ability of the building envelope (cladding, flashings, joinery, and penetrations) to prevent the ingress of water. Weathertightness risk is assessed visually only. Invasive assessment requires a separate contract.
- **Significant Defect** A defect requiring building works to avoid unsafe conditions, loss of function, or further deterioration of the affected item. Referred to as "Major Defect" in the report status indicators.
- **Minor Defect** Any defect other than what is described as a significant defect. Referred to as "Minor Defect" in the report status indicators.
- **Structural Cracking/Movement** Major (full depth) cracking forming in primary elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- **Deformation** An abnormal change of shape of primary elements resulting from the application of load(s).
- **Dampness** The presence of moisture within the building which is causing consequential damage to primary elements.

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.
Reporting tools by InspectEasy

- **Damage** The building material or item has deteriorated or is not fit for its designed purpose.
- **Distortion, Warping, Twisting** The item has moved out of shape or moved from its position.
- **Water Penetration, Dampness** Moisture has gained access to unplanned and/or unacceptable areas.
- **Material Deterioration** The item is subject to one or more of the following defects: rusting, rotting, corrosion, decay.
- **Primary Elements** Parts of the building providing the basic load bearing capacity to the structure, such as foundations, footings, floor framing, and load bearing walls, beams or columns. Also includes structural elements providing personal protection such as handrails, floor-to-floor access such as stairways, and structural flooring.
- **Secondary Elements** Parts of the building not providing load bearing capacity, or non-essential elements which perform a completion role around openings in primary elements, such as non-load bearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.
- **Finishing Elements** Fixtures, fittings and finishes applied or affixed to primary and secondary elements such as baths, toilets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. Does not include furniture or soft floor coverings.
- **Readily Accessible Areas** Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600mm high by 600mm wide and subfloor spaces where the minimum area of accessibility is not less than 400mm high by 600mm wide, providing the spaces or areas permit entry, or where these clearances are not available, areas within the inspector's unobstructed line of sight and within arm's length.
- **Dampness Tests** Instrument testing using an electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness.
- **Physical Tests** Physical actions undertaken by the inspector including opening and shutting of doors, windows and drawers, operation of taps, water testing of shower recesses and tapping of tiles and wall plaster.
- **Unable to Inspect** The element could not be inspected due to access restrictions, obstructions, or safety concerns. The reason for inaccessibility will be noted in the report.

LIMITATIONS

1. The Inspector shall not be liable for failure to perform any duty or obligation that the inspector may have under this agreement, where such failure has been caused by inclement weather, industrial disturbance, accident, or any cause outside the reasonable control of the inspector.
2. This Inspection Report does **NOT** include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special Purpose Inspection Report.
3. This Inspection Report does **NOT** include the inspection and assessment of items or matters that do not fall within the inspector's direct expertise.
4. The inspection only covers the Readily Accessible Areas of the property. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include, but are not limited to, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builders' debris, vegetation, pavements or earth.
5. NZS 4306:2005 recognises that a standard property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This is not a structural engineering report. Neither is this a warranty as to the absence of timber pest (borer) attack, although visible evidence of borer activity is reported within the scope of this inspection.
7. Weathertightness assessment is limited to visual observation only. No invasive testing was conducted. Where risk indicators are identified, a full invasive moisture investigation by a suitably qualified specialist is strongly recommended. This report does not constitute an assessment under E2/AS1 or the MBIE Weathertight Guidance.

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.
Reporting tools by InspectEasy

1. Inspection for mould was **NOT** carried out at the property and no specialist mould report is provided.
2. Inspection for asbestos or asbestos-containing materials was **NOT** carried out at the property. Buildings constructed or renovated prior to 1985 (including Decramastic roof tiles) may contain asbestos products.
3. Inspection for methamphetamine contamination was **NOT** carried out at the property.
4. The Healthy Homes Assessment section provides observations relevant to the Healthy Homes Standards (Residential Tenancies Act 1986) but does **NOT** constitute a formal compliance assessment. A specialist Healthy Homes assessment is required for compliance verification.
5. Assessment of Dux Quest or polybutylene plumbing is limited to visual identification of visible pipework only. A specialist plumbing inspection is recommended where these materials are identified or suspected.

NZ BUILDING CODE AND COMPLIANCE

This report does **NOT** assess compliance with the New Zealand Building Code, the Building Act 2004, or the Resource Management Act 1991. The report does not include review of building consents, code compliance certificates (CCCs), or certificates of acceptance held by the relevant territorial authority.

The Client is strongly advised to obtain a Land Information Memorandum (LIM) from the relevant territorial authority (council) to confirm building consents, code compliance certificates, hazards, and other matters affecting the property. The absence of a code compliance certificate is common in New Zealand and does not necessarily indicate non-compliance, but may affect insurance and financing.

EXPECTED PERFORMANCE

It is not possible to test the expected performance of the stormwater drains or roof drainage, spouting systems, or roof integrity during normal, dry conditions.

The inspector cannot assess or examine the condition of stormwater drainage, spouting, joins or sewer pipes for blockages or obstructions or breaks including rising damp and leaks which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g. in the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak).

As such, the inspector cannot comment on their condition or performance and therefore can take no responsibility or liability in this regard. Flashings, especially in older homes, should be carefully monitored for performance and replaced rather than repaired.

EXCLUSIONS

In accordance with NZS 4306:2005 (Appendix D), a Standard Property Inspection Report does not cover or deal with:

- Any minor fault or defect that, in view of the age, type and condition of the building being inspected, does not require substantial repairs or urgent attention and rectification.
- Solving or providing costs for any rectification or repair work.
- The structural design or adequacy of any element of construction.
- Footings; concealed damp-proof course; electrical installations; smoke detectors and residual current devices; plumbing; drainage; gas fittings; air conditioning; garage door opening mechanisms; alarm systems; intercom systems; soft floor coverings including carpet and vinyl; paint coatings (interior) and hazards.
- Areas concealed by wall linings or cladding, landscaping, rubbish, floor coverings, furniture, pictures, appliances and stored items, insulation, or any other obstructions to visual inspection.
- The operation of fireplaces and chimneys.

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.
Reporting tools by InspectEasy

- Any services including building, engineering (electronic), fire and smoke detection or mechanical.
- Any swimming pools and associated pool equipment or spa baths and spa equipment.
- Any appliances such as dishwashers, waste disposal units, ovens, stoves and ducted vacuum systems.
- A review of health and safety issues such as asbestos content, methamphetamine contamination, or the provision of safety glass.
- Whether the building complies with the provisions of any Building Act, Building Code, regulation or bylaw.
- Whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip, liquefaction, earthquakes or tidal inundation, or is flood prone.
- Building consents, code compliance certificates, certificates of acceptance, or any documentation held by the territorial authority.
- Any other items listed in NZS 4306:2005 Appendix D that have not been explicitly listed above.

Any of the above matters may be the subject of a Special Purpose Inspection Report which is adequately specified and undertaken by an appropriately qualified inspector.

ACCESSIBILITY

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the building and site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Reasonable access shall be determined in accordance with the provisions of NZS 4306:2005.

The inspector did not move or remove any ceilings, wall coverings, floor coverings (including carpet and wooden floorboards), furnishings, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing defects which may only be revealed when the items are moved or removed.

In the case of cross-lease and unit title properties, if the inspection was limited to assessing the interior of a particular dwelling, the client may have additional liability for defects or faults in the common property. This additional liability can only be addressed through the undertaking of a Special Purpose Inspection Report which is adequately specified.

The inspector did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish. Such items may be concealing defects that may only be revealed when the items are moved or removed.

In inspecting the roof space of any pitched roof there was no inspection of areas where accessibility was less than 600mm high by 600mm wide, but includes areas at the eaves of accessible roof spaces that are within the inspector's unobstructed line of sight and within arm's length from a point with conforming clearance.

Bodily access should be provided to the interior of all accessible roof spaces. In accordance with NZS 4306:2005 the minimum requirement is a 450mm by 400mm sized access opening.

Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of defects which may only be revealed when the obstructions are moved or removed.

Storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of damage or faults which may only be revealed when the obstructions are moved or removed.

Bodily access should be provided to all accessible subfloor areas. In accordance with NZS 4306:2005 the minimum requirement is a 500mm x 400mm access opening with 400mm clearance. In the case of suspended floors, if the clearance between the ground and structural components is less than 400mm, the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings.

DISCLAIMER

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.

This report is provided for the sole use of you, the Client named on the report, and for the purpose of a pre-purchase inspection report. No liability or responsibility whatsoever is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report whether in whole or in part does so at their own risk which releases Verified Building Inspections of any counter issues or recourse made by third parties.

Where verbal advice is given, Verified Building Inspections shall not be held responsible for any matters whatsoever should the Client misconstrue and/or fail to understand such advice given at any time during the client/business dealings.

Please note that all responsibility and liability rests with you (the client), to satisfy yourself of the structural soundness and value of the dwelling you are considering for purchase. No liability will be accepted by Verified Building Inspections for any error, negligence, omission or defect contained in this report whether such claim is for breach of contract or for negligence or a claim based on any other liability.

Insofar as permitted by law and without limiting the foregoing, any liability for compensation shall be limited to a full or partial refund of the fee paid for this pre-purchase inspection report and no claim shall be accepted for any loss or damage whatsoever including (without limitation) any claim for the cost of repair or rectification, loss of value, or any consequential loss of any nature whatsoever.

COMPLAINTS PROCESS

1. If you are dissatisfied with this Report, you must give Verified Building Inspections written notice specifying the matters about which you are dissatisfied before taking any remedial action.
2. Within 28 days of giving the notice, you and Verified Building Inspections shall meet to attempt to resolve the matters.
3. If, at the expiration of 28 days from the giving of the notice, any dispute, controversy or claim arising out of the matters shall remain unresolved, the matters may be referred to the Disputes Tribunal (for claims up to $30,000) or to mediation by agreement between both parties.
4. Nothing in these terms limits any rights you may have under the Consumer Guarantees Act 1993 or the Fair Trading Act 1986.

Report Copyright © 2026 - Verified Building Inspections.
Client use only. Unauthorised use prohibited.