



WHANGAREI BUILDING  
INSPECTIONS

# Building Inspection Report



Client: Harcourts Whangarei  
Location: 10 Louisa Lane, Kamo  
Whangarei

Inspection Date: 06/05/2020



027 7627826

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PO Box 4066, Kamo 0141



Dear Harcourts Whangarei,

RE: Building Inspection Report, 10 Louisa Lane, Kamo, Whangarei.

Thank you for the opportunity to inspect this dwelling.

Please find following my completed non-invasive, visual, above the ground report which I encourage you to read in its entirety.

The purpose of the report is to identify areas of interest/concern, NOT to provide independent expert advice on specific elements and NOT to recommend solutions to faults identified. The purpose of the inspection is to provide an impartial, technically knowledgeable and visually thorough account of the properties general state being the next best step toward assisting a purchaser in determining the appropriateness of the purchase to their individual threshold for maintenance and repair.

Recent events in the building industry relating to weathertightness and durability have highlighted some failures in the construction, design and material selection and the necessity for on-going maintenance of all buildings. Ongoing maintenance on the structure, roof, plumbing, electrical and gas systems is often neglected and yet they pose high risk factors to the overall integrity of buildings.

The sale and/or purchase of residential property is an important decision and should be contemplated only with the knowledge of the circumstances surrounding the property.

If you require any clarification or wish to discuss any details of the report with me, please do not hesitate to contact me on 027 7627826.

By accepting this report, it will be taken you have read the report in its entirety including this cover letter and the terms & conditions, and that you understand and accept these conditions.

Kind Regards

*Mike Wooding*

Mike Wooding  
Property Inspector  
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## Table of Contents

1. Summary and inspection detail
2. Utility's
3. Smoke detector
4. Property Description
5. The Property Inspection Report
  - a. Purpose of the property inspection
  - b. The property reports
6. Equipment Used
7. Moisture Reading Report
8. Referenced Documents
  - 2.1 New Zealand Standards
  - 2.2 New Zealand Legislation
  - 2.3 Other Documents
9. Exclusions
10. Limitations
11. Definitions
12. Interpretation
13. Property Inspection photos
14. Certificate of Inspection in Accordance with NZS4306:2005
15. Terms and conditions



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## 1. Summary & Inspection detail

DESCRIPTION	DETAILS
Prepared for:	Harcourts Whangarei
Inspected by:	Mike Wooding
Inspection date:	06/05/2020
Inspection address:	10 Louisa Lane, Kamo Whangarei
Year of Construction:	2001
Property Occupied:	Yes
Weather conditions:	Fine
Property Type:	House detached
Building Type:	Residential
Levels:	Single
<b>EXTERIOR</b>	
Security Alarm/camera:	Alarm
Exterior Cladding:	Brick, insuclad and fibrolite to basement
Foundations:	Concrete and timber
Underfloor Insulation:	No
Construction Type:	Timber framed
Window joinery/frame:	Aluminium single glaze
Roof Design & Material:	Hip roof Steel/iron
Downpipes:	PVC
Fascia's:	Timber
Soffit's:	Fibrolite
Spouting:	Box gutter - coloursteel
Direction that dwelling faces:	East



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<b>Retaining walls:</b>	Rocks to paths
<b>Driveway:</b>	Concrete with water control drainage
<b>Paths/steps:</b>	Paving, steppingstones, and shingle
<b>Section gradient</b>	Slopping
<b>Surface water control:</b>	To drive and rest of section is natural control
<b>Fencing:</b>	Rock, Iron, and natural foliage
<b>INTERIOR</b>	
<b>Interior Lining:</b>	Gib and paint
<b>Floor coverings:</b>	Carpet, vinyl, and tiles to entry
<b>Heating:</b>	Fireplace
<b>Ventilation system:</b>	N/A
<b>Heat transfer system:</b>	N/A
<b>Kitchen Bench top:</b>	Formica
<b>Kitchen Cabinetry:</b>	Melamine
<b>Kitchen extraction system:</b>	Yes
<b>Shower type:</b>	Acrylic
<b>Vanity Type:</b>	Acrylic
<b>Bath</b>	Acrylic
<b>Bathroom extraction system:</b>	Yes
<b>Smoke Detector</b>	Master bedroom, hallway, and lounge
<b>Roof Space Accessibility</b>	Yes, in garage
<b>Roof Insulated</b>	Yes, pink batts mostly to all areas



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## 2. Utility's

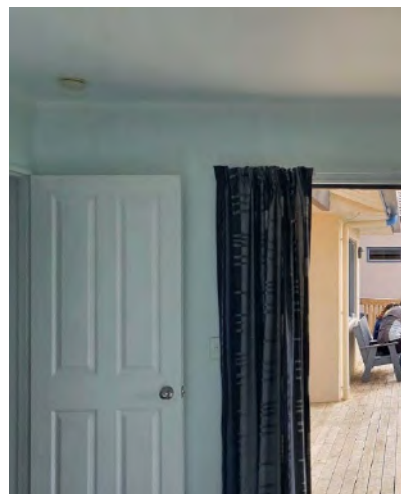
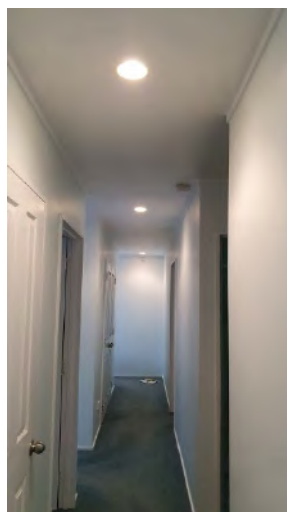
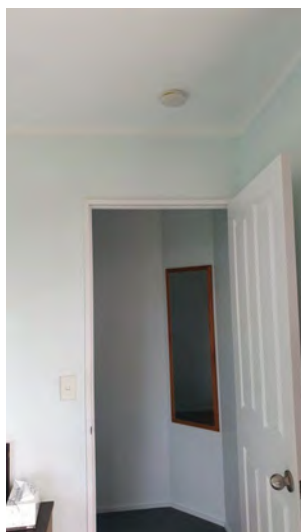
Water source	Mains
Sewage disposal	Mains
Hot water source	Electric
Electrical services	Power



## 3. Smoke Alarms present

No testing was done on the alarms to check if they are working.

Present in master bedroom, hallway and lounge



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## 4. Property description

The scope of this inspection is carried out in accordance with NZS 4306:2005  
The dwelling LIM report and/or property information file was not reviewed, and we recommend this is checked to ensure what is recorded on the property file matches what is constructed on site.

Dwelling was built in 2001. The overall condition of the dwelling is particularly good for its age and in line with any other dwelling of the same age that's been maintained.

Single level living areas, this dwelling with 4 bedrooms, 2 bathrooms, 2 toilets. Open plan kitchen, dining, and lounge. Situated on a slopping facing East with basement storage under house. Dwelling is approx. 1.3km to the nearest amenities. No mould visible, dwelling feels warm and dry, and all moisture meter readings were good range.

Cladding is brick, insuclad and fibrolite to basement with aluminium windows built on a concrete and timber foundation. The hip pitch roof consists of steel/iron and seems in good condition. Spouting and down pipes are a mix of metal and PVC.

The insuclad cladding, does not sit on a cavity and seems in good condition. Visually, I cannot see any problems. The overall condition of the cladding is good for its age.

Maintaining your home helps increase its value and lifespan, ensuring the structure continues to perform. Planned preventative maintenance is a proven method of identifying and preventing minor maintenance issues before they escalate into major problems that could cost you more in the long run.

### Noted in inspection

- Master bedroom window: Under current building requirements, this glass would be safety glass. Recommendation is to swap out and replace the existing glass panel to safety glass.
- Ensuite window requires security stays to protect from falling- a simple fix for a builder or Aluminium joiner to comply with today's building standards
- For best practice, hot water cylinder should be on a tray in case it ever leaks
- Main bathroom window requires security stays to protect from falling- a simple fix for a builder or Aluminium joiner to comply with today's building standards
- Separate window requires security stays to protect from falling- a simple fix for a builder or Aluminium joiner to comply with today's building standards
- Insuclad does not sit on a cavity. This is how these homes were built late 90s early 2000s. Current standards, you would have a cavity. Visually, I cannot see any problems with moisture ingress.
- No underfloor insulation
- Deck posts to rear have twisted and recommend replacing.



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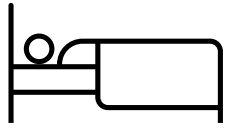


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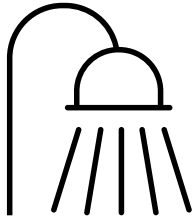


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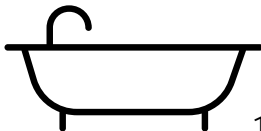
4x Bedroom



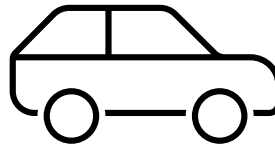
2x Bathroom



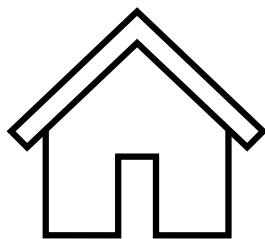
2x Toilet



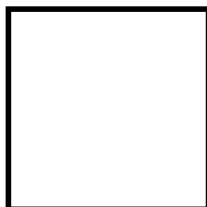
1x Bath



2x Car Garage



Single level with basement storage



Floor area approx 200sqm

Land Area approx 1254sqm



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## 5. The Property Inspection Report

### a. Purpose of the property inspection

As per New Zealand Standard 4306:2005, section 2.1.2: the purpose of the property inspection is to identify significant defects visible at the time of the inspection.

### b. The property report

Section 3.2 of NZS 4306:2005 states that the Property Report shall include the following:

- Any area or item which was not inspected and the reasons which prevented an inspection, and if appropriate, a recommendation for further investigation.
- A summary which includes an opinion as to the overall condition of the dwelling in the context of its age, type, and general expectations of similar properties.
- A list of any significant faults or defects.
- Advice of any further inspections deemed necessary, such as those carried out by an electrical inspector, plumbing and drainage inspector, engineer, or surveyor; and
- A certificate confirming that the property inspection has been completed in accordance with this Standard.

## 6. Equipment used for report

Ladder  
Torch  
Moisture Meter –Trotec T660  
Camera  
Voice Recorder



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## 7. Moisture Reading Report

The following indicators are used for moisture orientation

<b>Display (digits)</b>	=	<b>Building Material Moisture Range</b>
Less than 39 digits	=	Dry Material
40 – 79 digits	=	Damp Material
Over 80	=	Wet Material (at risk)

### Common digit values for New Zealand conditions

Typical reading for gib covered, raidata pine framed internal walls 30-40 digits

Typical common values for skirted, gib covered radiata pine bottom plates 35-45 digits (dependent on floor construction i.e., concrete floor)

Typical common values for carpet, underlay covered concrete floors 50-60 digits

Typical common values for bare or exposed concrete over 100 digits

Actual moisture readings	
Front Entry	16.4 – 36.4
Master Bedroom	26.3 – 44.7
Bedroom 2 (Garfield)	15.7 – 21.3
Bedroom 3 (Blue and white duvet)	13.6 – 21.4
Bedroom 4 / Office	20.3 – 26.8
Ensuite Bathroom	15.2 – 35.6
Main Bathroom	24.7 – 38.0
Separate Toilet	14.5 – 20.2
Lounge	26.1 – 42.3
Dinning	11.7 – 28.3
Kitchen	16.6 – 19.6
Laundry	15.8 – 32.2
Garage	15.7 – 42.0



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## 8. Referenced Documents

### 2.1 New Zealand Standards

NZS 4306: 2005	Property Inspection
NZS 3019: 2004	Electrical installation – In service testing
NZS 3604: 1999	Timber framed buildings
NZS 4218: 1996	Energy efficiency – Housing and small building envelope
NZS 5261: 2003	Gas installation

### 2.2 New Zealand Legislation

Building Act 2004  
Unit Titles Act 1972

## 9. Exclusions

This Report does not cover the following:

1. Legal title
2. Building warrant of fitness and services described on a compliance schedule:
3. Planning, resource consent issues
4. Building consent issues
5. Long term maintenance planning
6. Rental property tenancy inspections
7. Heritage obligations; and
8. Compliance with body corporate rules, the terms of a memorandum of cross lease or
9. A company title occupation agreement.
10. Electrical Report
11. Property Records from Whangarei District Council
12. Methamphetamine Screen Test Report
13. Asbestos Test Report

## 10. Limitations

Within a building inspection there are always various limitations found when carrying it out. Every team member of Whangarei Building Inspections does their best to gain access, view areas and report on any visible areas of concern or note.

Limitations present at this dwelling:

Left hand side of window in master bedroom due to furniture in the way.  
Left hand side in Bedroom 4/office due to furniture



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## 11. Definitions

For the purposes of the Standard, the following definitions shall apply:

**Accessory Unit(s).** Any area, usually with a specified purpose, which does not comprise part of the dwelling unit footprint but is intended to be used in conjunction with the unit.

**Ancillary Spaces and Buildings.** Any area, usually with a specified purpose, which does not comprise part of the dwelling unit footprint.

**Common Property.** An area that is owned collectively by all the unit owners and defined as such in the relevant documents. Areas of common property can include gardens, driveways, access ways, roofs, the exterior fabric of the building, service areas, ducts, the unit occupied by the resident manager; shared building services such as lifts, boiler and water reticulation systems, fire protection and ventilation systems and recreation areas such as gym, tennis court, swimming pool or roof garden.

**Minor Fault or Defect.** A matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance. Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes.

**Multi-Unit Property (i.e.).** Any property that accommodates more than one residential dwelling unit and where the owners have collective obligations. Multi-unit properties will usually be owned under a body corporate, cross lease or company title where the relevant legislation along with the body corporate rules and unit plan, memorandum of lease and flat plan or constitution and occupation agreement define the areas of individual and collective responsibility.

**Property Inspection.** A non-invasive visual inspection of a residential building carried out in accordance with 2.1 New Zealand Standard.

**Reasonable Access.** Areas where safe, unobstructed access is provided and the minimum clearances specified below; or where these clearances are not available, area within the inspector's unobstructed line of sight.

Area	Access manhole (mm)	Crawl space (mm)	Height
Roof Space	450 x 400	600 x 600	Accessible from a 3.6m ladder*
Subfloor	500 x 400	Vertical clearance Timber floor: 400** Concrete floor: 500	
Roof exterior			Accessible from a 3.6m ladder*

- \*Or such other means of access that meet OSH requirements
- \*\* From underside of bearer.



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**Significant Fault or Defect.** A matter which requires substantial repairs or urgent attention and rectification.

**Survey.** A separate, detailed inspection and report that may require invasive and/or specialised testing equipment and may require the specialist knowledge of a relevantly qualified expert.

## 12. Interpretation

- The word “shall” identify a mandatory requirement for compliance with the Standard.
- The word “should” refer to practices which are advised or recommended.
- When Cross-referencing to other clauses or clause subdivisions within this standard, the number is only quoted.
- The full titles of referenced documents cited in this Standard are given in the list of “Referenced Documents” immediately preceding the Foreword.

The terms “Normative” and “Informative” have been used in this Standard to define the application of the Appendix to which they apply. A “Normative” Appendix is an integral part of the Standard whereas an “Informative” Appendix is only for information and guidance. Informative provisions do not form part of the mandatory requirements of the Standard.

## 13. Abbreviations as per standard

The following abbreviations may be used in this Standard.	
o	Degrees
CCTV	Closed Circuit Television
EIFS	External Insulation Finishing System
m	Metre
mm	Millimetre
OSH	Occupational Safety and Health
PCBs	Polychlorinated Biphenyls
RCD	Residual Current Device
uPVC	Unplasticized Polyvinyl Chloride
WC	Water Closet



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# 14. Property Inspection Photos

## Interior Photos

### Front Entry



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# Kitchen



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## Dinning



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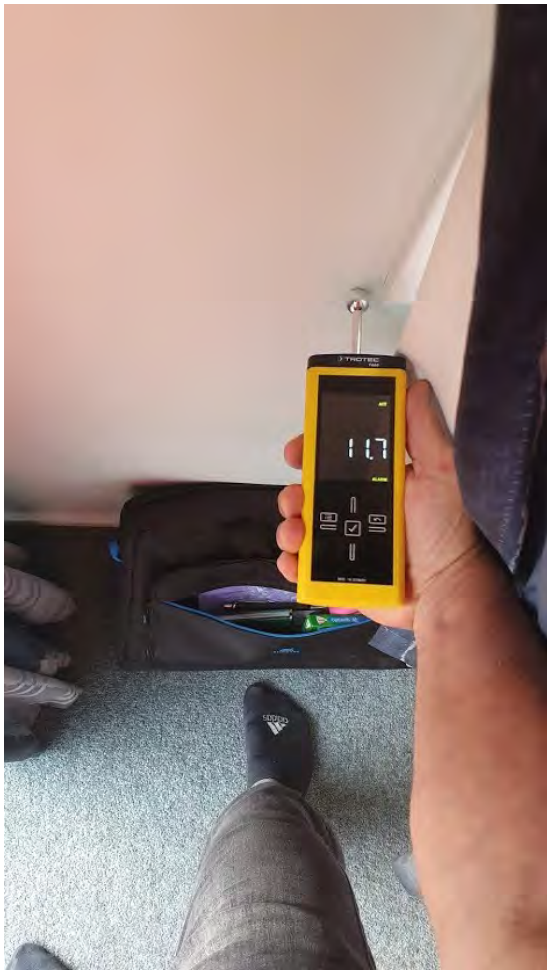
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# Lounge



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# Master Bedroom



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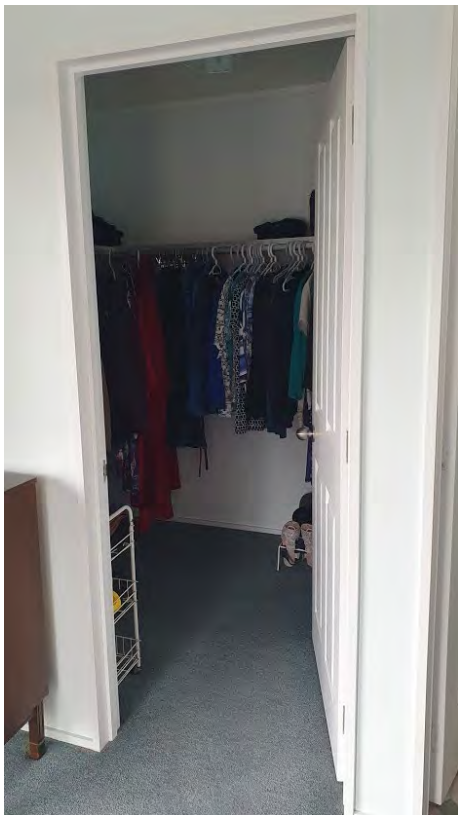








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Master bedroom window: Under current building requirements, this glass would be safety glass. Recommendation is to swap out and replace the existing glass panel to safety glass.

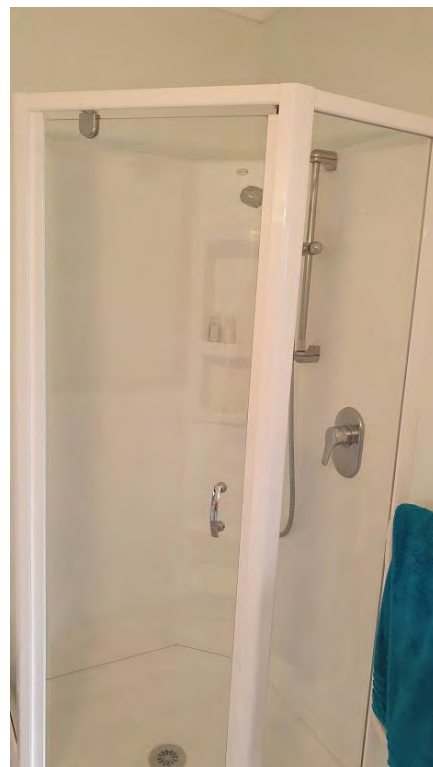


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## Ensuite Bathroom



Ensuite window requires security stays to protect from falling- a simple fix for a builder or Aluminium joiner to comply with today's building standards



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## Bedroom 2 (Garfield)



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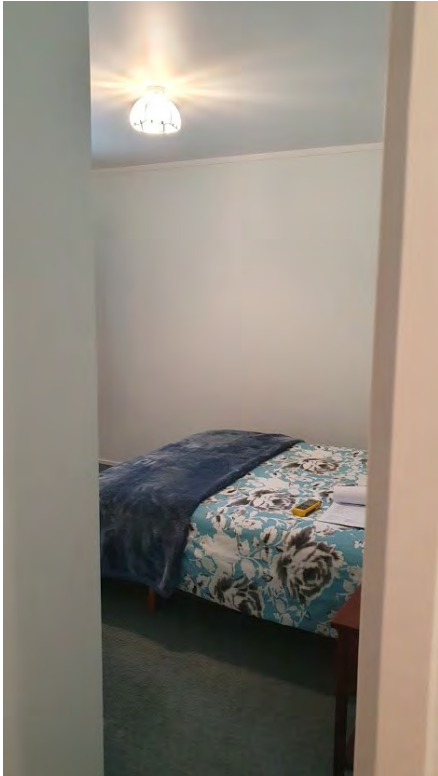






For best practice, hot water cylinder should be on a tray in case it ever leaks



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Bedroom 3 (Blue and white duvet)



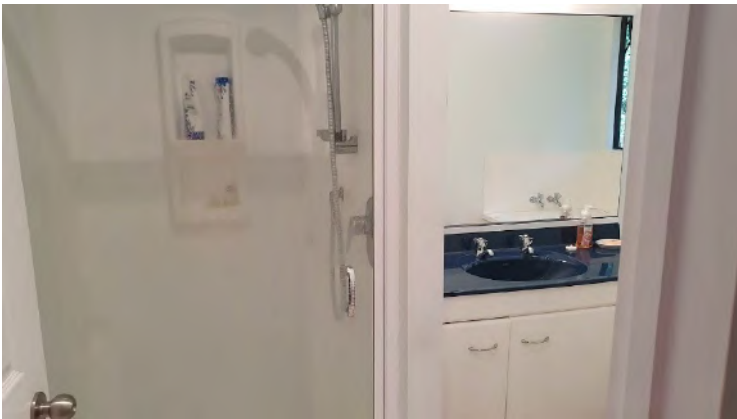
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## Main Bathroom



Looks to be a dehumidifier in bathroom on day of inspection.

Moisture meter readings were in acceptable range for a bathroom



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Main bathroom window requires security stays to protect from falling- a simple fix for a builder or Aluminium joiner to comply with today's building standards



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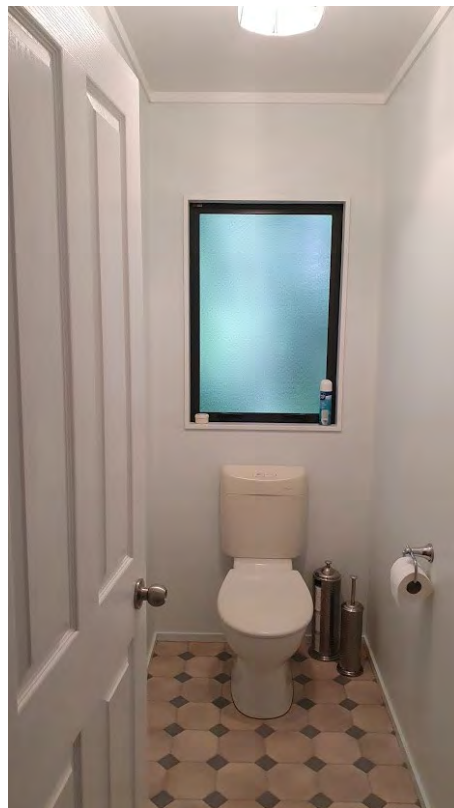
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## Separate Toilet



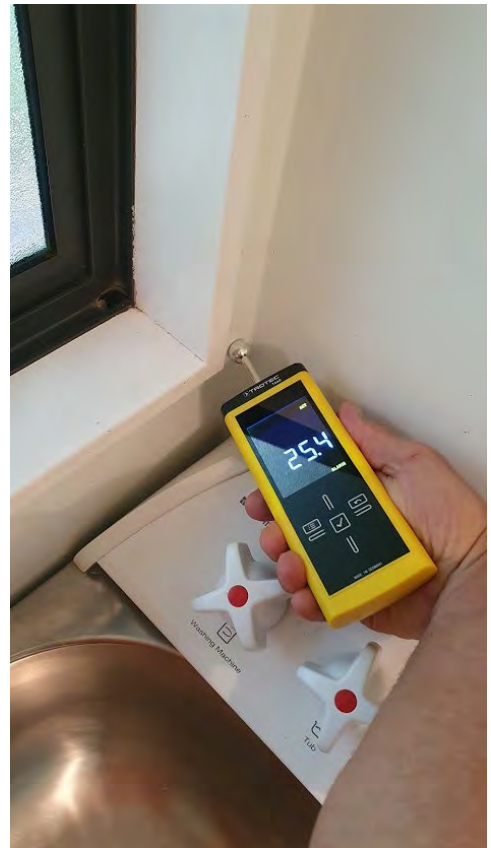
Separate window requires security stays to protect from falling- a simple fix for a builder or Aluminium joiner to comply with today's building standards







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# Laundry



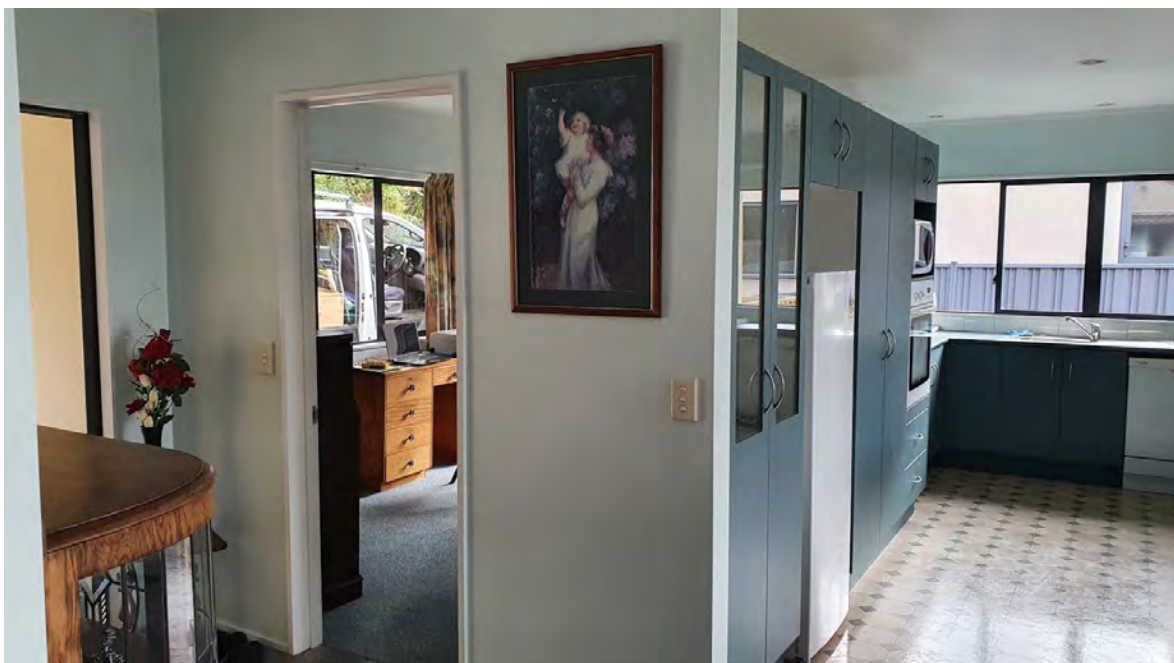
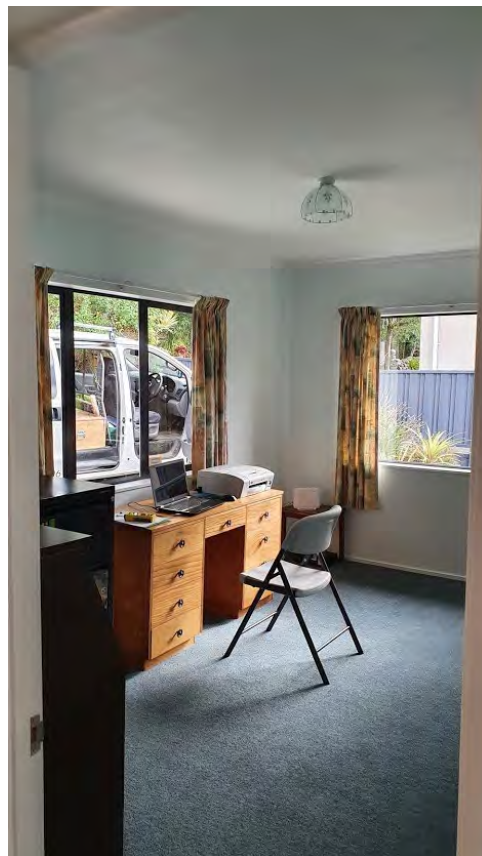
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Bedroom 4 / Office



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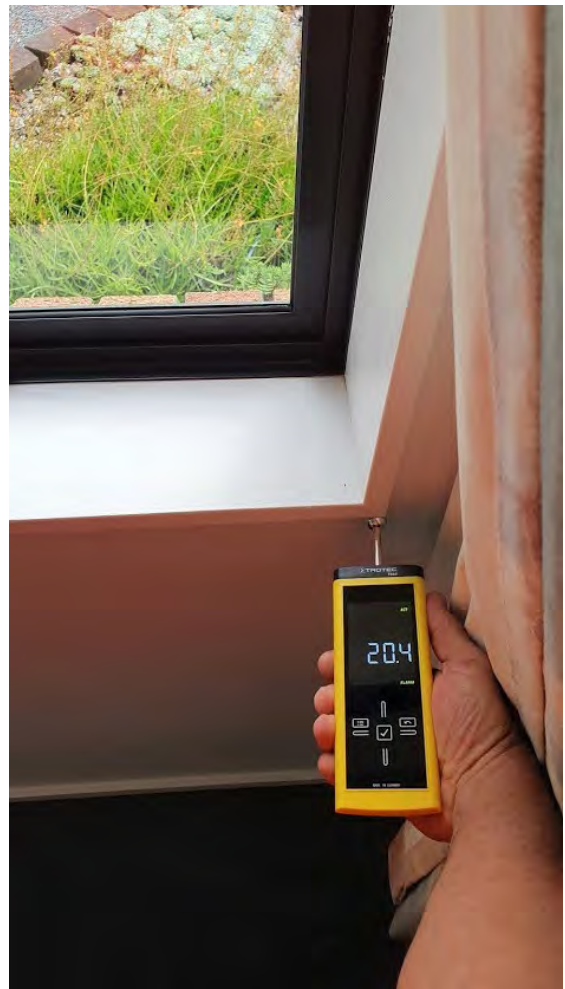






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# Garage



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Exterior Photos



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Insuclad does not sit on a cavity. This is how these homes were built late 90s early 2000s. Current standards, you would have a cavity. Visually, I cannot see any problems with moisture ingress.



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No underfloor insulation



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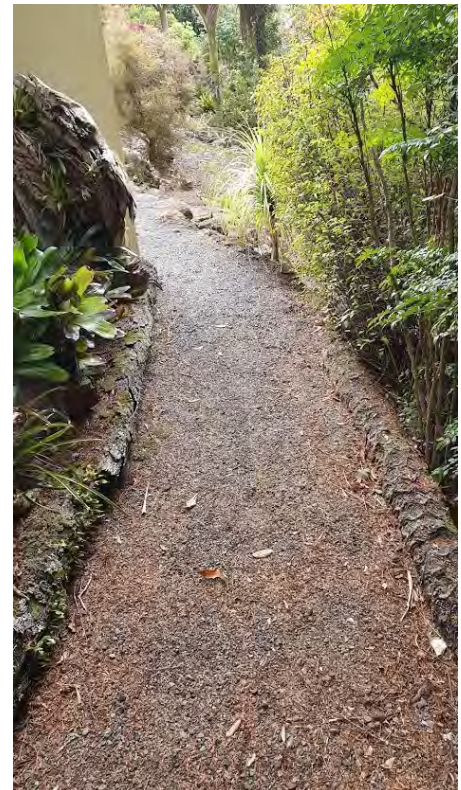
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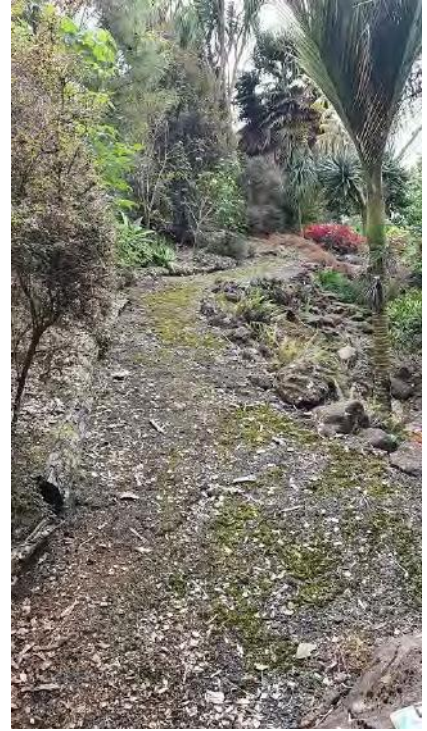


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Deck posts to rear have twisted and recommend replacing.



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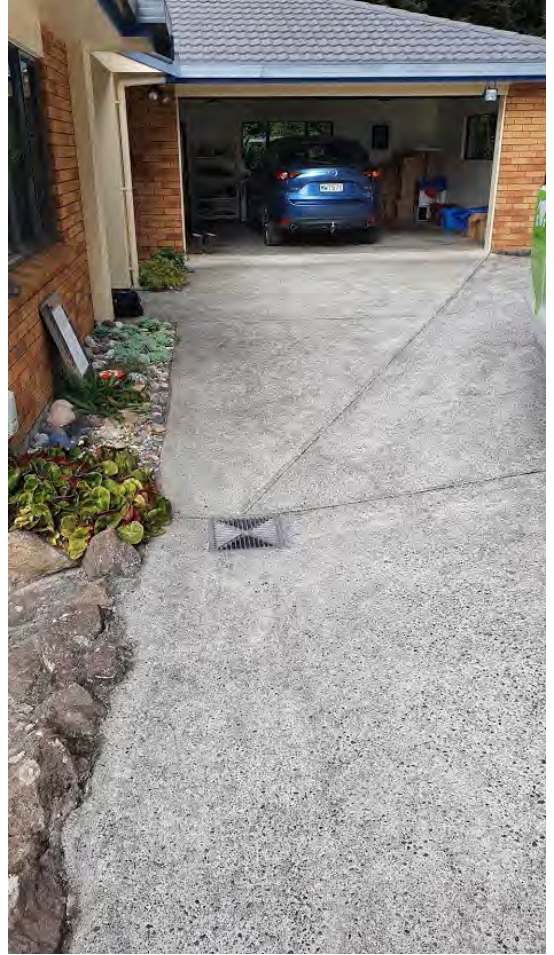


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## 14. Certificate of inspection

# Certificate of Property Inspection

In accordance with NZ Standard 4306:2055

Client: Harcourts Whangarei  
Site Address: 10 Louisa Lane, Kamo  
Whangarei

Property Inspector: Mike Wooding  
Company: Build Manage Limited  
Qualification: Trade certified builder  
Licenced Building Practitioner  
New Zealand Certified Builders

The following areas have been inspected

- a) Site
- b) Subfloor
- c) Exterior
- d) Roof Exterior
- e) Roof space
- f) Interior
- g) Services
- h) Accessory units, ancillary spaces and buildings

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential Property Inspections, and I am competent to undertake this inspection.

Signed

*M J Wooding*

Print Name: Mike Wooding  
Date: 06/05/2020



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## 15. Terms & Conditions

1. In these conditions unless the context otherwise requires:

“Terms” means the terms as specified in this document

“Company” means Build Management Limited

“Customer” means the person, firm, Company, trust or other entity having instructed the Company

“Parties” means the Company and the Customer collectively

“Property” means the building or structure which the Customer has instructed the Company to inspect.

“Inspection Report” means the report produced from the inspection of the Property

“Inspector” means the employee, contractor, or agent appointed by the Company to carry out the inspection of the Property.

“Standard” means the Residential Property Inspection Standard NZS 4306:2005.

Where the context requires or admits, words importing the singular shall import the plural and vice versa.

2. The inspection is a visual one only of the above ground building elements which could be seen easily and shall be done in accordance with the Standard. This report does not include:
- any item that is closed in or concealed including flooring, walls, ceiling, framing, plumbing, drainage, heating, ventilation, and wiring etc. Therefore, the Company or Inspector is unable to report that any such part of the structure is free from defect. (If visual inspection is prevented or inhibited by any obstacle including but not limited to cladding or lining materials, surface coverings, fixtures and fittings, furniture, soil and plants, the Company’s inspection shall base the report upon a visual inspection without removing these obstacles)
  - any electrical, plumbing or gas piping and fitting, healthy home standard compliance, as our Inspectors are not qualified for this.
  - assessment of:
    - Legal title
    - Boundaries or survey
    - Building warrant of fitness
    - Building consent
    - Resource consent
    - Maintenance planning
    - Rental property tenancy inspections
    - Heritage obligations
    - Compliance with body corporate rules (if any)
    - Methamphetamine contamination
    - Asbestos
    - Utility services (electricity, water, gas, telco, fibre)
    - Consistency with existing plans held by the local council
  - any common or shared areas in a building complex.
3. The Customer acknowledges the inspection will not be carried out in whole or in part if undue health and safety risk is posed to the Inspector.
4. The Customer acknowledges unless it is specifically requested to be investigated, the Company and its Inspector shall assume all materials and systems are of standard typical construction.
5. The Customer acknowledges that the Company or its Inspectors will not be responsible for failing or omitting to include advice in the report in respect of; Structural or geotechnical defects in the Property or fixtures and fittings attached thereto; Latent defects in the Property or fixtures attached thereto, whether of a structural or geotechnical nature or otherwise; Defects in areas of the building which are inaccessible to a visual inspection or which are not reasonably discoverable upon a visual inspection, and defects which may arise after the date of



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inspection from any cause whatsoever including but without limitation, abnormal weather conditions or abnormal uses or abuses of the building or the fixtures and fittings attached thereto.

6. The Customer acknowledges that the Company and its Inspector will not be responsible for failing or omitting to include advice in the report on whether the Property complies with local by-laws, town planning requirements, legislation, or regulation.
7. The Customer certifies that the owner of the Property or authorised agent for the owner has consented to the Company's Inspector gaining access to the Property for the purpose of an inspection.
8. The Inspection Report and its findings are valid for 3 months from the date of the inspection, after which time the Company and or the Inspector will not be held liable or accountable for the report, its findings and or future issues regarding the inspected Property.
9. The Customer acknowledges that due to certain weather conditions and temperatures thermal imaging and other moisture testing equipment may not give accurate findings.
10. This report is for the sole use of the Customer only and may not be used by others without the permission of the Company. The Customer shall indemnify the Company and/or the Inspector and hold them harmless for any and all claim whatsoever by any third party that relied or acted on the contents of the Inspection Report.
11. Upon the issue of any invoice, the Customer shall make full payment within 14 days of the invoice date. Payments made after this time will incur a 15% per annum interest on top of the invoice until paid in full. The customer indemnifies the Company in respect of all costs incurred by the Company including court costs, legal expenses on a solicitor and client basis, and any debt collection costs and commission, and any other costs and expenses incurred in taking steps or attempting to take steps towards enforcing the Company's rights under these Terms.
12. It is expressly agreed the Company may retain all or any part of the inspection report until satisfactory payment in full has been received by the Company in respect of such inspection and all other moneys owing by the Customer to the Company.
13. Except to the extent that cannot be contracted out by law, the total liability of the Company and/or the Inspector shall not exceed the sum of the invoices issued in relation to the inspection of the Property. For the purpose of any claim against the Company and/or the Inspector, as defined by the Limitation Act 2010 (the Act), whether in contract, tort, equity or otherwise, arising out of the inspection of the Property, the Act shall be modified so that any claim must be filed within 12 months after the date of the act or omission on which the claim is based. Further, the "late knowledge" provisions in sections 11(2), 11(3), 14 and 32(2) shall not apply. The 12 month time period applies whether or not loss or damage has become apparent, or has been suffered, within that time period.
14. If the Inspection requested by the Customer is to be carried out for the purposes of a business, then all guarantees, warranties, rights or remedies implied by the Consumer Guarantees Act 1993, the Fair Trading Act 1986 or any similar statutes are expressly excluded. To the maximum extent permitted by law, all guarantees, warranties or provisions that would otherwise be implied by statute or rule of law are expressly excluded, as are any representations or statements made prior to these terms and conditions taking effect.



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