



## **Property Condition Report**

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**356 Bull Road  
Waiotira  
Whangarei District**

**Client:** Paul Sumich

**Inspection Date:** 11/01/2021

# REPORT CONTENTS

REPORT INTRODUCTION	3
EXECUTIVE SUMMARY	4
PROPERTY DESCRIPTION	6
CLIENT & INSPECTION DETAILS	7
SITE FEATURES	8
NORTH ELEVATION	9
EAST ELEVATION	11
SOUTH ELEVATION	12
WEST ELEVATION	15
FOUNDATION	16
ROOF	19
ROOF SPACE	21
KITCHEN	23
LOUNGE	25
FAMILY ROOM	26
BEDROOM 1	27
BEDROOM 2	28
BEDROOM 3	29
BEDROOM 4	30
BEDROOM 5	31
BATHROOM 1	32
BATHROOM 2	34
OFFICE	35
HALLWAY	36
SLEEPOUT LOUNGE	37
KITCHENETTE	38
LAUNDRY	39
SLEEPOUT	40
DWELLING SERVICES	43
INSPECTION SCOPE & STATEMENT OF POLICY	46

## REPORT INTRODUCTION

Dear Paul Sumich.

RE: Property Inspection Report: 356 Bull Road, Waiotira.

Thank you for the opportunity to provide you with the following report, we hope it aids you with your investment.

This report has been compiled following a site inspection carried out on the 11/01/2021.

Please read this report in its entirety.

This report should not be seen as an all-encompassing report dealing with a building from every aspect, but rather a reasonable attempt to identify any significant defects visible at the time of the inspection.

This report is not a warranty against problems developing with the building after the date of the report. It is outside the scope of this report to investigate, or comment on if the dwelling complies with any building code legislations or local body bylaws.

Scope Building Surveyors recommend that quotes and advice are sought from Independent Qualified Persons on receipt of the property report for a more specific qualification of comments made by Scope Building Surveyors in the report, regarding any faults or defects identified, if more intrusive investigation is desired or simply in relation to any comment made.

This also applies to any verbal communication made by Scope Building Surveyors regarding any faults or defects identified or comments made.

If you require any clarification or wish to discuss any details of the report, please do not hesitate to contact us.

Yours sincerely

***Scope Building Surveyors Ltd***

## EXECUTIVE SUMMARY

Overall based on a visual examination, the property exterior as inspected is considered to be in an average condition for the age of the property and the materials and finishes incorporated.

The interior of the House is again in an average condition considering the age of the fittings and finishes, with some areas due for redecoration.

The following items have been flagged during the inspection and need to be taken in to consideration.

## FURTHER INVESTIGATION RECOMMENDED

### FOUNDATION

#### INSULATION

##### *Findings:*

No Subfloor insulation present at the time of inspection. We recommend engaging the services of a insulation specialist to install subfloor insulation.

## REPAIR OR REPLACEMENT RECOMMENDED

### NORTH ELEVATION

#### TIMBER DECKS & BALCONIES

##### *Findings:*

Excessive horizontal movement to timber handrail. This may present a potential safety risk. We recommend engaging a Builder to install additional fixings/bracing or repair/replace handrail as required. Handrail openings are greater than 100mm in diameter. This presents a potential fall hazard. Minimum recommendations require openings not greater than 100mm to reduce potential fall hazards. We recommend engaging the services of a builder to modify this detail where possible.

### SOUTH ELEVATION

#### EXTERIOR JOINERY

##### *Findings:*

Aluminium head flashing face fixed to cladding. This may increase the risk of moisture ingress. We recommend modifying this detail to ensure head flashing runs behind cladding,

#### PERGOLA'S & VERANDA'S

##### *Findings:*

Heavy corrosion to top of steel posts. Corrosion may compromise the structural integrity of carport. We recommend replacing posts and installing suitable structural connections were required.

### ROOF

#### ROOF COVERING

##### *Findings:*

Evidence of corrosion to roof covering. We recommend engaging the services of a roofer to inspect covering further. Corrosion should be treated with a suitable rust inhibitor and painted to reduce the risk of damage to covering.

Numerous roof fixings have walked. These fixings will require tightening or replacement to ensure fixing penetrations remain watertight.

### SLEEPOUT

#### CLADDING SYSTEM

##### *Findings:*

No scribed detail to cladding soffit junction. This is a potential moisture ingress point. We recommend sealing this junction to reduce the risk of moisture ingress.

Unpaved ground level in close proximity to cladding base. A clearance of 180mm is recommended from cladding base to finished ground level to allow adequate cladding drainage. Finished ground level should be adjusted to meet minimum recommendations and reduce the risk of damage to cladding.

## **SUMMARY CONCLUSION**

Items noted in the following report should receive eventual attention, as some of these if left unattended may have the potential to affect the habitability of the house.

Further investigation is recommended for any item that may impede habitability; unsafe or hazardous; does not operate properly or perform its intended function in response to normal use.

Items identified as requiring repair or replacement either are or have potential to significantly affect habitability and/or can be considered as requiring reasonable expense to mitigate and should be evaluated by professionals in appropriate trades prior to closing.

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 that could be expected with age, and general wear and tear.

## PROPERTY DESCRIPTION

This dwelling is situated on a rural hillside section, above road level.

The building faces the road side to the East with access via a sloped gravel driveway providing access to a detached garage.

The dwelling has been constructed on a Type A - Timber floor with pile foundation.

Exterior cladding consists of painted timber weatherboard with a pitched timber framed roof clad in painted rolled metal with single glazed painted timber and aluminium joinery.

The building appears to be originally constructed in the early 1940s with signs of structural alteration over the intervening years. The alterations include the addition of the West lounge.

## CLIENT & INSPECTION DETAILS

### JOB BOOKING

Reference Number	1341/2020.
Property Address	356 Bull Road.
Inspection Type	Property Condition Report.
Date of Inspection	11/01/2021.
Time of Inspection	11:00 AM.
Property Type	Rural residential.
Present at Inspection	Client.
Occupancy	Vendor occupied.

### CLIENT DETAILS

Report Commissioned by	Paul Sumich.
Phone Number	02160-6460.

### WEATHER CONDITIONS

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

### BUILDING CHARACTERISTICS

Approx Year of Construction	Early 1900's.
Building Type	Stand alone.
Levels	Split level.
Building Orientation	East facing street.
Site Exposure	High wind zone.
Site Contour	Hillside section, above road level.

### UTILITY'S

Water Source	Roof Catchment/Tank Supply.
Sewage Disposal	On site waste treatment system.





# NORTH ELEVATION

## OVERVIEW

North Section:



## CLADDING SYSTEM

Description:

Painted timber weatherboard, direct fixed.



## EXTERIOR JOINERY

Description:

Timber joinery, painted and single glazed.



## TIMBER DECKS & BALCONIES

Description:

Raised concrete balcony with in built water tank.



Raised timber frame deck.



### Findings:

Excessive horizontal movement to timber handrail. This may present a potential safety risk. We recommend engaging a Builder to install additional fixings/bracing or repair/replace handrail as required. Handrail openings are greater than 100mm in diameter. This presents a potential fall hazard. Minimum recommendations require openings not greater than 100mm to reduce potential fall hazards. We recommend engaging the services of a builder to modify this detail where possible.



# EAST ELEVATION

## OVERVIEW

North Section:



## CLADDING SYSTEM

Description:

Painted timber weatherboard, direct fixed.



## EXTERIOR JOINERY

Description:

Timber joinery, painted and single glazed.



# SOUTH ELEVATION

## OVERVIEW

North Section:



## CLADDING SYSTEM

Description:

Painted timber weatherboard, direct fixed.



## EXTERIOR JOINERY

Description:

Timber joinery, painted and single glazed.



Aluminium joinery, single glazed.



**Findings:**

Aluminium head flashing face fixed to cladding. This may increase the risk of moisture ingress. We recommend modifying this detail to ensure head flashing runs behind cladding,



## TIMBER DECKS & BALCONIES

Description:

Raised timber frame deck. 90x25mm pine slat decking.



## PERGOLA'S & VERANDA'S

Description:

Attached timber frame pergola.



### Findings:

Heavy corrosion to top of steel posts. Corrosion may compromise the structural integrity of carport. We recommend replacing posts and installing suitable structural connections were required.



# WEST ELEVATION

## OVERVIEW

North Section:



## CLADDING SYSTEM

Description:

Painted timber weatherboard, direct fixed.



## EXTERIOR JOINERY

Description:

Timber joinery, painted and single glazed.



# FOUNDATION

## CONSTRUCTION TYPE

Description: Type A - Timber floor with piles.

## SUBFLOOR ACCESS

Description: Subfloor access located on the North elevation.



## FOUNDATION WALL

Description: Slatted timber base boards.

## GROUND CONDITION

Description: At the time of inspection subfloor ground conditions were dry.



## PILES



Description:

Concrete Pile with timber jack studs, Native timber piles. House appears to have been repliied at some stage.



## SUBFLOOR FRAMING

Description:

140x45 timber floor joists.



## FLOORING

Description:

Tongue & groove floor boards.



## SUBFLOOR SERVICES

Description: PVC waste connections.

## SUBFLOOR VENTILATION

Description: Ventilation via slatted perimeter base boards.

## VAPOUR BARRIER

Description: No vapour barrier present.

## INSULATION

Description: Nil.



### Findings:

No Subfloor insulation present at the time of inspection. We recommend engaging the services of an insulation specialist to install subfloor insulation.

# ROOF

## ROOF COVERING

Accessibility:

Roof covering inspected from the access of a 3.6m ladder only. Inspection of areas not visible from the access of a 3.6m ladder may require additional access such as scaffolding or a fall arrest system.

Description:

Painted profiled metal.



**Findings:**

Evidence of corrosion to roof covering. We recommend engaging the services of a roofer to inspect covering further. Corrosion should be treated with a suitable rust inhibitor and painted to reduce the risk of damage to covering.



Numerous roof fixings have walked. These fixings will require tightening or replacement to ensure fixing penetrations remain watertight.



**GUTTERS**

Description: PVC gutter system.

**FASCIA**

Description: Painted timber fascia boards.

**DOWNPIPES**

Description: PVC downpipes discharging to on site storm water service.

# ROOF SPACE

## ACCESS

Location

Access located in bathroom.



## ROOF CONSTRUCTION

Description:

Pitched Timber frame.



## ROOF COVERING UNDERLAY

Description:

Bituminous paper with wire mesh support.

## INSULATION

Description:

Bulk insulation segments between ceiling joists.



## ELECTRICAL WIRING

Description:

Visible roof space Electrical wiring consists of TPS.

# KITCHEN

## LOCATION

Description: Open plan with dining.



## FLOOR COVERING

Description: Polished T&G.

## WALL LINING

Description: Painted Plasterboard.

## CEILING

Description: Painted Plasterboard.

## KITCHEN JOINERY

Description: Meltica Carcass.

## BENCH TOP

Description: Laminate Formica.

## SINK

Description: Stainless steel sink.

## SPLASH BACK

Description: Tiled splashback.

## OVEN

Description: Recessed electric wall oven.

## HOB

Description: Gas hob.

## **RANGE HOOD**

Description: Walk hung unit.

## **DISHWASHER**

Description: Freestanding dishwasher.

## **ELECTRICAL PROVISIONS**

Description: Sockets tested and working at the time of inspection.



# LOUNGE

## LOCATION

Description: Off dining.



## FLOOR COVERING

Description: Polished T&G.

## WALL LINING

Description: Painted Plasterboard.

## CEILING

Description: Painted Plasterboard. Decorative panel ceiling.

## ELECTRICAL PROVISIONS

Description: All sockets tested and working at the time of inspection.

# FAMILY ROOM

## LOCATION

Description: Off Kitchen/dining.



## FLOOR COVERING

Description: Carpet floor covering.

## WALL LINING

Description: Painted Plasterboard.

## CEILING

Description: Painted Plasterboard.



## ELECTRICAL PROVISIONS

Description: All sockets tested and working at the time of inspection.

# BEDROOM 1

## LOCATION

Description: First left off hallway.



## FLOOR COVERING

Description: Carpet floor covering.

## WALL LINING

Description: Painted Plasterboard.

## CEILING

Description: Decorative panel ceiling.

## STORAGE

Description: Built in double wardrobe.

## ELECTRICAL PROVISIONS

Description: All sockets tested and working at the time of inspection.

## BEDROOM 2

### LOCATION

Description: End of hallway.



### FLOOR COVERING

Description: Carpet floor covering.

### WALL LINING

Description: Painted Plasterboard.

### CEILING

Description: Soft board ceiling tiles.

### ELECTRICAL PROVISIONS

Description: All sockets tested and working at the time of inspection.

## BEDROOM 3

### LOCATION

Description: NE corner.



### FLOOR COVERING

Description: Carpet floor covering.

### WALL LINING

Description: Painted Plasterboard.

### CEILING

Description: Decorative panel ceiling.

### INTERIOR JOINERY

Description: Painted solid timber door.

### STORAGE

Description: Built in double wardrobe.

### ELECTRICAL PROVISIONS

Description: All sockets tested and working at the time of inspection.

## BEDROOM 4

### LOCATION

Description:

Second right off hallway.



### FLOOR COVERING

Description:

Carpet floor covering.

### WALL LINING

Description:

Painted Plasterboard.

### CEILING

Description:

Decorative panel ceiling.

### INTERIOR JOINERY

Description:

Painted solid timber door.

### STORAGE

Description:

Built in double wardrobe.

### ELECTRICAL PROVISIONS

Description:

All sockets tested and working at the time of inspection.

## BEDROOM 5

### LOCATION

Description:

Sleep out.



### FLOOR COVERING

Description:

Carpet floor covering.

### WALL LINING

Description:

Painted Plasterboard.

### CEILING

Description:

Painted Plasterboard.

### ELECTRICAL PROVISIONS

Description:

All sockets tested and working at the time of inspection.

# BATHROOM 1

## LOCATION

Description: Off hallway.



## FLOOR COVERING

Description: Tiled floor covering.

## WALL LINING

Description: Split finish, tiled wall linings with painted plasterboard.

## CEILING

Description: Painted Plasterboard.

## VANITY

Description: Ceramic pedestal.

## SHOWER

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



**BATH**

Description: Spa bath.

**VENTILATION**

Description: Passive ventilation via window. Mechanical ventilation via extraction unit.

**ELECTRICAL PROVISIONS**

Description: All sockets tested and working at the time of inspection.

## BATHROOM 2

### LOCATION

Description:

Sleepout.



### FLOOR COVERING

Description:

Vinyl floor covering.

### WALL LINING

Description:

Pre-finished high density fibreboard.

### SHOWER

Description:

Shub unit.

### TOILET

Description:

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

### ELECTRICAL PROVISIONS

Description:

All sockets tested and working at the time of inspection.

# OFFICE

## LOCATION

Description: Off hallway.



## FLOOR COVERING

Description: Carpet floor covering.

## WALL LINING

Description: Painted Plasterboard.

## CEILING

Description: Painted Plasterboard.

## ELECTRICAL PROVISIONS

Description: All sockets tested and working at the time of inspection.

# HALLWAY

## LOCATION

Description:

Off lounge.



## FLOOR COVERING

Description:

Carpet floor covering.

## WALL LINING

Description:

Painted Plasterboard.

## CEILING

Description:

Painted Plasterboard.

## ELECTRICAL PROVISIONS

Description:

All sockets tested and working at the time of inspection.

# SLEEPOUT LOUNGE

## LOCATION

Description: Sleepout.



## FLOOR COVERING

Description: Carpet floor covering.

## WALL LINING

Description: Painted Plasterboard.

## CEILING

Description: Painted Plasterboard.

## ELECTRICAL PROVISIONS

Description: All sockets tested and working at the time of inspection.

# KITCHENETTE

## LOCATION

Description: Sleepout.



## FLOOR COVERING

Description: Vinyl floor covering.

## WALL LINING

Description: Painted hardboard.

## CEILING

Description: Painted Plasterboard.

## KITCHEN JOINERY

Description: Meltica Carcass.

## BENCH TOP

Description: Stainless Steel.

## OVEN

Description: Freestanding electric four element oven.

## ELECTRICAL PROVISIONS

Description: Sockets tested and working at the time of inspection.

# LAUNDRY

## LOCATION

Description: Main house.



## FLOOR COVERING

Description: Tiled floor covering.

## WALL LINING

Description: Painted hardboard. Wall tiles.

## FREESTANDING TUB

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

## ELECTRICAL PROVISIONS

Description: All sockets tested and working at the time of inspection.

# SLEEPOUT

## OVERVIEW

Section:



## CLADDING SYSTEM

Description:

Painted timber weatherboard.





**Findings:**

No scribed detail to cladding soffit junction. This is a potential moisture ingress point. We recommend sealing this junction to reduce the risk of moisture ingress.



Unpaved ground level in close proximity to cladding base. A clearance of 180mm is recommended from cladding base to finished ground level to allow adequate cladding drainage. Finished ground level should be adjusted to meet minimum recommendations and reduce the risk of damage to cladding.



**EXTERNAL JOINERY**

Description:

Painted single glazed timber joinery.



## ROOF COVERING

Accessibility:

Description:

Inspection carried out from 3.6m ladder.

Painted profiled metal.



# DWELLING SERVICES

## FIRE WARNING & CONTROL SYSTEMS

Description:

Individual Smoke detection devices. Not tested as part of this inspection. Periodic inspection is advise to ensure all devices are in working order.



## HEATING SYSTEMS

Description:

Freestanding log Burner to sleep out, 2 x fireplaces to main dwelling. These units were not assessed as it falls outside the scope of this inspection, further inspection from a heating specialist is recommended.





## ELECTRICITY SERVICES

Description:

RCD switchboard. Due to the age of the building, we recommend engaging the services of a registered electrician to conduct an electrical inspection.



## WATER SERVICES

Description:

Water supply via on site collection. Water pump located under subfloor.



## HOT WATER SERVICES

Description:

Hot water cylinder. Cylinder restrained within joinery unit.



## FOUL WATER DISPOSAL

Description:

On site water treatment. Not inspected as part of this report. An independent inspection should be conducted by a waste treatment specialist.

## INSPECTION SCOPE

This inspection is based on experience and reasonable opinion and is not a guarantee against moisture ingress at the time of inspection or in the future. This inspection has been carried out to the writer's best ability with all reasonable care taken using visual and non-invasive testing with meters as noted. This report is a guide only (as per NZS 4306:2005) and not a guarantee against moisture ingress or structural failure and is to be accepted as such by the owner.

All reasonable attempts have been made to identify any significant defects visible at the time of the inspection. The inspector has not moved furniture, fixtures, stored items, soils, plants, checked window/door locks, etc. at the time of inspection. He cannot see inside walls or other concealed areas and cannot detect damage or defects that are not visible in most cases. The aid of testing equipment was used at the time of inspection, but these tools have limitations and cannot detect defects in all circumstances.

Whether or not services have been used for some time prior to an inspection being carried out may affect the detection of leaks and other defects. For example, in the case of a shower enclosure, the absence of any dampness at the time of inspection does not necessarily mean that the enclosure will not leak.

A Trotec T660 non-invasive moisture meter was used as an aid in this inspection. This in itself cannot be used to confirm or eliminate the possibility of moisture or deterioration in the framing timber or underlying materials. It is of limited use with some plaster systems and other factors.

This property report is not a Code of Compliance Certificate or a Certificate of Acceptance under the Building Act. It is also not a statement that the property complies with the requirements of any other Act, regulation or by-law. Nor is this property report a warranty against problems developing with the building after the date of this report. This inspection should not be confused with an appraisal, building code inspection or any guarantee of any kind, but as a tool to aid you to be better prepared and knowledgeable.

Inspections – over three meters. Worksafe regulations state that working at heights over three meters is done safely. If climbing over three meters then Worksafe state – guarding, safety nets or fall arrest systems should be in place. This is impracticable in the situation of house inspections, therefore our policy is, that Inspector's only climb as far as their ladders take them, keeping their own personal safety paramount.

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

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

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

Roof exterior – accessible from a 3.6m ladder or such other means of access that meet Worksafe requirements.

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

## STATEMENT OF POLICY

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

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

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

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

CONFIDENTIAL REPORT: The inspection report is **prepared for the client solely and exclusively** for the clients own information and may not be relied upon by any other person. The client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. The client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this agreement or the inspection report. The client and the inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this agreement or the inspection report. The client agrees to indemnify, defend and hold the inspector harmless from any third party claims arising out of the clients unauthorised distribution of the inspection report.