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**PLEASE NOTE THIS WAS PRODUCED IN MAY 2020  
PRIOR TO IT WHEN IT WAS LAST ON THE MARKET**

## **Non Invasive Cladding Assessment**

**6 Crowther Street  
Blockhouse Bay  
Auckland District**

**Client: Leonardo Fazio**

**Inspection Date: 6/05/2020**

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## REPORT INTRODUCTION

Dear Leonardo Fazio.

RE: Non Invasive Cladding Assessment: 6 Crowther Street, Blockhouse Bay.

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 6/05/2020.

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 with general repairs and maintenance required.

We recommend painting the exterior cladding with a hi build elastomeric coating to help ensure the cladding remains weathertight.

The interior of the House is again in an average condition considering the age of the fittings and finishes, with no elevated moisture readings or visible signs of ingress at the time of inspection.

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

## FURTHER INVESTIGATION RECOMMENDED

### NORTH ELEVATION

#### CLADDING SYSTEM

##### *Findings:*

Conduit penetrates exterior cladding. This is considered a high risk detail. Where possible we recommend avoiding cladding penetrations. We recommend monitoring this penetration to ensure a weathertight seal is maintained. As conduit appears to penetrate window head, structural members may have been compromised. We recommend, further inspection to ensure Window lintel has not been compromised.

## REPAIR OR REPLACEMENT RECOMMENDED

### NORTH ELEVATION

#### CLADDING SYSTEM

##### *Findings:*

Visible cracks to Monolithic cladding system. Cladding cracks may increase the risk of moisture damage to cladding substrate and internal framing. We recommend engaging the services of a suitably experienced cladding specialist to repair cladding in these areas as required. Unable to confirm the condition of internal framing.

Evidence of repair to monolithic cladding cracks. Repairs appear to be well sealed and awaiting re coat. We recommend coating with a suitable elastomeric coating to ensure further protection. Unable to confirm the condition of internal framing.

#### EXTERIOR JOINERY

##### *Findings:*

No evidence of a sufficient anti capillary gap above head flashings. A minimum anti capillary gap of 10mm is recommend to reduce the risk of moisture wicking behind cladding by providing adequate drainage. We recommend engaging a cladding specialist to modify this detail where required to meet minimum recommendations.

### EAST ELEVATION

#### CLADDING SYSTEM

##### *Findings:*

Exhaust vent penetrates exterior cladding. Poor seal to penetration. This is a high risk ingress point. We recommend sealing penetration to reduce the risk of ingress. Unable to confirm the condition of internal framing.

Waste pipe penetrates exterior cladding. Poor seal to penetration. This is a high risk ingress point. We recommend sealing penetration to reduce the risk of ingress. Unable to confirm the condition of internal framing.

Evidence of repair to monolithic cladding cracks. Repairs appear to be well sealed and awaiting re coat. We recommend coating with a suitable elastomeric coating to ensure further protection. Unable to confirm the condition of internal framing.

Timber fence direct fixed to cladding. Fixings penetrate cladding, no visible drainage gap. Cladding penetrations increase the risk of ingress. A minimum cladding clearance of 12mm is recommended to ensure adequate cladding drainage. We recommend modifying this detail. Unable to confirm the condition of internal framing.

#### EXTERIOR JOINERY

##### *Findings:*

No evidence of a sufficient anti capillary gap above head flashings. A minimum anti capillary gap of 10mm is recommended to reduce the risk of moisture wicking behind cladding by providing adequate drainage. We recommend engaging a cladding specialist to modify this detail where required to meet minimum recommendations.

### **WEST ELEVATION**

#### CLADDING SYSTEM

##### *Findings:*

Alarm signal fixings penetrate exterior cladding. This is a high risk ingress point. We recommend monitoring this area. Where possible we recommend modifying installation location to soffit.

Evidence of repair to monolithic cladding cracks. Repairs appear to be well sealed and awaiting re coat. We recommend coating with a suitable elastomeric coating to ensure further protection. Unable to confirm the condition of internal framing.

Paved ground level in close proximity to cladding base. A clearance of 100mm is recommended from cladding base to paved ground level to allow adequate cladding drainage. We recommend modifying paving height to meet minimum recommendations and reduce the risk of damage to cladding. Unable to confirm the condition of internal framing in this area at the time of inspection.

Timber fence direct fixed to cladding. Fixings penetrate cladding, no visible drainage gap. Cladding penetrations increase the risk of ingress. A minimum cladding clearance of 12mm is recommended to ensure adequate cladding drainage. We recommend modifying this detail. Unable to confirm the condition of internal framing.

#### EXTERIOR JOINERY

##### *Findings:*

No evidence of a sufficient anti capillary gap above head flashings. A minimum anti capillary gap of 10mm is recommended to reduce the risk of moisture wicking behind cladding by providing adequate drainage. We recommend engaging a cladding specialist to modify this detail where required to meet minimum recommendations.

### **SOUTH ELEVATION**

#### CLADDING SYSTEM

##### *Findings:*

Paved ground level in close proximity to cladding base. A clearance of 100mm is recommended from cladding base to paved ground level to allow adequate cladding drainage. We recommend modifying paving height to meet minimum recommendations and reduce the risk of damage to cladding. Unable to confirm the condition of internal framing in this area at the time of inspection.

Meter box penetrates exterior cladding. No head flashing detail. This is considered a high risk detail. Where possible we recommend engaging the services of a suitably experienced cladding specialist to modify this detail and ensure the appropriate flashing details are installed.

## EXTERIOR JOINERY

### *Findings:*

No evidence of a sufficient anti capillary gap above head flashings. A minimum anti capillary gap of 10mm is recommend to reduce the risk of moisture wicking behind cladding by providing adequate drainage. We recommend engaging a cladding specialist to modify this detail where required to meet minimum recommendations.

## **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 four bedroom, one bathroom dwelling is situated on a sloping section, below road level.

The building faces the road side to the West with access via a sloped driveway providing access to a internal garage.

The dwelling has been constructed on a Type C slab on grade foundation.

Exterior cladding consists of a Monolithic texture coat system with a pitched roof clad in tile with single glazed aluminium joinery.

The building appears to be originally constructed in the late 90's with no signs of structural alteration over the intervening years.

## CLIENT & INSPECTION DETAILS

### JOB BOOKING

Reference Number	2020/1234.
Property Address	6 Crowther Street, Blockhouse Bay.
Inspection Type	Non Invasive Cladding Assessment.
Date of Inspection	6/05/2020.
Time of Inspection	11:00 AM.
Property Type	Residential.
Present at Inspection	Tenant.
Occupancy	Tenanted.

### CLIENT DETAILS

Report Commissioned by	Leonardo Fazio.
<a href="#">Email Address</a>	<a href="mailto:fazioleo@hotmail.com">fazioleo@hotmail.com.</a>

### WEATHER CONDITIONS

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

### BUILDING CHARACTERISTICS

Approx Year of Construction	1999.
Building Type	Stand alone.
Levels	Single storey.
Building Orientation	West facing street.
Site Contour	Sloping section, below road level.



# NORTH ELEVATION

## OVERVIEW

North Section:



## CLADDING SYSTEM

Description:

Monolithic cladding - Direct fixed cement sheet with texture coat.



### Findings:

Visible cracks to Monolithic cladding system. Cladding cracks may increase the risk of moisture damage to cladding substrate and internal framing. We recommend engaging the services of a suitably experienced cladding specialist to repair cladding in these areas as required. Unable to confirm the condition of internal framing.



Evidence of repair to monolithic cladding cracks. Repairs appear to be well sealed and awaiting re coat. We recommend coating with a suitable elastomeric coating to ensure further protection. Unable to confirm the condition of internal framing.



Conduit penetrates exterior cladding. This is considered a high risk detail. Where possible we recommend avoiding cladding penetrations. We recommend monitoring this penetration to ensure a weathertight seal is maintained. As conduit appears to penetrate window head, structural members may have been compromised. We recommend, further inspection to ensure Window lintel has not been compromised.



**EXTERIOR JOINERY**

Description:

Aluminium joinery, single glazed, Face sealed.



**Findings:**

No evidence of a sufficient anti capillary gap above head flashings. A minimum anti capillary gap of 10mm is recommend to reduce the risk of moisture wicking behind cladding by providing adequate drainage. We recommend engaging a cladding specialist to modify this detail where required to meet minimum recommendations.



# EAST ELEVATION

## OVERVIEW

North Section:



## CLADDING SYSTEM

Description:

Monolithic cladding - Direct fixed cement sheet with texture coat.



### Findings:

Exhaust vent penetrates exterior cladding. Poor seal to penetration. This is a high risk ingress point. We recommend sealing penetration to reduce the risk of ingress. Unable to confirm the condition of internal framing.



Waste pipe penetrates exterior cladding. Poor seal to penetration. This is a high risk ingress point. We recommend sealing penetration to reduce the risk of ingress. Unable to confirm the condition of internal framing.



Evidence of repair to monolithic cladding cracks. Repairs appear to be well sealed and awaiting re coat. We recommend coating with a suitable elastomeric coating to ensure further protection. Unable to confirm the condition of internal framing.



Timber fence direct fixed to cladding. Fixings penetrate cladding, no visible drainage gap. Cladding penetrations increase the risk of ingress. A minimum cladding clearance of 12mm is recommended to ensure adequate cladding drainage. We recommend modifying this detail. Unable to confirm the condition of internal framing.



## EXTERIOR JOINERY

Description:

Aluminium joinery, single glazed, Face sealed.



**Findings:**

No evidence of a sufficient anti capillary gap above head flashings. A minimum anti capillary gap of 10mm is recommend to reduce the risk of moisture wicking behind cladding by providing adequate drainage. We recommend engaging a cladding specialist to modify this detail where required to meet minimum recommendations.



# WEST ELEVATION

## OVERVIEW

North Section:



## CLADDING SYSTEM

Description:

Monolithic cladding - Direct fixed cement sheet with texture coat.



### Findings:

Alarm signal fixings penetrate exterior cladding. This is a high risk ingress point. We recommend monitoring this area. Where possible we recommend modifying installation location to soffit.



Evidence of repair to monolithic cladding cracks. Repairs appear to be well sealed and awaiting re coat. We recommend coating with a suitable elastomeric coating to ensure further protection. Unable to confirm the condition of internal framing.



Paved ground level in close proximity to cladding base. A clearance of 100mm is recommended from cladding base to paved ground level to allow adequate cladding drainage. We recommend modifying paving height to meet minimum recommendations and reduce the risk of damage to cladding. Unable to confirm the condition of internal framing in this area at the time of inspection.



Timber fence direct fixed to cladding. Fixings penetrate cladding, no visible drainage gap. Cladding penetrations increase the risk of ingress. A minimum cladding clearance of 12mm is recommended to ensure adequate cladding drainage. We recommend modifying this detail. Unable to confirm the condition of internal framing.





## EXTERIOR JOINERY

Description:

Aluminium joinery,  
single glazed.



### Findings:

No evidence of a sufficient anti capillary gap above head flashings. A minimum anti capillary gap of 10mm is recommend to reduce the risk of moisture wicking behind cladding by providing adequate drainage. We recommend engaging a cladding specialist to modify this detail where required to meet minimum recommendations.



# SOUTH ELEVATION

## OVERVIEW

North Section:



## CLADDING SYSTEM

Description:

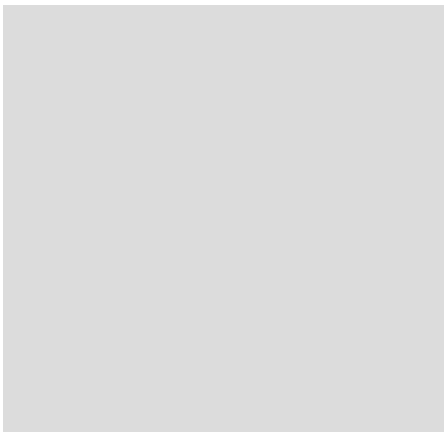
Monolithic cladding - Direct fixed cement sheet with texture coat.



### Findings:

Paved ground level in close proximity to cladding base. A clearance of 100mm is recommended from cladding base to paved ground level to allow adequate cladding drainage. We recommend modifying paving height to meet minimum recommendations and reduce the risk of damage to cladding. Unable to confirm the condition of internal framing in this area at the time of inspection.





Meter box penetrates exterior cladding. No head flashing detail. This is a considered a high risk detail. Where possible we recommend engaging the services of a suitably experienced cladding specialist to modify this detail and ensure the appropriate flashing details are installed.



### EXTERIOR JOINERY

Description:

Aluminium joinery, single glazed, Face sealed.



**Findings:**

No evidence of a sufficient anti capillary gap above head flashings. A minimum anti capillary gap of 10mm is recommend to reduce the risk of moisture wicking behind cladding by providing adequate drainage. We recommend engaging a cladding specialist to modify this detail where required to meet minimum recommendations.



# LOUNGE

## LOCATION

Description: Open plan with Dining.

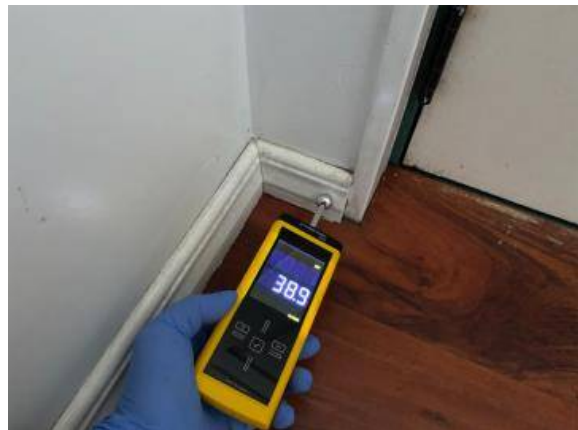


## WALL LINING

Description: Painted Plasterboard.

**Findings:**

Indicative moisture readings taken to internal wall linings were below 40 digits at the time of inspection. Values below 40 digits are considered dry for typical NZ conditions.



# BEDROOM 1

## LOCATION

Description: NE Bedroom.

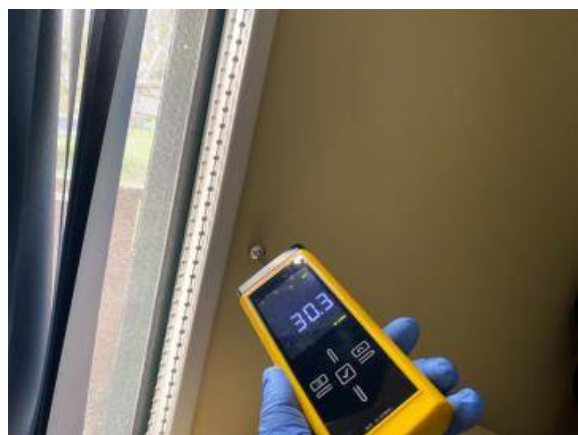


## WALL LINING

Description: Painted Plasterboard.

### Findings:

Indicative moisture readings taken to internal wall linings were below 40 digits at the time of inspection. Values below 40 digits are considered dry for typical NZ conditions.



# BEDROOM 2

## LOCATION

Description: SE corner.



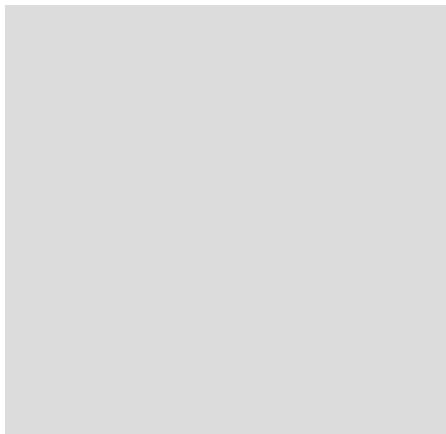
## WALL LINING

Description: Painted Plasterboard.



### Findings:

Indicative moisture readings taken to internal wall linings were below 40 digits at the time of inspection. Values below 40 digits are considered dry for typical NZ conditions.



## BEDROOM 3

### LOCATION

Description: SW Bedroom - Unable to take photos as occupied.

### WALL LINING

Description: Indicative moisture readings taken to internal wall linings were below 40 digits at the time of inspection. Values below 40 digits are considered dry for typical NZ conditions.



## BEDROOM 4

### LOCATION

Description: Middle - Unable to take photos as occupied.

### WALL LINING

Description: Painted Plasterboard.

#### Findings:

Indicative moisture readings taken to internal wall linings were below 40 digits at the time of inspection. Values below 40 digits are considered dry for typical NZ conditions.

# BATHROOM 1

## LOCATION

Description:

Off hallway.



## WALL LINING

Description:

Painted Plasterboard. Tiled wall linings.

**Findings:**

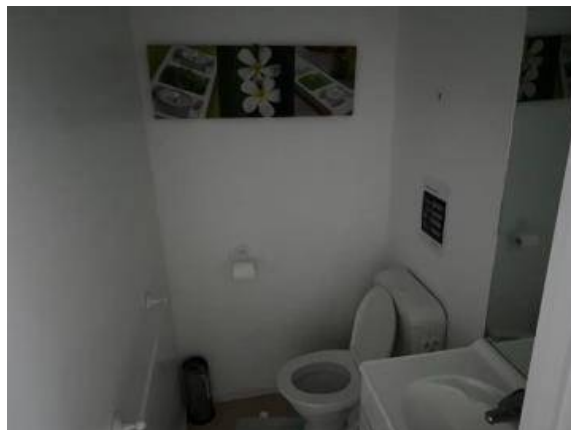
Indicative moisture readings taken to internal wall linings were below 40 digits at the time of inspection. Values below 40 digits are considered dry for typical NZ conditions.



# TOILET

## LOCATION

Description: Off hallway.



## WALL LINING

Description: Painted Plasterboard.

**Findings:**

Indicative moisture readings taken to internal wall linings were below 40 digits at the time of inspection. Values below 40 digits are considered dry for typical NZ conditions.

# KITCHEN

## LOCATION

Description: Open plan with dining.



## FLOOR COVERING

Description: Tiled floor covering.

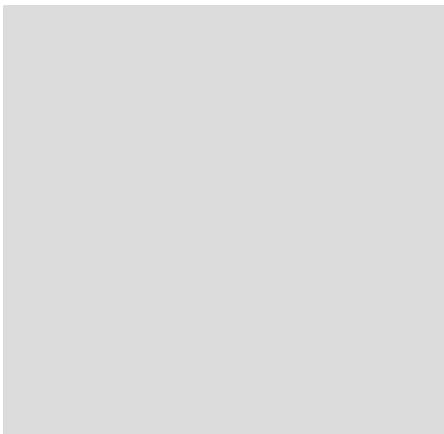
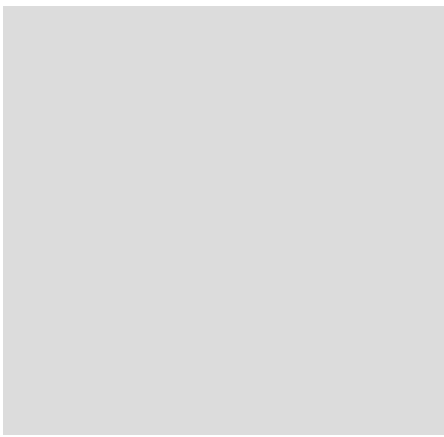
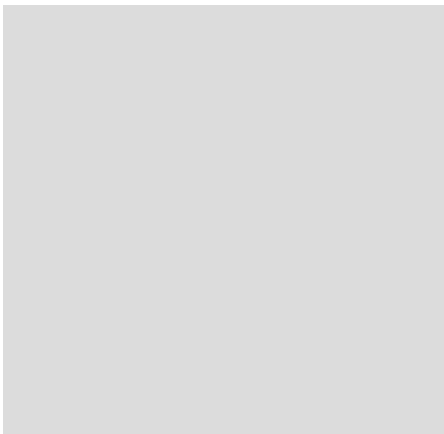
## WALL LINING

Description: Painted Plasterboard.

**Findings:**

Indicative moisture readings taken to internal wall linings were below 40 digits at the time of inspection. Values below 40 digits are considered dry for typical NZ conditions.





# INTERNAL GARAGE

## LOCATION

Description: Includes Laundry.



## WALL LINING

Description: Painted Plasterboard.

**Findings:**

Indicative moisture readings taken to internal wall linings were below 40 digits at the time of inspection. Values below 40 digits are considered dry for typical NZ conditions.



## 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.