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Third Party Report (Safe & Sanitary)



10 Rauhuia Crescent, Parau, Auckland

Inspection prepared for: Bruce Courtney
Date of Inspection: 3/11/2025 Time: 8:30 AM

Inspector: Duane Turner
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Shading systems

1. Condition

M D NI

- Appears well constructed and in good condition



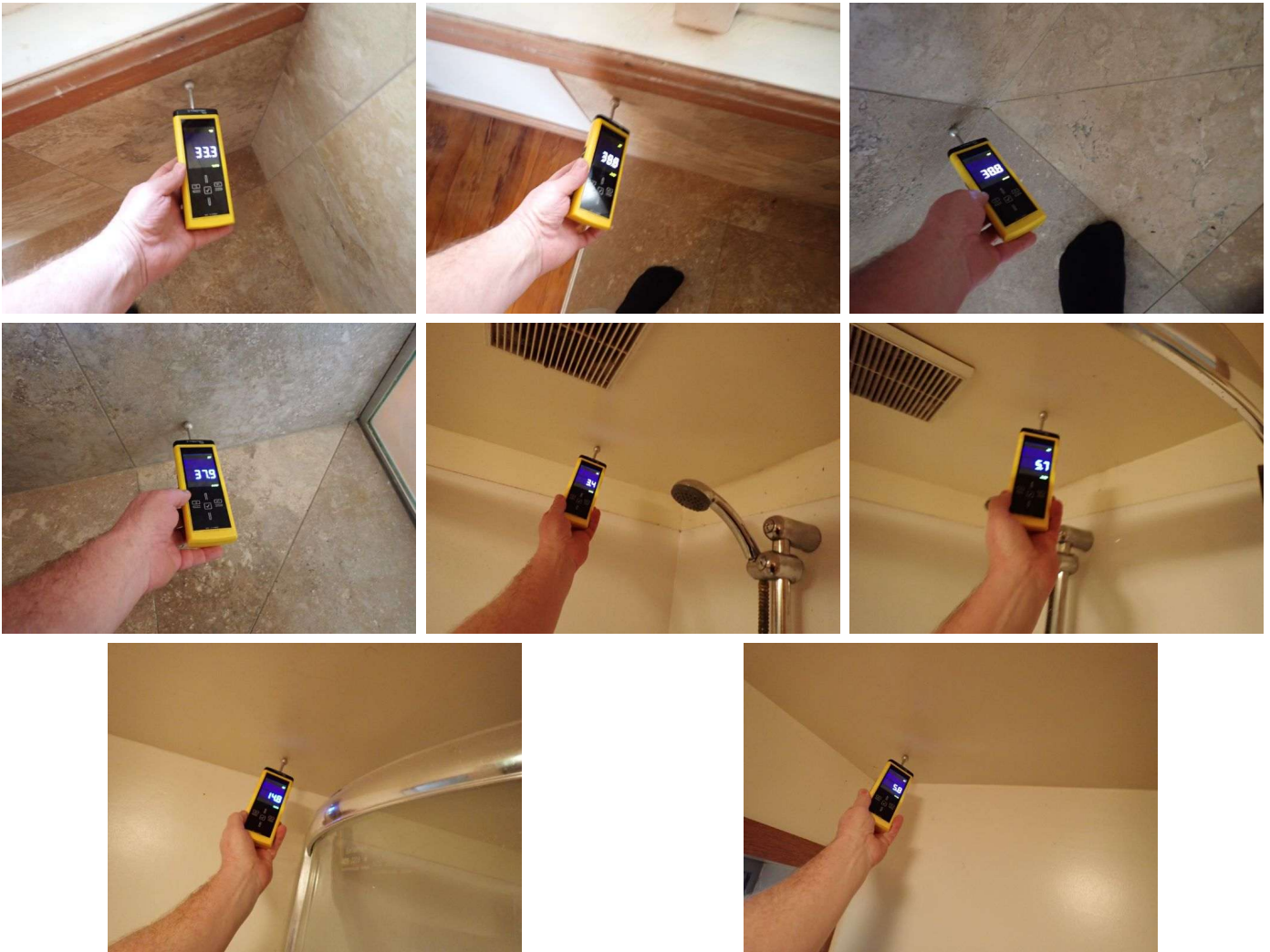
Bathroom

1. Moisture Readings

M D NI

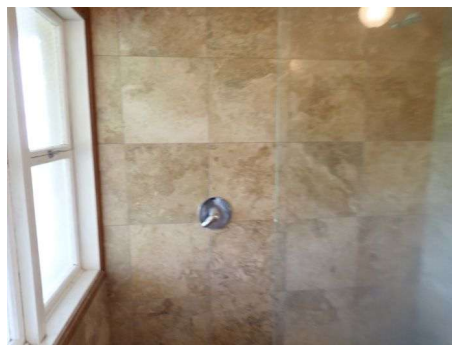
- Several readings were taken and all were within the acceptable range and indicate the room to be DRY within the shower including beneath the shower





2. Shower/surround

- M D NI • Tile pan and surround in good condition



Carport

1. Roof

- M D NI • Appears well constructed and in good condition



2. Lights and switches

- M D NI • The lights and power outlet are functional, the outlet is earthed and wired correctly



Final comments

1. Final Comments

The carport, shading system and tiled shower were assessed for condition and functionality and at the time of inspection were found to be in a safe and sanitary condition..

It is not possible to ascertain the presence or condition of a wet room membrane beneath the shower tiles,

The "general" indications for the moisture readings are:

0 - 50 Indicate DRY

100+ Exposed concrete walls/floors

50 - 80 Indicate DAMPNESS

80+ Indicate WETNESS

The moisture detection tool will highlight current moisture ingress however it will not highlight damage from previous moisture ingress that has been allowed to dry out. Moisture ingress can result in undetectable damage to the homes framing timber, no guarantee of past or future weathertightness is given or implied.

The inspection is carried out in accordance with NZS 4306:2005, this is not a statement that the property complies with the requirement of any act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of inspection.

A building is dangerous for the purposes of this Act if,—

(a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause—

(i) injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or

(ii) damage to other property; or

(b) in the event of fire, injury or death to any persons in the building or to persons on other property is likely.

Meaning of insanitary building

A building is insanitary for the purposes of this Act if the building—

(a) is offensive or likely to be injurious to health because—

(i) of how it is situated or constructed; or

(ii) it is in a state of disrepair; or

(b) has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or

(c) does not have a supply of potable water that is adequate for its intended use; or

(d) does not have sanitary facilities that are adequate for its intended use.

Signed

Duane Turner

A Buyer's Choice Home Inspections Waitakere & Surrounding Areas
(Waitakere Building Consultants Ltd)