



PROVISION BUILD & INSPECT

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PRE-PURCHASE BUILDING INSPECTION REPORT

INSPECTION DATE	2026-07-31
WEATHER	12 degrees C , sunny clear weather
PROPERTY TYPE	Duplex
REPORT REFERENCE	PBI-20260731-281
PREPARED BY	Provision Build and Inspect

PROVISION BUILD & INSPECT

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Inspector: Provision Build and Inspect

Confidential inspection report. Personal contact details and property address are intentionally omitted from this final report.

Report Information & Terms

PURPOSE & SCOPE OF INSPECTION

This report records a visual, non-invasive inspection of readily accessible areas of the property at the time and date of inspection. Observations are based on visible conditions only and are intended to assist the client in understanding the general condition of the property.

INSPECTION LIMITATIONS

The inspection is limited to areas that were safe and readily accessible without moving furniture, stored goods, linings, insulation, coverings or fixtures. Concealed defects may exist. No destructive or invasive testing has been undertaken. Moisture testing, where used, is indicative only and cannot confirm the absence of moisture or weathertightness issues. Weather conditions may affect observations. Services, appliances, plumbing, electrical systems, heating, alarms and drainage are not functionally tested unless expressly stated in the findings.

IMPORTANT NOTICE

This report is not a Code Compliance Certificate (CCC), structural engineering assessment, specialist weathertightness assessment, compliance certificate, warranty or guarantee. It is not a substitute for specialist advice, council records, producer statements, engineering design review, or other investigations that may be appropriate for the property.

TERMS & CONDITIONS

The inspection scope is limited to the items and accessible areas described in this report. The report is prepared solely for the agreed client and purpose and must not be relied upon by another person without written consent. Access limitations, hidden conditions and conditions that arise after the inspection may affect the findings. Where an issue is identified or suspected, further investigation by an appropriately qualified specialist should be obtained before relying on the condition or cost of remedial work. The client remains responsible for decisions made using this report. To the extent permitted by law, liability is limited to losses directly arising from the inspection service and is subject to the agreed engagement terms.

PRIVACY & PERSONAL INFORMATION

Provision Build & Inspect follows the principles of the New Zealand Privacy Act 2020 when handling personal information. Only information necessary to provide and administer the inspection service is collected. No payment or credit/debit card information is collected or stored as part of the inspection report process. A client may provide a name and email address for inspection and report administration; client phone numbers are not requested, recorded or displayed. Client name, email address and property address are not recorded in the final inspection report unless specifically required for the agreed service. Personal information is used only for providing and administering the inspection service, is not sold or used for unrelated marketing, and is protected by reasonable safeguards against loss, misuse, unauthorised access or disclosure. Personal information is deleted or securely destroyed within 15 days of report generation unless a longer retention period is required by law or another lawful obligation. Clients may request access to or correction of personal information, subject to applicable New Zealand privacy requirements. Personal information is disclosed to a third-party service provider only where necessary for the service and subject to appropriate privacy protections. Any overseas disclosure or storage is handled consistently with applicable requirements of the Privacy Act 2020.

Inspection Findings

SITE & GROUNDS

Good

Inspectors comments



EXTERIOR CLADDING & JOINERY

Fair

Inspectors comments



ROOF EXTERIOR

Not Applicable

Inspectors comments



INTERIOR — GENERAL

Not Applicable

Inspectors comments



PLUMBING

Not Applicable

No comments recorded.

ELECTRICAL

Not Applicable

No comments recorded.

STRUCTURAL ELEMENTS

Not Applicable

No comments recorded.

FIRE & SAFETY

Not Applicable

No comments recorded.

GENERAL MAINTENANCE ITEMS

Not Applicable

No comments recorded.

Summary & Recommendations

OVERALL COMMENTS

Inspectors comments

RECOMMENDATIONS

Inspectors comments

This report has been prepared in general accordance with the principles of NZS 4306:2005 Residential Property Inspection.

This report reflects a visual, non-invasive inspection of the accessible areas of the property on the date noted above. It does not constitute a guarantee against defects, and areas that were not accessible or visible at the time of inspection could not be assessed. Where concerns are identified, further investigation by an appropriately qualified specialist is recommended.

Inspector: Provision Build and Inspect

Date: 2026-07-31

**SAMPLE REPORT
PROVISION BUILD & INSPECT**



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Thank you

Thank you for choosing Provision Build & Inspect for your pre-purchase building inspection. If you have any questions about the findings in this report, please get in touch.

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