



Dunedin House Inspections

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Mosgiel 9024
New Zealand

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AGREEMENT FOR SERVICES:

Clients print

name:

Date:

Clients Signature:

Clients Postal Address:

Clients Email Address:

Clients Contact Phone Numbers:

Where did you hear about us from: Google Website, Yellow Pages Book, Yellow Pages Online, Agent, Lawyer,

Other - description

Address of Property to be inspected,

(written pre purchase report – Please make sure that a current LIM is supplied to us):

Electrical inspection required:

(Please note that the electrical inspection will cost extra and will be charged and sent to you separately by the electrical company that we work with).

Approximate age of property:

Number of Bedrooms, Bathrooms,
Lounges, Office's, Sleepouts
etc.:

Exterior Cladding, (if known):

Real Estate Agents Name:

Real Estate Agents Contact Details:

Feedback Comments: If you do not wish your feedback to be published on our promotional sites please tick here:

Further Comments:

TERMS OF TRADE ~ PRE~PURCHASE BUILDING REPORT ASSESSMENTS:

1. GENERAL:

1.1 The work performed by us (“Dunedin House Inspections a subsidiary of R'n'G Building Associates Ltd”) will be undertaken in manner of accordance with the guidelines of the New Zealand Standard 4306:2005 which covers Residential and commercial Property Inspections. As stated in the guidelines of the New Zealand Standard 4306:2005, “A property Report should not be seen as an all-encompassing report dealing with a building from every aspect. Rather it should be seen as a reasonable attempt to identify any significant defects visible at the time of the inspection. Nor is a Property Report 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.

2. PAYMENT:

- 2.1 Invoices will be sent out the day of inspection.
- 2.2 A mileage fee of \$1.20 per km may be required to be paid.
- 2.3 Payment is due and is to be before you receive your building report, safe and sanitary report or other assessment.
- 2.4 Overdue accounts may incur a late payment penalty of an interest rate as per our Bank's floating interest rate % that is applicable upon the date that the invoice becomes overdue, and reimbursement of all associated collection costs will be required where applicable.
- 2.5 Where the signing client is a company, partnership or trust, the Signing authority must be a director, Partner or trustee and each individual person in governance of said entity shall be held jointly and severally liable for any outstanding accounts incurred by said company, partnership or trust.

3. BUILDING REPORT ASSESSMENTS

- 3.1 Verbal or Written Building Report Assessments are carried out in good faith. Our assessment is limited to being a general assessment of the overall condition of a property and where there may be areas of concern as requested by the client.
- 3.2 Unless otherwise stated or requested Building Report Assessments exclude Consents, Permit Searches, Engineer's Reports, Resource Consents, Title Searches, Hazard Reports and any other such report.
- 3.3 Any Written Building Report Assessment made is not a warranty or any type of guarantee or insurance policy, it is a professional opinion only, with only what is easily visible in a non-invasive inspection, therefore Dunedin House Inspections or their employees are not responsible for any fault that may or may not be seen of the building structure, or any item within the building, or structures, or surrounding lands, or any future deficiencies that may occur, nor does Dunedin House Inspections or its employees accept any responsibility or liability arising from either directly or indirectly for the ingress of water into buildings or structures or damage resulting directly or indirectly from the ingress of water into or under buildings or structures. Please note that without visible signs of water damage, it is not possible to identify potential roof leaks if the inspection is carried out during fine weather. The purpose of the property report is to inspect those parts of the building to which the inspector has reasonable access together with any such additional parts of the site as may be requested by the client.
- 3.4 Please note that non-invasive has the meaning of not intruding upon components which are concealed, closed behind finished surfaces, including but not limited to plumbing, drainage, heating, insulation, wiring, or where there is a requirement to move anything impeding access or limiting visibility, including but not limited to floor coverings, furniture, personal property, vehicles, vegetation etc.
- 3.5 Any area, component, system or item not included in a Building Report Assessment was excluded from the scope of inspection.
- 3.6 A Building Report Assessment is only a slice in time, for the condition of any property mentioned in this report, it is not designed to predict the future of any events; a professional opinion only, based upon our expert experience may be given. This report is valid for 90 days any defects must be reported to us within this time frame.
It is not a technically exhaustive investigation nor is it practicable to imply every defect has been itemised or identified. The report is based on items that are readily visible at the time of the inspection.
- 3.7 Some comments in this report are assumptions based on building experience, date of the construction or the visual appearance and style of the materials. As this is a visual non-invasive survey, the condition of the internal framing is not known. This is also not a leaky home report it is a visual report only. Appliances, heating systems, spa pools, alarms, ducted vacuum systems etc may be noted however testing these items is outside the scope of the inspection. Assessment of the operation and compliance of open fires and wood burners is outside the scope of this report as they are a specialist field. Both the electrical and plumbing systems are inspected however this is not a detailed assessment with circuit or pressure testing carried out, but rather a visual inspection only. Commenting on the structural integrity of any retaining walls or ground stability is also outside the scope of this report as they are specialist field.
- 3.8 Please be aware that any Building Report Assessment may only focus on the main area that may require attention, unless otherwise requested and does not normally focus on aspects of property that are good.
- 3.9 Where Dunedin House Inspections has prepared a Building Report Assessment for a client, that report is for the sole use of the client and shall not be used/copied, on sold or relied upon by any other persons or entities without the written permission of the Manager of Dunedin House Inspections, and accepts no liability to third parties who may act in reliance on the contents within this report or for accuracy or location of information on file at the territorial authority. Nor is it a recommendation as to the advisability of purchase provided that where a purchase is required by the terms of The Agreement for Sale and Purchase of Residential Real Estate to provide a copy of this report to the owner of the property then it is done so on the basis that Dunedin House Inspections have no responsibility to the owner of the property for any item contained in this report.

- 3.10 Dunedin House Inspections undertakes not to prepare Building Report Assessments for any other clients in respect to a particular property (in relation to a particular property's current sale or interest of the client in a particular property), without the prior written approval of the client.
4. **These terms of trade are to be read in conjunction with any agreement that they may form part of. In the event of a conflict between any such agreement and these terms of trade these terms of trade shall prevail.**

RECEIPT OF THIS DOCUMENT IMPLIES THAT YOU HAVE READ AND ACCEPTED DUNEDIN HOUSE INSPECTIONS TERMS OF TRADE.

Yours Faithfully

Dunedin House Inspections - A subsidiary of R'n'G Building Associates Ltd