



The Building Inspection Reports "the Reports"

Statement of Policies

The Building Inspection Reports ("The Report") Comprise of an above ground visual non-invasive building inspection of the property, are not to be considered a specific structural survey, engineers report, in-depth moisture inspection or any form of guarantee or warranty.

Moisture Inspection Report/s

Requested reports pre-purchase,/sale or weathertightness surveys are in isolation, or to accompany a building report. All moisture meter readings that are outside standard parameters are subject to further investigation. Invasive inspections are by election of the "customer".

The Building Inspection Scope and Limitations

The Inspection reports are prepared for the client and the scope of the Building Inspection is limited to above ground visual Inspection of the components of a building, which the Inspection has reasonable access to provide general comments on the condition of the components of the building at the same time of the inspection and are intended as a guide only.

The Report is a concise checklist style report following a visual, non-invasive inspection, and comprising the inspectors comments on the condition of the building and services of the particular property at the time of inspection on the date recorded on the first page of the report.

Comments are only made in the Report where the inspector judges it, to be helpful and constructive. If a part of a particular property that is normally examined is found to be not accessible during the inspection, this is normally noted. Any problems, irregularities or defects in the building and/or services which were apparent from the inspection are normally noted. It is important to remember that this is a Report following a visual non-invasive inspection only, and if any problems, irregularities or defects are suspected, then they are noted where the inspector judges them to be urgent, significant or helpful.

Alarcon Construction Limited's main objective is to provide a note of the building and services of a particular property and general comments (in the view of the inspector) on their condition at the time of the inspection. While all care and effort is taken to discover and record irregularities and defects of the building at the time of the inspection, it is important to note that reports are based on a visual above the ground inspection only. Due to the size, complexity and hidden nature of construction, irregularities and defects may not always be viewed. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. Alarcon Construction Limited takes no responsibility or liability for the absences of any information, inaccuracy or omission. Product names, materials and systems are generalised to help in reading and understanding the report and are assumed to be a standard typical construction or materials when not able to be fully investigated. The reports are intended as a general guide within the purpose and scope of the inspection.

This is a report of a visual, non invasive inspection of the areas of the building which were readily visible and accessible at the time of inspection: in other words, easily seen, visible and readily available for examination from ground and floor levels, without risk of causing damage to the property or injury to the inspector. The inspections do not include any areas or components which were concealed or closed in behind finished surfaces (such as flooring, walls, ceiling, framing, plumbing and drainage, heating and ventilation, and wiring etc. 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). Nor is the inspector able to report or make assumptions on areas where defects were not visible at the time of inspection some components and conditions which by the nature of their location are concealed, deliberately hidden, camouflaged or difficult to inspect are excluded from the report.

The Report is prepared in line with the description of service, and if any additional service was agreed before the inspection, then it is confirmed in the Report or separately in writing.

This Report does not include the structural engineering, electrical testing, plumbing or gas piping and fitting, or the home heating state of the premises, as our inspectors are not qualified for this.

Some services are externally inspected but Alarcon Construction Limited does not test or assess the efficiency of electrical, gas, plumbing, heating and drainage, lifts and security systems, or their compliance with current regulations, or the internal condition of any chimney, boiler or other flue. Where necessary, part of the inspection may be made from adjoining public property. Leisure facilities and non-permanent outbuildings (such as pools and timber sheds) are noted but not examined. In the case of flats, exterior surfaces of the building containing the property, as well as its access areas are examined in order to assess their general condition. Roof spaces are inspected if there is a hatch within the flat. A ladder may be used for hatches and also for flat roofs not more than 3 metres above ground level.

Alarcon Construction Limited is not responsible if access to any part of the building or services of a property is not reasonably available to carry out a visual inspection. Reasonable access means access is safe, unobstructed and which minimum clearance specified in table below (or the minimum clearance is not available, the area is within the Inspectors unobstructed line of vision) or if in conflict with Occupational Safety and Health Regulations.

Area	Access Manhole	Crawl Space	Height
Roof Interior	450 x 400 mm	600 x 600 mm	Access from 3.6m ladder
Sub Floor	500 x 400 mm	Vertical Clearance Timber Floor 400 mm underside of bearer Concrete Floor: 500 mm	
Roof Exterior			Access from 3.6m la

As the purpose of inspection was to assess the general condition of the building based on the visual inspection description, the report may not identify all past, present or future defects. Descriptions in this report or systems or applications relate to the existence only and not a good adequacy of life expectancy. Any area or component of the building or any item not specifically identified in this report as having been inspected was excluded from the scope of the inspection.

No representation is made as to properties value (past, present or future) by Alarcon Construction Limited.

The Report is solely for the commissioners use, and no liability to anyone else is accepted. Should you not act upon specific, reasonable matters contained in the Report then no responsibility is accepted for the consequences. No one else but you may rely on this Report or reproduce it. Any suggestions or recommendations contained in the report are suggestion only and it shall be the responsibility of the person or persons carrying out the work to ensure the most appropriate remedy is carried out in conjunction with any further discoveries, warranty's or manufacturers recommendation and warranty's any and necessary local authority consents obtained prior to proceeding with remedial work.

Due to the fact that building materials can deteriorate over time the term of the Building inspection report is valid for is for three months from the date of the Inspection for this Report.

It is not our policy to give oral advice; we will provide a written report. If you do require us to give you oral advice, we shall not be held responsible for that advice.

Lim Reports or File Search

The building report do not replace or intend to replace a council issued Land Information Memorandum. Nor do the reports portray to be a council file search. Alarcon Construction Limited recommends a Land Information Memorandum report is obtained and Council File search conducted. Where council property file inspections are carried out Alarcon Construction Limited can only supply information that has been made available to it at the time of the inspection and it accepts no liability for omissions or misleading or incorrect information from any relevant council or authority.

It should be noted that council files are not always complete or accurate and Alarcon Construction Limited takes no responsibility or liability for any absent or incorrect council or third party information.

Not A Guarantee or Warranty

Alarcon Construction Limited does not guarantee or warranty the work of any contractor or service, or the integrity of any product, appliance or fixture, natural or processed or any building system or cladding system applied. The reports are not a guarantee or warranty.

Publication and Use

Neither the whole nor any part of inspection reports or any reference to it may be included in any published documents, circular or statement whether hardcopy or electronic. Nor may it be copied, transferred, distributed or sold without first obtaining the approval of Alarcon Construction Limited to do so. The report is not to be used in litigation and is intended as a guide only. The information contained in the reports is confidential and will not be released to the vendor or their representative during negotiation without your permission.

Moisture Inspections Reports

Scope and Limitation

Moisture Inspections require detection tools, to improve the percentage of success. All Inspections (verbal or written) are our opinion and are valid for the time of the inspection only. Alarcon Construction Limited cannot be expected to find every given fault within a given building. Moisture Meter readers cannot effectively detect dry rot.

Weather conditions could also affect the outcome of readings taken, some areas where ingress is intermittent can dry rapidly especially within a hot ceiling cavity.

Only reported is the results found at the time of inspection during the current weather conditions within areas tested as stated in the report. If it has not rained or a property has been vacant for some time, then areas which are only wet under these circumstances maybe dry at the time of inspection. Properties change (deteriorate) over time and under extreme weather conditions some areas can be pushed to their limited. It is not possible to determine the exact failure mechanisms beyond what can be seen, therefore:

You accept that the inspector will not detect some faults because:

- (a) the fault only occurs intermittently
- (b) Part of the home has not been used for a while and the fault usually occurs after
- (c) Regular use (or detection of the fault would only occur after regular use)
- (d) The type of weather that would normally reveal the fault is not prevailing at, or around the time of the inspection
- (e) The fault has been deliberately concealed
- (f) Furnishings were obscuring the fault
- (g) We have been given incorrect information by you, the vendor (if any), the real estate consultant, or any other person.
- (h) The fault is/was bit apparent on a visual inspection/non invasive inspection

Alarcon Construction Limited or its insurer will not be liable in respect of any liability arising out of any claim arising directly or indirectly upon ingress of water into a building or structure and any loss or damage to that building.

The report is not intended to be a warranty or guarantee of the present or future weathertightness, adequacy or performance of the structure, its systems, or their component parts. The report does not constitute any express or implied warranty or merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity or expected life of components are general statements based on information about similar components and occasional variations are to be expected between such estimates and actual experience.

Title and Boundaries

Alarcon Construction Limited has not undertaken a search of the title to the property, or a survey of the property and assumes no responsibility in connection with such matters. Unless otherwise stated it is assumed that all improvements lie within the title boundaries.

Responsibility

Alarcon Construction Limited responsibility in connection with this inspection report is limited to the client to whom this report is addressed and is not transferrable and is limited in liability of the full cost of this report. Alarcon Construction Limited disclaims all responsibility and accepts no liability to any other party. Acceptance of this report is deemed as acceptance of these enclosed conditions.

If the client or any other party relies upon this inspection report for any purpose without first referring to Alarcon Construction Limited, they do so at their own risk. Alarcon Construction Limited will not be held responsible for non delivery of the electronic report whether by email or fax when not directly the fault of Alarcon Construction Limited. Alarcon Construction Limited will not be held responsible for any damage to the property when not directly the fault of Alarcon Construction Limited.

Alarcon Construction limited shall not be liable, and none of our employees or contractors shall be liable, to any customer, the customer's agents or employees or any other person for the direct, indirect, incidental or consequential damage or loss of any nature howsoever caused (whether based on tort (including negligence), contract or otherwise) including but not limited to, loss of profits, loss of sales opportunity, damage to equipment or property (including any costs or loss relating to any invasive inspection) or any other claim whatsoever arising directly or indirectly or in any way attributable to the performance, or non-performance or our services or other obligations.

Your Responsibility;

It is the responsibility of the commissioner of the report addressed to in the invoice as "To" to ensure access and payment procedures are followed regardless of whether Alarcon Construction Limited assisted to arrange the inspection of the dwelling or not, and regardless of whether the report was commissioned on behalf of a company or arranged on behalf by an authorised third party. Alarcon Construction Limited will not be responsible if full access is not provided or is cancelled or postponed by a third party, regardless of whether the commissioner of the report is directly responsible, such as a cancellation or postponement by a vendor, real estate agent or third party. It is at the discretion of the commissioner of the report to seek remuneration from the cancelling party. Alarcon Construction Limited is not responsible for security of the property before, during or after the inspection.

Payment and Fees

Payment is to be paid in full on or before the day of the inspection. Alarcon Construction Limited reserves the right to charge all administration and collection fees incurred by Alarcon Construction Limited and contracted third parties as well as charge interest at 10 percent p.a above the Official New Zealand Cash Rate from 30 days after the inspection was conducted. Additional requests for overdue payments, including emails, letters, and phone calls may be charged at \$15 per request. If an inspection is cancelled or postponed at no fault of Alarcon Construction Limited a cancellation or administration fee may apply.

Cancellation Fee

If you cancel the inspection you agree, in consideration for us arranging a time for the inspection, to pay us a cancellation fee of the cost of the report and inspection or \$550 whichever is the lesser, provided however that if we have received twenty four hours written notice of cancellation no fee will be payable.