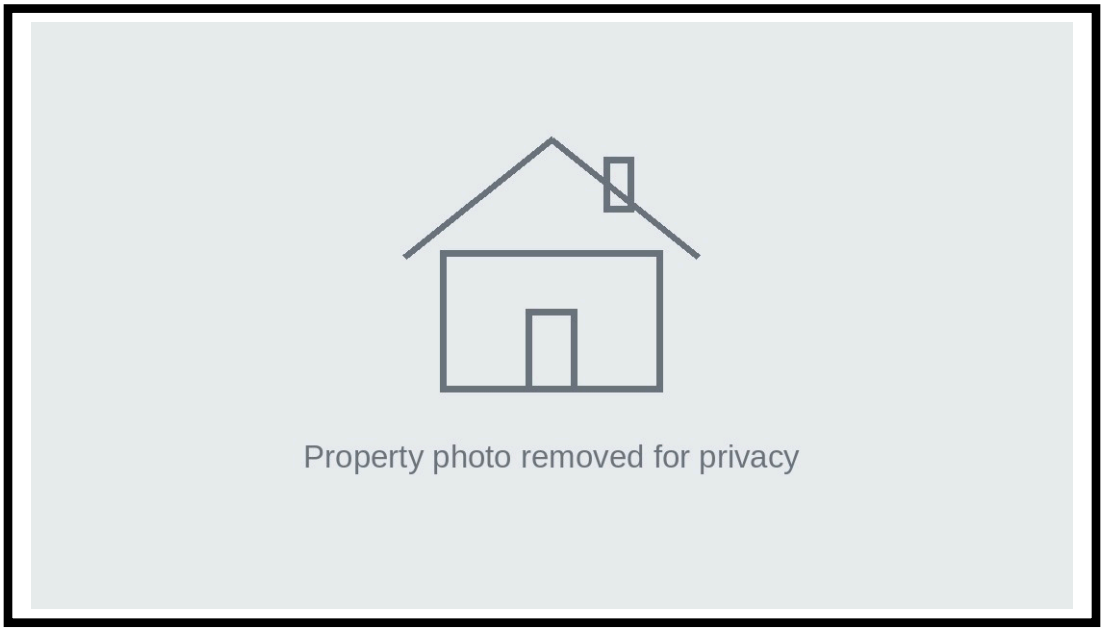
RESIDENTIAL BUILDING INSPECTION REPORT
1 Sample Street
Auckland
In accordance with NZS 4306:2005



Date:	19 November 2026	**From:**	House Inspections Limited
Inspection:	0000	**Surveyor:**	John Dedden
Telephone:	0274 734 874	**Email:**	john@houseinspectionsltd.co.nz
Time:	8:30am	**Weather:**	Fine

For: **Sample Client**

Inspect: **1 Sample Street, Auckland**

Agent: **Sample Agent**

Present: **agent**

Note: This is a standard residential building inspection report carried out in accordance with NZS 4306:2005, which aims to highlight faults and neglected maintenance issues, etc. It is not a specific weathertightness or structural survey, as stated in the accepted terms and conditions prior to the inspection at the above address, which are also listed on the last page of this report. 'Findings and Recommendations' boxes will be provided under any heading where faults, issues and noteworthy information, etc are identified during the inspection.

The inspected home is a three-level dwelling clad predominantly in timber shiplap, pressed metal ribbed roof and single glazed aluminum joinery, with some mature vegetation and landscaping around its perimeter, and is situated on a moderately sloping site to the south-westerly boundary. Exposure to wind is high (as per BRANZ maps), with the main living area facing to the west. This dwelling appears to have been built in approximately 2008 (as indicated by a date stamp on the electric meter box), with no extension or any major alteration work noted after this time.

Viewing of the local Council property file would be required to match the property's size and contents against Permit or Consent plans. Ensure the final inspection *has been carried out on any Building Permit; plus the issuing of a Code Compliance Certificate for any Building Consent if relevant for that time period.*

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Moisture Meter Readings

Moisture meter readings are taken using a Trotec T650 non-invasive capacitance meter to assist in identifying areas of potentially elevated moisture within or behind the surface being tested. The manufacturer's guidelines state that readings below 40 digits indicate dry conditions, readings of 40–79 digits indicate damp conditions, and readings of 80 digits or above indicate wet conditions. Elevated readings may indicate external water entry, plumbing leaks or other sources of moisture. Where elevated readings are recorded, further investigation may be required to determine the source and extent of any moisture and whether any damage to framing or other building components has occurred. A number of moisture meter readings are taken throughout the interior of the dwelling in areas considered to be at higher risk of moisture ingress, including around windows, cladding junctions and bottom plates, as well as in wet areas such as bathrooms, where these areas are readily accessible on the day of inspection. The Findings and Recommendations section for each heading will state whether any elevated moisture readings were recorded in that area. Where elevated readings are identified, photographs will be provided together with any recommended further action. Relevant elevated readings and recommendations will also be included in the Summary section of the report. Photographs are not taken of readings that are within the acceptable range.

Note: Moisture meters can be useful for identifying areas of potentially elevated moisture within wall cavities and similar concealed areas, including moisture that may remain for an extended period following rainfall or a plumbing leak. However, these meters have limitations, and false or elevated readings can occur where the meter is scanned over conductive materials or objects, such as metal or foil. Conversely, moisture may not be detected at the time of inspection if the affected area has been dry for some time. This may occur due to dry weather conditions, prevailing wind and rain direction, or limited or recent use of plumbing fixtures and fittings. Moisture meter readings therefore provide an indication only and should not be relied upon as confirmation that moisture is either present or absent.

Weathertightness: As required by clause 2.2.3 of NZS 4306:2005, weathertightness risk is considered as part of every inspection. Observable risk features are assessed with reference to the MBIE publication *External Moisture: A Guide to Weathertightness Remediation* (referred to in this report as "the MBIE guide"), with Appendix A of NZS 4306:2005 used as a reference checklist (see the Definitions of Weathertightness Risk table at the end of this report). Where weathertightness concerns are identified, they are brought together in a Weathertightness Assessment at the start of the Summary, which explains what was found, what it means, and what should be done before going unconditional.

Interior

Painted plasterboard linings to walls and ceilings, with painted hollow core doors, painted finishings and timber window reveals throughout. Carpet has been laid throughout the majority of the upper floor level, with a combination of polished concrete and tongue and groove polyurethaned timber floor overlay on the mid floor level, polished concrete on the ground floor, with ceramic floor tiles in the ensuite and main bathrooms.

Findings and Recommendations

1. The interior is showing a number of marks, scrapes and decorating blemishes in various rooms (refer photos 1a-j as examples), and so cleaning and redecorating work would be of benefit for aesthetic reasons.

Photo 1a



Photo 1b



Photo 1c

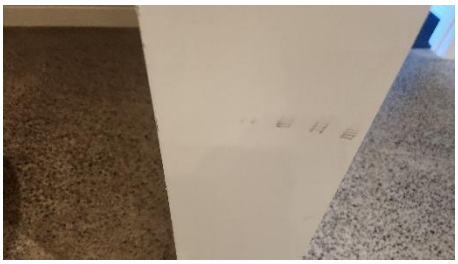


Photo 1d



Photo 1e



Photo 1f



Photo 1g



Photo 1h



Photo 1i



Photo 1j



Contents

Upper floor level

<u>Main bedroom (southerly facing)</u>

- Roller blinds over windows
- Wardrobe with shelving, hanging rails and two drawer units
- Wall mounted central air-conditioning vent (functioning at the time of inspection)
- Two flush fitted ceiling speakers
- Storage cupboard with a drawer unit and hanging rail
- TV and data jackpoints

Findings and Recommendations

1. Three of the downlights in this room were not functioning (refer photo 2a) and so should be replaced by an electrician.
2. A faceplate has become detached from the wall lining, where loose wiring can be seen through a hole (refer photo 2b). The purpose for this wiring is not known, which should be further queried with an electrician, however reattachment of the faceplate is recommended.
3. Rusting of carpet grip edge nails was noted underneath the carpet at the base of the easterly facing louvred window (refer photo 2c), indicating a previous leaking issue. No elevated moisture meter readings were recorded here, however rusting of carpet nails do indicate previous water entry, and so further investigation by a weathertightness specialist is recommended before going unconditional.

Photo 2a



Photo 2b



Photo 2c



Ensuite bathroom

- Obscured glass windows
- Tiled shower cubicle with safety glass door and good water pressure noted.
- Dual flush toilet
- Freestanding acrylic bath with handheld shower
- Two wall mounted single bowl wash hand basins
- Mechanical extraction fan (ducting to the exterior of the dwelling)
- A laundry chute and a power point were noted inside a storage cupboard.

Findings and Recommendations

1. No elevated moisture meter readings were recorded in this area at the time of inspection.

Second bedroom (adjoining the main bathroom, north-westerly corner)

- Roller blinds over windows
- A glazed aluminium door provides access to a westerly facing deck.
- Wall mounted central air-conditioning vent (functioning at the time of inspection)
- Wardrobe with shelving and hanging rails
- Temperature control panel/thermostat for air-conditioning system
- TV and data jackpoints

Findings and Recommendations

1. Swelling was noted to the ends of two skirting boards at both the left and right-hand sides of the exterior door (refer photos 3a-b), which indicate previous water entry, possibly as a result of an exterior joinery leak (or similar). No elevated moisture meter readings were recorded

here at the time of inspection, however further investigation by a weathertightness specialist is recommended before going unconditional.

Photo 3a



Photo 3b



Third bedroom (across passageway from the second bedroom, south-westerly corner)

- Roller blinds over windows
- A glazed aluminium door provides access to a westerly facing deck.
- Wardrobe with shelving and hanging rails
- Wall mounted central air-conditioning vent (functioning at the time of inspection)
- Data jackpoint
- Temperature control panel/thermostat for central air-conditioning system
- Control switch for automated aluminium louvres (functioning at the time of inspection)

Findings and Recommendations

1. The exterior door binds against the door frame at the base opening and closing (refer photo 4) and so adjustment of the door is recommended to prevent this.
2. No elevated moisture meter readings were recorded in this area at the time of inspection.

Photo 4



Fourth bedroom (adjoining the third bedroom, southerly facing)

- Roller blind over windows
- Wardrobe with shelving and hanging rails
- Wall mounted central air-conditioning vent (functioning at the time of inspection)
- Temperature control panel/thermostat for air-conditioning system
- TV and data jackpoints
- Control switch for automated aluminium louvres (functioning at the time of inspection)

Findings and Recommendations

1. No elevated moisture meter readings were recorded in this area at the time of inspection.

Bathroom

- Obscured glass windows
- Three porcelain single bowl wash hand basins
- Heated towel rail
- Power point
- Tiled shower cubicle with good water pressure noted.
- Dual flush toilet
- Mechanical extraction fan (ducting to the exterior of the dwelling)

Findings and Recommendations

1. A portion of the shower that juts out into the shower cubicle is showing deterioration (refer photo 5a), and elevated moisture meter readings of 112.5 digits were recorded underneath this boxed-out section of wall (refer photo 5b), indicating water is able to enter whilst the shower is in use. Further investigation by a suitably qualified person (such as a plumber or shower specialist) is recommended before going unconditional.
2. The shower has been poorly designed, as the drain does not prevent water entering the bathroom after only a short period of the shower being in operation (refer photo 5c). The shower cubicle may require extensive redesign to prevent water entering the bathroom, and so should be further investigated by a shower specialist.

Photo 5a

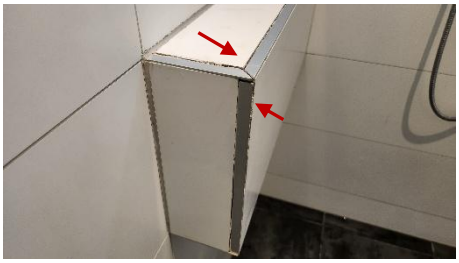


Photo 5b



Photo 5c



Passageway

- Natural light from adjoining rooms and a glazed aluminium door provides access to a westerly facing deck.
- Storage cupboard with shelving
- Several smoke alarms have been fitted to the ceiling lining.
- Recessed wall lighting

Findings and Recommendations

1. The recessed wall lighting was not functioning (refer photo 6a) indicating an electrical fault, and so further investigation by an electrician is recommended.
2. Swollen skirting boards were noted beside the exterior door in this passageway, with water damage also noted to the wall lining, and elevated moisture meter readings of up to 117.8 digits were recorded (refer photo 6b). This indicates moisture ingress which should be further investigated by a weathertightness specialist before going unconditional.

Photo 6a



Photo 6b



Stairs to Mid Floor

- Natural light from adjoining rooms, stairwell windows and skylight windows.
- Handrails have been fitted.
- Recessed wall lighting
- A glazed aluminium door from the mid stairs landing area provides access to the northerly side of the dwelling.

Mid floor level

Combination lounge and dining area

- Roller blinds over windows
- Fujitsu air-conditioning unit/heatpump (functioning at the time of inspection)
- Four ceiling mounted speakers
- Gas fireplace
- An island unit extends into the dining space to provide a breakfast bar.
- Glazed ranch slider doors provide access to the westerly side of the dwelling.

Findings and Recommendations

1. One of the downlights in this area was not functioning (refer photo 7a) and so should be replaced by an electrician.
2. Speaker systems are not tested as part of a standard building inspection, and so its working condition should be further queried with the owners.
3. It is recommended that the gas fireplace and flue be inspected by a certified gas fitter for safety reasons, if not carried out within the last two years. Also query your insurance company regarding ongoing maintenance requirements.
4. Swelling was noted to a window liner at the south-westerly corner (refer photo 7b) indicating previous water entry. No elevated moisture meter readings were recorded here at the time of inspection, however further investigation by a weathertightness specialist is recommended before going unconditional.
5. Efflorescence was noted to the concrete slab in front of the exterior ranch slider doors (refer photo 7c). This is an indicator that the edge of the floor slab becomes damp, potentially due to water entry at the base of the ranch slider doors during rainfall (or similar), and so should be further investigated by a suitably qualified tradesperson prior to going unconditional.
6. Window coverings have not been provided over the ranch slider doors or kitchen windows, however can be added at any stage if required.

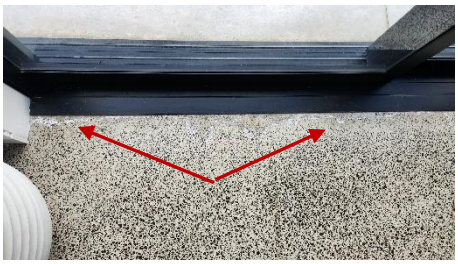
Photo 7a



Photo 7b



Photo 7c



Kitchen

- Marble (or similar) bench tops with single stainless steel sink insert
- Glass splashback
- Prefinished cupboard doors and drawer fronts
- Pantry

Findings and Recommendations

1. No elevated moisture meter readings were recorded in this area at the time of inspection.

Kitchen Appliances

- Bosch five burner gas cooktop (mains gas)
- Bosch built-in electric wall oven
- Bosch dishwasher (check if included on the chattels list)
- Bosch fridge freezer unit (check if included on the chattels list)
- Downdraught mechanical extraction system fitted behind cooktop

Combination entrance and passageway

- Metal front entry door with automated locking device
- Alarm control keypad
- Ceiling mounted speaker
- Ceiling mounted smoke detector
- The two-way gas fireplace from the lounge also extends into this space.

Findings and Recommendations

1. The entrance door requires some adjustment/refitting, as it binds when opening and closing. The door latch receiver also requires adjustment so that the door closes tightly and prevents the door from chattering during windy weather.
2. Query the owners whether the alarm system is still in good working condition.
3. No elevated moisture meter readings were recorded in this area at the time of inspection.

Formal lounge or media room (adjoining the entrance)

- Curtains over windows
- Multiple built-in storage cupboards
- Temperature control panel/thermostat

- Two ceiling mounted speakers

Findings and Recommendations

1. No elevated moisture meter readings were recorded in this area at the time of inspection.

Bathroom

- Obscured glass window
- Heated towel rail
- Acrylic bath
- Wall mounted porcelain single bowl wash hand basin
- Dual flush toilet
- Tiled shower cubicle with good water pressure noted
- Mechanical extraction fan (ducting to the exterior of the dwelling)
- The laundry chute from upstairs terminates here.
- Laminate benchtop in the laundry cupboard with stainless steel sink insert
- Under-bench space has been provided for a frontloading washing machine and a separate dryer.
- Separate hot and cold washing machine fittings and a dedicated washing machine outlet
- Heated towel rail
- Ceiling mounted speaker

Findings and Recommendations

1. A privacy latch has not been fitted to the bathroom door, however one could be added at any stage, which would be of benefit.
2. The sink pop-up plug has seized (refer photo 8a) and so should be repaired or replaced by a suitably qualified person in order to seal in water when required.
3. The pop-up plug for the bath is missing (refer photo 8b), however can be replaced at any stage, which is recommended.
4. Elevated moisture meter readings of 142.3 digits were recorded with the capacitance meter directly alongside the toilet bowl, with swelling of skirting boards also noted here (refer photo 8c). This indicates a leaking issue from either the shower cubicle (that directly adjoins the toilet) or from the toilet itself, and so further investigation by a suitably qualified tradesperson is recommended before going unconditional, as repair will be required.

Photo 8a



Photo 8b



Photo 8c



Stairs to ground floor

- Natural light from adjoining rooms.
- Handrails have been fitted.

- Recessed wall lighting

Ground floor level

Combination utility area and adjoining passageway (at the base of the stairs)

- A glazed aluminium door provides access to the covered parking area.
- Circuit breakers are wall mounted here.
- TV and data jackpoints
- Multiple smoke alarms
- Walk-in under-stairs storage area
- Storage cupboards with open shelving
- Alarm control keypad
- Storage cupboard with wine rack

Findings and Recommendations

1. What appears to be a wastewater pump/macerator unit is situated in the under stairs storage area (refer photo 9a). Its working condition and any specific operating and maintenance requirements are not known, and so should be further queried with the owners or further investigated with a suitably qualified technician.
2. Elevated moisture meter readings ranging from 117.3 to 146.9 digits were recorded with the capacitance meter at skirting board level at the southerly end of this room, with a water damaged window liner and efflorescence to the concrete slab also noted (refer photos 9b-d). These are indicators of water entry, and so further investigation by a weathertightness specialist is recommended before going unconditional.

Photo 9a

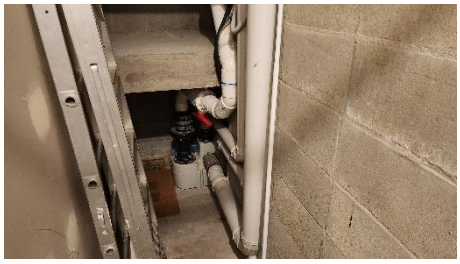


Photo 9b



Photo 9c



Photo 9d



Internal access garage

- Automated sectional garage door (functioning at the time of inspection)

Findings and Recommendations

1. The downdraught mechanical extraction unit in the kitchen terminates in the garage (refer photo 10a), which would be considered a poor finishing detail, as moisture and cooking odours will enter the garage, instead of being ducted to the exterior of the dwelling. Redirecting the extractor unit to the exterior will be difficult to carry out due to the masonry and steel beam construction in this area, however this could be further queried with an electrician or a kitchen specialist directly.
2. Efflorescence was noted to a portion of concrete block wall at the north-westerly corner (refer photo 10b), with water staining noted to the timber wall lining alongside the garage door (refer photo 10c). These are indicators of water entry, and so further investigation by a weathertightness specialist is recommended before going unconditional.

Photo 10a



Photo 10b



Photo 10c



Hot Water System

A Rheem mains pressure electric hot water cylinder is located in a passageway storage cupboard on the upper floor level. It has a 180 L capacity, with a manufacture date of 18/10 2018, and has been fitted with seismic restraint straps around its perimeter, and a plastic drip/safe tray underneath.

Findings and Recommendations

1. No serious concerns or signs of leaking issues were noted with the cylinder at the time of inspection

Foundations

Poured concrete and concrete block perimeter foundations appear to have been used throughout (could be confirmed on building plans).

Findings and Recommendations

1. No serious concerns or any obvious signs of foundational movement were noted at the time of inspection.

Sub floor structure

A combination of poured concrete and timber floor joist construction has been used throughout the majority of the dwelling, with steel beams in parts.

Findings and Recommendations

1. The steel beam that spans across a portion of the subfloor and front deck requires rust treatment and recoating, as surface rusting was noted in a number of areas (refer photos 11a-b as examples).

Note: The subfloor framing is concealed, and was therefore not accessible for inspection.

Photo 11a



Photo 11b



Underhouse ventilation and soil condition

N/A

Flooring

A combination of poured concrete, particleboard and/or plywood sheeting appears to have been used throughout.

Wall structure

Timber framed and concrete block wall structure has been used throughout.

Findings and Recommendations

1. Basement or lower-level areas cut into a bank and retained against soil/fill such as the lower level of this dwelling are at an increased risk of moisture ingress if adequate waterproofing and drainage are not provided. Some obvious signs of moisture ingress through the block retaining wall were noted in various areas on the ground floor (as previously noted) which should be included in the specialist weathertightness investigation recommended in the Summary.

Note: Framing is concealed within the wall cavities and was therefore not accessible for inspection. No comment can be made on its condition or treatment type, if any.

Wall cladding

Stained timber shiplap cladding and painted concrete block has been used throughout. The cedar cladding appears to have been fitted over a drained and vented cavity system throughout (could be confirmed on building plans).

Findings and Recommendations

1. Fading of the stain finish was noted in a number of areas (refer photos 12a-c as examples), and so re-staining is recommended (in accordance with the manufacturer's recommendations) in order to extend the useful life of the wall cladding.
2. Two of the external louvred vents at the easterly side of the dwelling require replacing by a suitably qualified tradesperson, as they are in disrepair (refer photos 12d-e) and may be allowing for water entry into the wall cavity during rainfall.

Photo 12a



Photo 12b



Photo 12c



Photo 12d



Photo 12e



Exterior joinery

Single glazed powder coated aluminium joinery has been used throughout the majority of the dwelling, with a prepainted sectional garage door.

Findings and Recommendations

1. The exterior joinery has been fitted with metal head flashings above and was found to be functioning freely at the time of inspection (relative to its age), with some stiffness noted when opening and closing in parts.
2. The window hardware has been checked and is functioning correctly.
3. Window restrictors/security stays have not been fitted to most of the windows, however can be retrofitted as an additional security measure at any stage if required.

Insulation

Wall and roof cavities were not accessible for inspection, however this would have been a building code requirement at the time of construction.

Roof space and structure

Sloping rafter/timber framed roof construction appears to have been used throughout.

Note: The roof space/cavities were not accessible to inspect due to the design/construction type of this roof.

Roof cladding

Pressed and prepainted metal ribbed roof cladding has been used throughout.

Findings and Recommendations

1. The roof cladding is showing oxidisation of the paint finish, surface rusting of roof screws and a large amount of lichen/fungal growth (refer photos 13a-h as examples). It is recommended that the roof cladding be repainted by a suitably qualified person (after proper cleaning and preparation, etc) to extend its useful life.
2. Several pipe penetrations through the roof cladding are showing deterioration of the rubber boot flashings at the base (refer photos 13i-k) due to UV exposure over a number of years. It is recommended that the boot flashings be replaced by a suitably qualified person prior to repainting of the roof, as these will continue to deteriorate further in future, which may lead to leaking issues. Weather aprons should also be fitted over the new rubber boot flashings, which should be requested.

Photo 13a



Photo 13b



Photo 13c



Photo 13d



Photo 13e



Photo 13f



Photo 13g



Photo 13h



Photo 13i



Photo 13j



Photo 13k



Chimney

A cylindrical chimney flue extends out through the roof, attached to the gas fireplace. The chimney has been fitted with flashings as is required.

Findings and Recommendations

1. No serious issues/concerns were noted with the chimney at the time of inspection.

Soffit Overhangs and Eaves

No soffit cover has been provided around this building.

Note: Soffits/eaves contribute to the overall weathertightness of the dwelling. Eaves width is identified in Appendix A of NZS 4306:2005 and the MBIE guide as a weathertightness risk factor. Smaller soffits provide less protection, as windows and other building junctions have greater exposure to rainfall. Where soffits are absent, these areas may be more exposed to wind-driven rain.

Spouting and downpipes

Boxed internal gutters lined with a rubber waterproof membrane have been fitted in several areas on the upper roof (refer photos 14a-b). These gutters drain water to external rain heads and downpipes, and overflows were sighted at the time of inspection.

Findings and Recommendations

1. It is recommended that the gutters be periodically inspected by a suitably qualified person in order to assess their condition, and to remove any build-up of leaf litter and debris, etc, as internal gutters are a roof element finishing within the exterior walls, which Appendix A of NZS 4306:2005 identifies as a very high weathertightness risk feature, and can leak should damage or deterioration occur, or a blockage to the outlets during heavy rainfall.

Photo 14a



Photo 14b



Decks

A number of decks extend out from around the dwelling. Standard timber decks extend out at the north and westerly sides, with waterproofed decks extending out from the south and westerly sides. The waterproofed decks consist of a waterproof membrane (rubber or similar) adhered to a plywood substrate. These decks drain water internally and have been fitted with a floating timber deck/platform over top to provide the walking surface. Balustrading has been provided around the upper decks, as is required for safety reasons. The westerly facing deck also acts as roof cover for a portion of the living area underneath.

Findings and Recommendations

1. No obvious/serious faults were noted with any of the decking areas at the time of inspection.
2. The condition of the waterproof membrane and drainage points for the waterproofed deck could not be assessed, as they are concealed underneath the floating timber platforms. Enclosed, membrane-waterproofed decks at upper levels are identified in Appendix A of NZS 4306:2005 and the MBIE guide as a very high weathertightness risk feature (particularly the westerly deck, which also acts as roof cover over part of the living area), and so the membranes, drainage outlets and deck-to-wall junctions should be included in the specialist weathertightness investigation before going unconditional.

Standalone garage/carports

N/A

Site items

- Timber paling and trellis perimeter fencing at approximately 1.8 metres high at the rear of the dwelling.
- The courtyard area extends out at the westerly side of the dwelling, a faux grass/turf covering adjoining a low height timber framed deck.
- An outside fireplace has been provided in the courtyard area.
- Several masonry retaining walls have been built around the perimeter of the dwelling.
- Letterbox
- A portable spa pool is located at the northerly side of the dwelling.

Findings and Recommendations

1. The metal gates at the front of the dwelling require rust treatment and recoating (refer photo 15a).
2. It is not within the scope of this report to comment on the spa pool, and so its working condition and any specific operating and maintenance requirements should be further queried with the owners.
3. Recommend cleaning or removal of vegetation growth at the easterly side of the dwelling where it is in contact with the building (refer photos 15b-c).
4. The perimeter fencing at the northerly side is showing damage and deterioration (refer photos 15d-e), and so repair is recommended.
5. Handrails have not been fitted to the exterior steps (refer photos 15f-g), however can be added by a suitably qualified person at any stage, which is recommended for safety reasons.

6. The retaining walls do carry surcharge, however appear to be engineer designed with no obvious signs of excessive tilting or cracking noted at the time of inspection.

Photo 15a



Photo 15b



Photo 15c



Photo 15d



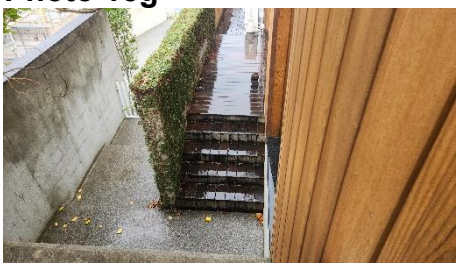
Photo 15e



Photo 15f



Photo 15g



Pest Infestations

Findings and Recommendations

1. No obvious signs of pest infestation were noted inside or outside the dwelling at the time of inspection.

Driveway

Poured concrete has been used throughout, with control cuts in place.

Findings and Recommendations

1. No serious concerns were noted with the driveway at the time of inspection.

Electrical

- Underground power and fibre Internet services
- The electric meter box is wall mounted at the front of the dwelling.
- Circuit breakers are wall mounted in the passageway/utility area at the base of the stairs.
- Burglar alarm
- Motion sensing lighting at the front of the dwelling.
- A security camera has been fixed above the entrance door.

- Satellite dish

Findings and Recommendations

1. Random checking of power points and all light switches was carried out.
2. The satellite dish is in disrepair (refer photo 16a), and so should be removed and any screw holes through the roof cladding properly sealed to prevent water entry.
3. The mounting brackets at the base of the air-conditioning system on the roof are rusting badly (refer photo 16b), and so should be replaced by a suitably qualified person.
4. The earth peg was not found and its location should be further queried with the owners or an electrician.
5. At least one working smoke alarm is required within 3 m of every sleeping space. Fire and Emergency NZ recommends installing smoke alarms in every bedroom, hallway and living area.

Note: The majority of electrical wiring within a typical dwelling is concealed within wall cavities, and by ceiling insulation, etc, and is therefore unable to be inspected.

Photo 16a



Photo 16b



Plumbing and drainage

- This site slopes towards the south-westerly boundary, thus providing some natural drainage, and several stormwater drains were sighted around the dwelling.
- Plastic, PVC and copper piping were sighted under joinery units, and various other areas around the dwelling.
- This dwelling is connected to the council sewerage system and mains water supply, with a water meter found at the roadside boundary.
- This dwelling is connected to a mains gas supply, with a gas meter located at the front of the dwelling.

Findings and Recommendations

1. The water mains pipe to this dwelling has been fitted to a poor standard, as it lies loosely over top of open ground at the south-westerly side (refer photos 17a-b). Having it refitted underground by a licensed plumber is recommended for aesthetic reasons, and to prevent damage or deterioration.
2. The channel grate drain across the driveway requires unblocking (refer photo 17c).
3. Recommend a gas safety inspection be carried out by a registered gas fitter for safety and insurance purposes if this has not been done within the last two years.

Photo 17a



Photo 17b



Photo 17c



SUMMARY

Overall this dwelling appears in below-average condition when compared with houses of a similar age and construction type, with a number of faults and maintenance requirements, etc noted. Whilst some of the items in this report are of a more minor nature and not unexpected when the age of the dwelling is taken into account, the main points and issues will be highlighted below as noted at the time of inspection.

Weathertightness Assessment

This c.2008 three-level home has a number of features identified in Appendix A of NZS 4306:2005 and the MBIE guide as increasing weathertightness risk (see the Definitions of Weathertightness Risk table at the end of this report). These include a high wind zone, more than two storeys, no eaves to protect wall and window junctions, internal box gutters and other roof elements finishing within the exterior walls, and enclosed membrane-waterproofed decks at upper level, one of which also acts as roof cover over part of the living area. The lower level is also built into the slope against block retaining walls. On the positive side, the cedar cladding appears to be fitted over a drained and vented cavity, which reduces risk compared with cladding fixed directly to the framing, and the metal flashings that were sighted on the roof, at cladding junctions and above the exterior joinery were found to be in a satisfactory condition.

Signs of water entry were found in several areas, including elevated moisture meter readings of up to 117.8 digits in the upper floor passageway and up to 146.9 digits in the ground floor utility area, swollen skirting boards and window liners beside several exterior doors and windows, rusted carpet nails below an upper floor window, and efflorescence to the ground floor slab and garage block wall. Summary items 1c, 2, 4b, 5b, 5c, 7b, 8b, 11, 13 and 14 relate to weathertightness.Taken together, these risk features and the signs of water entry mean this property presents a higher risk of weathertightness-related issues. The condition of the concealed timber framing in the affected areas is not known, and rot damage may have developed which could require repair. (The elevated readings in the two bathrooms, items 3a and 6, appear to relate to shower and plumbing leaks rather than the building envelope, and are covered separately.)

What to do before you buy: Consistent with the MBIE guide and clause 4.2 of NZS 4306:2005, we recommend a specialist weathertightness investigation by a weathertightness specialist, such as a building surveyor who is a full member of the New Zealand Institute of Building Surveyors (NZIBS), before going unconditional. This investigation should include (but is not limited to) the areas listed above and the concealed deck membranes.

1. Main bedroom:
    a. Three of the downlights in this room were not functioning (refer photo 2a) and so should be replaced by an electrician.
    b. A faceplate has become detached from the wall lining, where loose wiring can be seen through a hole (refer photo 2b). The purpose for this wiring is not known, which could be further queried with an electrician, however reattachment of the faceplate is recommended.
    c. Rusting of carpet grip edge nails was noted underneath the carpet at the base of the easterly facing louvred window (refer photo 2c), indicating a previous leaking issue. No elevated moisture meter readings were recorded here, however rusting of carpet nails do indicate previous water entry, and so further investigation by a weathertightness specialist is recommended before going unconditional.

2. Second bedroom: Swelling was noted to the ends of two skirting boards at both the left and right-hand sides of the exterior door (refer photos 3a-b), which indicate previous water entry, possibly as a result of an exterior joinery leak (or similar). No elevated moisture meter readings were recorded here at the time of inspection, however further investigation by a weathertightness specialist is recommended before going unconditional.

3. Upper Level Bathroom:
    a. A portion of the shower that juts out into the shower cubicle is showing deterioration (refer photo 5a), and elevated moisture meter readings of 112.5 digits were recorded underneath this boxed-out section of wall (refer photo 5b), indicating water is able to enter whilst the shower is in use. Further investigation by a suitably qualified person (such as a plumber or shower specialist) is recommended before going unconditional.
    b. The shower has been poorly designed, as the drain does not prevent water entering the bathroom after only a short period of the shower being in operation (refer photo 5c). The shower cubicle will likely require extensive redesign to prevent water entering the bathroom, and so should be further investigated by a shower specialist.

4. Upper Level Passageway:
    a. The recessed wall lighting was not functioning (refer photo 6a) indicating an electrical fault, and so further investigation by an electrician is recommended.
    b. Swollen skirting boards were noted beside the exterior door in this passageway, with water damage also noted to the wall lining, and elevated moisture meter readings of up to 117.8 digits recorded (refer photo 6b). This indicates moisture ingress which should be further investigated by a weathertightness specialist before going unconditional. The condition of any concealed timber framing is not known, which should also be further investigated, as rot damage may have developed.

5. Lounge/Dining area:
    a. It is recommended that the gas fireplace and flue be inspected by a certified gas fitter for safety reasons, if not carried out within the last two years. Also query your insurance company regarding ongoing maintenance requirements.
    b. Swelling was noted to a window liner at the south-westerly corner (refer photo 7b) indicating previous water entry. No elevated moisture meter readings were recorded here at the time of inspection, however further investigation by a weathertightness specialist is recommended before going unconditional.

   c. Efflorescence was noted to the concrete slab in front of the exterior ranch slider doors (refer photo 7c). This is an indicator that the edge of the floor slab becomes damp, potentially due to water entry at the base of the ranch slider doors during rainfall (or similar), and so should be included in the specialist weathertightness investigation before going unconditional.

6. Mid-floor Level Bathroom: Elevated moisture meter readings of 142.3 digits were recorded with the capacitance meter directly alongside the toilet bowl, with swelling of skirting boards also noted here (refer photo 8c). This indicates a leaking issue from either the shower cubicle (that directly adjoins the toilet) or from the toilet itself, and so further investigation by a suitably qualified tradesperson is recommended before going unconditional, as repair will be required.

7. Ground Floor Utility Area/Passageway:
   a. What appears to be a wastewater pump/macerator unit is situated in the under stairs storage area (refer photo 9a). Its working condition and any specific operating and maintenance requirements are not known, and so should be further queried with the owners or further investigated with a suitably qualified technician.
   b. Elevated moisture meter readings ranging from 117 – 146 digits were recorded with the capacitance meter at skirting board level at the southerly end of this room, with a water damaged window liner and efflorescence to the concrete slab also noted (refer photos 9b-d). These are indicators of water entry, and so further investigation by a weathertightness specialist is recommended before going unconditional.

8. Garage:
   a. The downdraught mechanical extraction unit in the kitchen terminates in the garage (refer photo 10a), which would be considered a poor finishing detail, as moisture and cooking odours will enter the garage. Mechanical extraction fans should be ducted to the exterior of the dwelling, however this will be difficult to carry out due to the masonry and steel beam construction in this area, however this could be further queried with an electrician or a kitchen specialist directly.
   b. Efflorescence was noted to a portion of concrete block wall at the north-westerly corner (refer photo 10b), with water staining noted to the timber wall lining alongside the garage door (refer photo 10c). These are indicators of water entry, and so further investigation by a weathertightness specialist is recommended before going unconditional.

9. The steel beam that spans across a portion of the subfloor and front deck requires rust treatment and recoating, as surface rusting was noted in a number of areas (refer photos 11a-b as examples).

10. Fading of the wall cladding’s stain finish was noted in a number of areas (refer photos 12a-c as examples), and so re-staining is recommended (in accordance with the manufacturer's recommendations) in order to extend its useful life.

11. Two of the external louvred vents at the easterly side of the dwelling require replacing, as they are in disrepair (refer photos 12d-e) and may be allowing for water entry into the wall cavity during rainfall. These vents should also be checked as part of the specialist weathertightness investigation.

12. The roof cladding is showing oxidisation of the paint finish, surface rusting of roof screws and a large amount of lichen/fungal growth (refer photos 13a-h as examples). It is recommended that the roof cladding be repainted (after proper cleaning and preparation, etc) to extend its useful life.

13. Several pipe penetrations through the roof cladding are showing deterioration of the rubber boot flashings at the base (refer photos 13i-k) due to UV exposure over a number of years. It is recommended that the boot flashings be replaced by a suitably qualified person prior to repainting of the roof, as these will continue to deteriorate further in future, which may lead to leaking issues. Weather aprons should also be fitted over the new rubber boot flashings, which should be requested.

14. Decks: The waterproof membranes and drainage outlets of the upper-level waterproofed decks could not be assessed, as they are concealed underneath floating timber platforms. These decks are identified in Appendix A of NZS 4306:2005 and the MBIE guide as a very high weathertightness risk feature (particularly the westerly deck, which also acts as roof cover over part of the living area), and so should be included in the specialist weathertightness investigation before going unconditional.

15. Recommend cleaning or removal of vegetation growth at the easterly side of the dwelling where it is in contact with the building (refer photos 15b-c).

16. The perimeter fencing at the northerly side is showing damage and deterioration (refer photos 15d-e), and so repair is recommended.

17. Handrails have not been fitted to the exterior steps (refer photos 15f-g), however can be added at any stage, which is recommended for safety reasons and is a current building code requirement.

18. The satellite dish is in disrepair (refer photo 16a), and so should be removed and any screw holes through the roof cladding properly sealed to prevent water entry.

19. The mounting brackets at the base of the air-conditioning system on the roof are rusting badly (refer photo 16b), and so should be replaced by a suitably qualified person.

20. The water mains pipe to this dwelling has been fitted to a poor standard, as it lies loosely over top of open ground at the south-westerly side (refer photos 17a-b). Having it refitted underground by a licensed plumber is recommended for aesthetic reasons, and to prevent accidental damage.

21. The channel grate drain across the driveway requires unblocking (refer photo 17c).

22. Recommend a gas safety inspection be carried out by a registered gas fitter for safety and insurance purposes if this has not been done within the last two years.

Viewing of the local Council property file would be required to match the property's size and contents against Permit or Consent plans. Ensure the final inspection has been carried out on any Building Permit; plus the issuing of a Code Compliance Certificate for any Building Consent if relevant for that

time period. The inspection report is subject to the agreed Terms and Conditions for House Inspections Limited, which are listed on the final page of this report.

Thank you for using House Inspections Ltd.

Yours faithfully,



John Dedden
Accredited Building Surveyor (AMBOINZ) for House Inspections Ltd.

Summary List of Features Inspected

For any feature not present on the property, mark as N/A (not applicable).
For full details of the inspection, refer to the inspector's report and to NZS 4306:2005

	Yes	No	N/A
SITE			
Orientation of living space	✓		
Site exposure, contour, vegetation	✓		
Retaining walls	✓		
Paths, steps, handrails, driveways	✓		
Fencing	✓		
Surface water control	✓		
EXTERIOR			
Construction type	✓		
Cladding	✓		
Chimneys	✓		
Exterior stairs	✓		
Balconies, verandas, patios, etc	✓		
ROOF			
Roof material	✓		
Roof condition	✓		
Roof water collection	✓		
Downpipes	✓		
Eaves, fascias, and soffits	✓		
ROOF SPACE			
Accessibility			✓
Roof cladding			✓
Thermal insulation type, clearance, approximate thickness and coverage			✓
Sarking			✓
Roof underlay and support			✓
Party walls, fireproofing			✓
Roof frame construction and connections			✓
Ceiling construction			✓
Obvious structural alteration			✓
Insect and pest infestation			✓
Rotting timbers			✓
Discharges into roof space			✓
Plumbing – material types, leakage and support			✓
Electrical – wiring type and support			✓
Tile fixings			✓
SUB-FLOOR			
Accessibility			✓
Foundation type and condition			✓
Foundation walls			✓
Ground condition			✓
Ground vapour barrier			✓
Drainage			✓
Ventilation adequacy			✓
Pile type, instability and condition			✓
Pile to bearer connections			✓
Obvious structural alteration			✓
Ground clearance of timber framing			✓
Floor type (timber or suspended concrete)			✓
Timber framing and bracing			✓
Insulation type, approximate thickness, coverage and condition			✓
Plumbing – material types, leakage and support			✓
Electrical wiring type and support			✓
Insect and pest infestation			✓
Rotting timbers			✓
Debris			✓
Locations of access point			✓

	Yes	No	N/A
INTERIOR			
Ceilings	✓		
Walls	✓		
Timber floors	✓		
Concrete floors	✓		
Doors and frames	✓		
Electrical - (random) operation of switches	✓		
Heating systems	✓		
Kitchen:	✓		
Benchtop	✓		
Cabinetry	✓		
Sink	✓		
Tiles			✓
Air extraction system	✓		
Bathroom:	✓		
WC, ensuite	✓		
Floor	✓		
Cistern, pan and bidet	✓		
Tiles	✓		
Bath	✓		
Shower	✓		
Vanity / wash basin	✓		
Ventilation	✓		
Special features			✓
Laundry:	✓		
Locations	✓		
Floor	✓		
Tubs/cabinet	✓		
Tiles	✓		
Ventilation	✓		
SERVICES			
Fire warning and control systems	✓		
Heating systems	✓		
Central vacuum systems			✓
Security systems	✓		
Electricity services	✓		
Gas services	✓		
Water services	✓		
Hot water services	✓		
Foul water services	✓		
Grey water recycling system			✓
Rain water collection systems			✓
Solar heating			✓
Aerials and antennae	✓		
Shading systems			✓
Telecommunications	✓		
Lifts			✓
ANCILLARY SPACES			
Exterior claddings			✓
Floors			✓
Roofs			✓
Sub-floor			✓

Certificate of Inspection

In accordance with NZS 4306:2005

Client: Sample Client

Site Address: 1 Sample Street, Auckland

Inspector Name: John Dedden
Company: House Inspections Ltd.
Qualifications: Accredited Building Surveyor / Qualified Builder

Date of Inspection: 19 November 2026

Reference Number: 0000

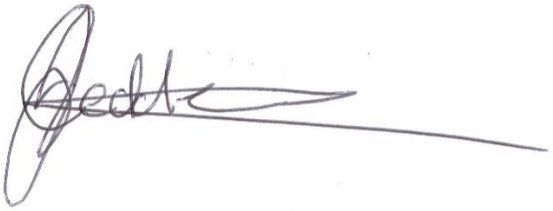
The following areas of the property have been inspected:

	YES	NO
Site	✓	
Sub-floor		✓
Exterior	✓	
Roof exterior	✓	
Interior	✓	
Services	✓	
Accessory units		✓

Any limitations to the coverage of the inspection are detailed in the written report.

Certification: I hereby declare that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential Property Inspection, and I am competent to undertake this inspection.

Signature: Date: 19 November 2026



An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against problems developing after the date of the property report. Refer NZS 4306:2005 for full details.

Definitions of Weathertightness Risk & Assessment of Subject Property

This table is based on Appendix A (Informative) of NZS 4306:2005 and is used as a reference checklist of the risk features present at this property, not as a score. Refer to the Weathertightness Assessment in the Summary for what these features mean for this property.

	RISK	LEVEL	DEFINITION	SUBJECT PROPERTY
A	Wind Zone	Low Risk	Low wind zone as described by NZS 3604	
		Medium Risk	Medium wind zone as described by NZS 3604	
		High Risk	High wind zone as described by NZS 3604	✓
		Very High Risk	Very high wind zone as described by NZS 3604	
B	Number of Storeys	Low Risk	One storey	
		Medium Risk	Two storeys in part	
		High Risk	Two storeys	
		Very High Risk	More than two storeys	✓
C	Roof/Wall Intersection Design	Low Risk	Roof-to-wall intersection fully protected (eg, hip and gable roof with eaves)	
		Medium Risk	Roof-to-wall intersection partly exposed (eg, hip and gable roof with no eaves)	
		High Risk	Roof-to-wall intersection fully exposed (eg, parapets or eaves at greater than 90° to vertical with soffit lining)	
		Very High Risk	Roof elements finishing within the boundaries formed by the exterior walls (eg, lower ends of aprons, chimneys, etc.)	✓
D	Eaves Width	Low Risk	Greater than 600mm at first floor	
		Medium Risk	450-600mm at first floor, or over 600mm at second floor level.	
		High Risk	100-450mm at first floor, or 450-600mm at second floor level.	
		Very High Risk	0-100mm at first floor or 100-450mm at second floor level, or 450-600mm at third floor level.	✓
E	Envelope Complexity	Low Risk	Simple rectangular, L, T or boomerang shape, with single cladding.	
		Medium Risk	More complex, angular or curved shapes (eg, Y or arrowhead) with single cladding type.	
		High Risk	Complex, angular or curved shapes (Y or arrowhead) with multiple cladding.	✓
		Very High Risk	As for high risk, but with junctions not covered in C or F of this table (eg, box windows, pergolas, multi-storey re-entrant shapes, etc)	
F	Deck Design	Low Risk	None, timber slat deck or porch at ground level.	
		Medium Risk	Full covered in plan by roof, or timber slat deck attached at first or second floor level.	
		High Risk	Enclosed deck exposed in plan or cantilevered at first floor level.	
		Very High Risk	Enclosed deck exposed in plan or cantilevered at second floor level or above.	✓
Note: Eaves width measured from external face of wall to outer edge of overhang, including gutters and fascias. Balustrades and parapets count as 0mm eaves.				

Terms and conditions applicable to inspection reports prepared by HOUSE INSPECTIONS LIMITED ("HIL")

These terms and conditions apply to the inspection undertaken by HIL and the Inspection Report to which these terms and conditions apply.

Purpose Of Inspection And Scope
The inspection report prepared by HIL to which these terms and conditions apply ("Inspection Report") is prepared for the client to whom the Inspection Report is addressed ("Client"), and is based on an above-ground visual non-invasive inspection of the building or dwelling to which the Inspection Report relates ("building"). The Inspection Report has been prepared to provide general comments on the condition of the components of the building at the time of the inspection only. The Inspection Report and the inspection are subject to any express instructions received from the Client. The Inspection Report is not a specific structural survey, engineer's report, weathertightness inspection or seismic standard status report. If the Client requires a structural survey, engineer's report, weathertightness inspection or other inspection from a third party specialist, HIL can assist with arranging such specialist third party inspection upon request.

As the purpose of an inspection is to assess the general condition of the building based on a limited visual inspection described below, the inspection may not identify all past, present or future defects. Descriptions in this Inspection Report of systems or appliances relate to the existence of such systems or appliances only and not the adequacy or life expectancy of such systems or appliances. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was not included in the scope of the inspection.

The Client accepts that HIL will not detect some faults because the fault only occurs intermittently; part of the building has not been used for a while and the fault usually occurs after regular use (or detection of the fault would only occur after regular use); the type of weather that would normally reveal the fault is not prevailing at, or around, the time of the inspection; the fault has been deliberately concealed; furnishings are obscuring the fault (see below); HIL has been given incorrect information by the Client, the vendor (if any), the real estate consultant, or any other person; and/or the fault is/was not apparent on a visual inspection.

Visual Inspection
While all care and effort is taken to discover and record irregularities and defects in the building at the time of the inspection, Inspection Reports are based on a visual above-ground non-invasive inspection only. Due to the size, complexity and hidden nature of construction, irregularities and defects may not always be visible at the time of the inspection. HIL accepts no responsibility or liability for any omission in the inspection or the Inspection Report related to defects or irregularities which are not reasonably visible at the time of the inspection or which relate to components of the building which are below ground. The Client accepts that the visual inspection is limited to those areas of the building which are reasonably and safely accessible at the time of the inspection. HIL has not opened up, uncovered or dismantled any part of the building as part of the inspection or undertaken any internal inspection of the building. 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). HIL did not move occupier-owned items for the purpose of undertaking the inspection. HIL is not responsible and the inspection will not cover any part of the building or property to which access is not reasonably and safely available to carry out a visual inspection. This may include roofs, subfloor areas and ceiling cavities. High, constricted or dangerous areas cannot be inspected if in conflict with Occupational Safety and Health regulations.

Product names, materials and systems are generalised to help in reading and understanding the Inspection Report. All materials and systems are assumed to be standard typical construction or materials when not able to be fully investigated (whether for the reasons stated above or for any other reason).

Compliance With Statute Regulations, Territorial Or Other Relevant Authorities
Unless otherwise stated, HIL has not and will not make any inquiries or undertake any inspections of any third party, territorial or other relevant authority records in respect of the building. The Inspection Report does not replace and is not intended to replace a council issued Land Information Memorandum or Council file search. HIL recommends a Land Information Memorandum report is obtained and Council file search conducted. If the Inspection Report contains any information obtained from the Council, then such information is only as accurate as the Council information on which such information is based. HIL accepts no responsibility for any error or omission in such information as a result of inaccurate Council records.

HIL makes no representation that the building complies with the requirements of any legislation (including any act, regulations, by-laws, etc), including but not limited to, the Building Act 2004, Health and Safety in Employment Act 1992, Fire Safety and Evacuation of Buildings Regulations 2006 or the Disabled Persons Community Welfare Act 1975. The Inspection Report is not a site or environmental report and HIL makes no representation as to the existence of or absence of any "contaminant" (as that term is defined in the Resource Management Act) or any "hazard" (as that term is defined in the Health and Safety in Employment Act) in the building or property.

Title And Boundaries
HIL 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.

Not A Guarantee Or Warranty
HIL does not guarantee or warrant 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 Inspection Reports is not a guarantee or warranty as to the state of the building.

Publication And Use
Neither the whole nor any part of this Inspection Report or any other report (whether verbal or written) or any reference to this Inspection Report or any such other report may be: included in any published document, circular or statement, whether hardcopy or electronic; transferred to any person other than the Client; or distributed or sold, in each case without first obtaining the written approval of HIL. The Inspection Report is not to be used in any litigation except with the prior written approval of HIL.

HIL's Responsibility
HIL accepts no liability in relation to the inspection or this Inspection Report to any person other than the Client. HIL will not be held responsible for any damage to the building when not directly the fault of HIL.

Disputes
Should any dispute arise as a result of the inspection or Inspection Report, it must be submitted to HIL in writing immediately. The Client agrees that in the event of a dispute, the contents of the Inspection Report may not be used to satisfy any terms of a sale and purchase agreement until the disagreement/dispute has been resolved. The Client agrees that if, after raising a dispute, the Client uses the inspection or Inspection Report to make an unconditional offer or confirm a sale and purchase agreement, the Client shall be deemed to have waived all rights to continue with the dispute, and/or raise any future dispute or claim against HIL. In the event of a claim/dispute regarding damage to a home, the Client will allow HIL to investigate the claim prior to any repairs to the home being undertaken or completed. The Client agrees that if it does not allow HIL to investigate the claims of damage before any repairs are carried out the Client shall be deemed to have waived its rights to continue with and/or make any future claim against HIL. In the event of any dispute, the Client agrees not to disturb, repair, or attempt to repair anything that may constitute evidence relating to the dispute, except in the case of an emergency.

Limitation of Liability
Directors and Employees of HIL shall not be held liable to the Client. Subject to any statutory provisions, if HIL becomes liable to the Client, for any reason, for any loss, damage, harm or injury in any way connected with the completion of the inspection and/or the Inspection Report, HIL's liability shall be limited to a sum not exceeding the cost of the inspection and the Inspection Report. HIL will not be liable to the Client for any consequential or special loss of whatever nature suffered by the Client or any other person injured and the Client indemnifies HIL in respect of any claims concerning any such loss.

General
Nothing contained in these terms and conditions shall be deemed to exclude or restrict any rights or remedies that the Client may have under the Fair Trading act 1986 or the Consumer Guarantees Act 1993 or at law. If any provision in these terms and conditions is illegal, invalid or unenforceable, such provision shall be deemed to be excluded or read down to the extent necessary to make the provision legal, valid or enforceable, and the remaining provisions shall not be affected.

24 hour Cancellation Policy
HIL requires at least 24 hours notice for cancellation of a booking. A $250+gst cancellation fee will be incurred with less than 24 hours notice of cancellation.