SOUTHLAND BUILDING LTD

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PRE-PURCHASE PROPERTY REPORT

106A Brown Street, Invercargill



HOUSE REPORT
106A BROWN STREET, INVERCARGILL

Prepared for: S Whitley
Date: 9 February 2026
Inspection carried out by: Graham Sinclair (Licensed Building Practitioner), Southland Building Ltd

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LAYOUT

The dwelling at the above address is a single storey dwelling. The house consists of four bedrooms (one with ensuite and walk-in wardrobe), one bathroom, kitchen/dining/lounge, laundry, office and separate toilet with an attached double garage and laundry. The property is situated in the suburb of Kingswell.

Following the inspection of the dwelling at the above address, the following was noted (please see notes attached to this report):

EXTERIOR

Foundation/Floor:
The dwelling is sitting on a concrete foundation and floor. This appears to be in good condition.

Ground levels:
The ground levels are correct in relation to the dwelling.

Wall Cladding:
The exterior cladding is brick over a timber frame. This is in good condition.

Exterior Windows:
The windows are double-glazed aluminium to the house and single-glazed aluminium to the garage. These windows are in good condition.
There appeared to be no current leaking and no elevated moisture levels (using a non-invasive moisture metre) to the interior at the time of inspection.

Exterior Doors:
The front door is a solid aluminium door with double-glazed sidelight. This is in good condition. The lock is functioning.
The lounge and west bedroom have double-glazed aluminium sliding doors and these are in good condition with functioning locks.
The garage door is single-glazed aluminium and this is in good condition with functioning lock.

Eaves (soffits):
The soffits are Hardiflex. These are in good condition.

Fascia:
The fascia is metal colour steel and this is in good condition.

Spouting:
The spouting is metal colour steel and this is in good condition. There are 5 downpipes. All downpipes are correctly fixed to the building.

Roof:
This is a trussed roof. The roofing material is corrugated colour steel. This is in good condition.



No evidence of leaking from inside the roof cavity. The manhole is located in the wardrobe of the south bedroom. The access has been taped closed.



INTERIOR

Wall Linings:
The wall linings are gibboard. These linings are in good condition.

Interior Ceiling Linings:
The ceilings are gibboard. These linings are also in good condition.

Interior Doors:
The interior doors are flush panel doors. All doors were working at the time of inspection and in good condition.
All knobs and handles working correctly.

Insulation:
There is fibreglass batts installed in the ceiling cavity and these are in good condition at approximately 150mm in thickness.



Insulation will have been installed in the exterior walls during construction due to the age of the dwelling.

Decor:
The interior is decorated in paint. This is in good to average condition with general wear and tear.

Floor coverings:
The floor coverings appeared to be in good condition.

Kitchen:
The kitchen is in good condition. All joinery doors and drawers are functioning although several doors and drawers to the island bar require minor adjustment.



There was no leaking evident in the tap, waste or dish drawers. The tap is slightly loose to the bench.



The pull-out spout to the tap did not retract all the way. The rangehood is correctly vented to the exterior. Bench sealant correct.

Bathroom:
The shower is in good condition with no sign of leaking. Sealant correct. The bath is in good condition with no sign of leaking. Sealant correct. No leaking was evident in the wall-hung vanity which is in good condition. Sealant correct. Ventilation by an opening window and an extractor, correctly vented to the exterior. There is a functioning wall-mounted heater.

Separate Toilet:
The toilet is in good condition and correctly fixed to the floor.

Ensuite:
The shower is in good condition with no sign of leaking. Sealant correct. The shower head does not spray evenly.



No leaking was evident in the wall-hung vanity which is in good condition. Sealant correct. The toilet is in good condition and correctly fixed to the floor. Ventilation by an opening window and an extractor, correctly vented to the exterior. There is a functioning wall-mounted heater.

Hot Water Heating:
The hot water heating is from a gas system. The chains are present to secure the gas bottles to the building.



There appeared to be good water pressure.

Laundry:
The tub unit is in average condition although the tap is loose.



Heating:
The heating is by a ducted heat pump system.

Smoke Alarms:
Two functioning alarms are installed in the hallway and another in the dining area.

Garage:
There is an attached double garage with internal access. The sectional door and electric opener are functioning correctly.

Miscellaneous:
The concrete terrace is in good condition although there is some cracking.



This is not uncommon.
There is a garden planter to the north which has come away from the back wall.



COUNCIL FILE INSPECTION:
The house was constructed in 2017 and is code compliant. A plan is included on the file. The stormwater and foul sewer were laid to the sites in 2009 and is code compliant. There is a Certificate of Acceptance for the water mains to the sites in 2011. Please see Property Application Enquiry report attached.

GENERAL:
The inspection of the dwelling was undertaken following a period of average rainfall and not raining at the time of inspection.

Please read the 'Important Information' sheet following which forms part of this report.

Graham Sinclair
Manager
Licensed Building Practitioner

IMPORTANT INFORMATION:

1 This report is not an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. It is not a structural report and should you require that advice you should contact a structural engineer.

2 This is a visual inspection only limited to those areas and sections of the property fully accessible and visible on the date of the inspection. The inspection did not include breaking apart, dismantling, removing or moving objects including but not limited to, foliage, mouldings, roof insulation, floor or wall coverings, ceilings, floors, furnishings, appliances or personal possessions. The inspection did not dig, gouge, force or perform any other invasive procedure.

3 This report does not and cannot make comment upon defects that may have been concealed.

4 This report is not a guarantee that other defects and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property.

5 This report does not cover an electrical report. In the interests of safety, prospective purchasers should have an electrical report carried out by a suitable qualified contractor.

6 This report does not cover any plumbing leaks that may have been not evident on the day of the inspection or covered up.

7 This report does not cover the functionality of fireplaces, gas hot water or heating systems, freestanding fire units or other forms of heating. Prospective purchasers should enquire as to functionality of heating source, when the flue was cleaned (for solid fuel burners). If any doubt exists on safety, it would be advisable to contact a suitable qualified contractor.

8 Southland Building Limited has provided this report in good faith as per the visual inspection undertaken, however Southland Building Limited shall not be liable for any omissions, direct or consequential damage, loss or expenses which do not flow directly or naturally from a breach of this Agreement arising whether in contract or in tort (including that resulting from the negligence of the Owner, or arising by operation of law) and whether suffered by the client and/or any third party.

9 This report does not cover any issues relating to the presence of lead paint, asbestos, or any chemicals affecting the property including the potential contamination of the property resulting from the manufacture and use of any drugs including methamphetamine.

10 This report includes information provided to Southland Building Limited by the local Territorial Authority and there may be no reliance that all information relating to the property has been disclosed by this Authority.

11 This report has been prepared at the request of the person to whom it is addressed and is for their purposes only. This report may not be relied upon by any other person or entity without the prior obtained consent of Southland Building Limited.

12 Concrete tile roofs will be inspected from all sides of the building however a complete visual inspection cannot be undertaken if the roof is brittle or showing signs of age and therefore cannot be accessed safely and/or may result in further damage.

13 If borer is noted in the property, however minor, it is likely that this may be in other areas of the house and may not be able to be noticeably viewed during the inspection. Borer damage may be behind furniture, flooring, curtains etc. It is recommended that if borer is noted, annual borer treatment be undertaken using a pest destruction business.

14 Readings are taken to the interior of the exterior walls using a non-invasive moisture meter. These may be higher at times of high rainfall.

DEFINITIONS:

1 Good – the item or area inspected appears to be in serviceable or sound condition without any significant visible defects at the time of the inspection given the age of the property.

2 Average – the overall condition is consistent with dwellings of approximately the same age and construction. There may be areas requiring minor repair or maintenance. There were no major matters that required attention or rectification as visible at the time of inspection.

3 Fair – the item or area inspected exhibits some minor defects, minor damage or wear and tear and may require some maintenance.

4 Poor – the item or area inspected requires significant repairs or replacement and may be in a badly neglected state due to age or lack of maintenance.

NB: The classification is in relation to the age of the dwelling.