

# Weather Tightness Assessment

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BUILDING  
PRACTITIONERS**  
Building confidence



PARTNER



## Weather Tightness Assessment

### Terms of Engagement

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By engaging Canterbury Property Reports Ltd to undertake a building report / property inspection, you agree to the following terms of engagement.

You have instructed Canterbury Property Reports Ltd ("CPR") to carry out an inspection of a property and provide you with a written property inspection report.

You acknowledge and agree that:

- the primary purpose of the inspection is to locate any major defects or issues and to provide you with independent information regarding the condition or state of the property at the time of the inspection so that you can make an informed decision; and
- most properties have minor defects or issues that will need attention. These are often a matter of personal subjectivity and it is not CPR's intention, nor your requirement of us to detail every minor defect observed.

#### General Scope of Inspection and Report

The general condition of the property will be assessed based on a visual, non-invasive inspection of the components of the property that were readily available, safe and easily accessible at the time of the inspection. The inspection will not include any service items concealed behind walls or joinery (such as plumbing, drainage, wiring, heating, framing, ventilation, insulation or structural members) or which require moving (such as floor coverings, joinery items, furniture, appliances, personal property, vegetation, vehicles, debris or soil).

The builders report is not a substitute for a full Electrical, Plumbing, Drainage Assessment or report nor do we comment on the functions of specialist services such as Alarms, Solar power, Solar water, smoke alarms, whiteware, Kitchen appliances or any other services deemed to be unique to the property. We recommend seeking independent advice and checks by the correct / suitably qualified tradesman or service persons. CPR only provide basic visual inspections for obvious significant damage and provide basic tests to plumbing and electrical items where easily accessible at the time of the inspection.

The observations, comments, evaluations, and conclusions in our report are drawn from visual evidence. No destructive or invasive testing will be undertaken unless specifically referred to in the report. At no time during the inspection will any personal items, furniture or furnishings be moved to gain access to floor or ceiling access hatches. If these areas are unable to be accessed it will be noted in the report and a re-inspection will need to be booked if requested. Any extra inspection will incur a minimum extra cost of \$150.00 Incl GST. It is up to the client to make sure sufficient access hatches are available for our inspectors on the day of the inspection. We will inform the client of this and also request that the person in charge of the property (i.e Agent or other) to have access hatches ready for the inspection.

#### General Inspection and Report Limitations

You must disclose to CPR if the property that you wish for us to report on is / or has been an “As Is, Where Is” property at any stage of its life. Please refer to the “As Is” Property Information Annexure to determine whether or not this requirement applies.

You must also disclose to CPR if the dwelling / property has sustained significant Earthquake damage and or has had significant earthquake repairs completed. And also, if significant repairs have not been completed. CPR may not be able to provide accurate independent conclusions or informed opinions if repair documentation or any contributing information is not disclosed or provided. We must also be made aware if current EQC or similar disputes have not been settled or if the dwelling has had previous botched repairs.

Buying or owning any building involves some risk. Even the most thorough and comprehensive inspection cannot be expected to reveal every condition you may consider relevant without disassembling the building. Not everything can be known about a building from a visual inspection.

Buildings are commonly subject to ongoing damage due to design and product failure, wear and tear, deterioration, general accidents, earthquakes, fire, landslides, water penetration, floods, wind driven rain, leaks, snow, ground movement and settlement, additions and extensions, new installations and poor building and services works. The report therefore relates to the condition of the property at the time of the inspection only.

The report will not identify all past, present or likely defects, nor will it mention whether defects are earthquake related. A lot of time has passed since the main Canterbury earthquakes. This makes it difficult to identify the time or cause of any related defects.

Descriptions in the report of the systems or appliances relate to the existence only of such systems or appliances and not to adequacy or life expectancy. Any area or component of the building, item or system not specifically identified in the report as having been inspected was excluded from the scope of the inspection.

The inspection will not assess compliance with the New Zealand building code NZS 3604 for any construction work undertaken prior to 1993, including the New Zealand weather tightness code E2, or any structural aspects other than as commented in the report.

We will not inspect and will not comment in the report on geological stability, soil conditions, underground services and life expectancy of materials. The report does not include the structural engineering state of the building/s or property.

The report should not be construed as a full weather tightness assessment as no invasive investigation methods will be undertaken during the inspection, unless otherwise agreed with CPR and the property owner.

## Terms and Conditions

### 1. DEFINITIONS

1.1 “CPR” means Canterbury Property Reports Limited (NZBN 9429046430472)

1.2 “Customer” shall mean the customer/purchaser or any person or company acting or purporting to act on behalf of and with the authority of the customer/purchaser or any person requesting the report from CPR.

1.3 “Price” shall mean the cost of the Products as agreed between the Company and the Customer pursuant to clause 5.5 and includes all disbursements, but subject to clauses 5.2 and 5.3 of these terms and conditions.

1.4 “Report” shall mean the electronic inspection report produced by CPR relating to the subject property.

### 2. ACCEPTANCE

2.1 Any instructions received and expressly accepted (either in writing or verbally) by CPR

from you for the supply of a Report (once accepted by CPR) constitute a binding contract and acceptance by the Customer of the terms and conditions contained herein.

### 3. PRICE

3.1 The Price payable for the Report by the Customer shall be as agreed in writing or verbally between the Customer and CPR at the time of acceptance of these terms and conditions. The standard pricing structure is based on the cost of inspecting a standard four bedroom dwelling with two bathrooms and one lounge room, subject to:

- a. an additional fee of (from) \$150.00 including GST for the review and comment on documentation relating to “As Is, Where Is” properties (see above); and
- b. an additional fee of \$120.00 including GST per hour for any additional reporting required or necessitated due to access limitations identified at the time of the initial inspection; and
- c. an additional fee of \$50 including GST (per room) if the dwelling includes any additional rooms over and above the standard dwelling referred to above (including, but not limited to offices, media rooms, additional family rooms and sleepouts / additional garages); and
- d. an hourly rate of \$120.00 Including GST per hour will be applied for re-inspections and amendments to the initial report as needed if CPR is required to re-attend the property for any reason.
- e. an additional fee of \$70.00 including GST if the Customer requires the Report to be delivered in paper format.
- d. Our advertised report prices are based on a maximum property size, being – 4 bedroom, 2 bathrooms and 1 living area, and does not include additional out buildings such as sleepouts or additional garages.
- e. Properties older than 1950’s may require an individual quote due specialist equipment and additional time needed.
- f. Property’s with directly fixed monolithic cladding systems will be subject to a risk review and will require individual pricing.

### 4. PAYMENT

4.1 Unless otherwise agreed, payment of the Price for the Report is required to be made in full before CPR will release the Report to the Customer.

4.2 Payment of the Price by the Customer shall be made in full and without any deduction or set-off.

4.3 If the Customer fails to make payment of the Price, in addition to CPR’s right to recover the Price from the Customer as a debt owing, CPR shall be entitled to charge interest on the Price at the rate of 2.5% per month or part month.

4.4 Any expenses, disbursements and legal costs incurred by CPR in the enforcement of any rights contained in these terms and conditions shall be paid by the Customer, including any actual solicitor’s fees or debt collection agency fees.

4.5 If paying by credit card, there will be a convenience fee of 3%

### 5. LIMITATIONS OF LIABILITY

5.1 The contents of the Report are valid for 30 days from the date of the inspection.

5.2 The Report is prepared solely for the Customer. Accordingly, (but subject to the limitations stated below) CPR’s liability in respect of the contents of the Report is limited solely to the Customer. CPR disclaims all responsibility and accepts no liability to any other party for anything done or not done in reliance on the Report.

5.3 CPR does not accept liability or responsibility for any information supplied to it by third parties that may appear in the Report.

5.4 Except as otherwise provided by statute, CPR and its agents shall not be liable for any

loss or damage of any kind whatsoever, arising from the contents of the Report (including but not limited to any defect identified or un-identified in the inspection and/or Report; any claim, defence or any other legal cost which is directly or indirectly caused by, or in connection to, or arises directly or indirectly out of the actions or effects of mould, fungi, mildew, rot, decay, gradual degradation, micro-organisms, bacteria, protozoa or any similar or like forms in any building or structure; or the failure of the building/s or structure to meet or conform to the requirements of the New Zealand Building Act 2004 and associated regulations and the New Zealand Building Code. Further, CPR shall not be liable to the Customer for any consequential loss whether suffered or incurred by the Customer or another person and whether in contract or otherwise and irrespective of whether such loss or damage arises directly or indirectly from the Report supplied to the Customer.

5.5 CPR and its agents shall not be liable to the Customer for any loss or damage occasioned to the dwelling (whether as a result of invasive testing or otherwise) in the process of undertaking the inspection for the purposes of producing the Report. Acceptance of these terms and conditions by the Customer shall constitute an unlimited waiver of the Customer's right to bring a claim against CPR for any such loss or damage suffered by the Customer.

5.6 The Customer shall indemnify CPR and its agents against all claims and loss of any kind whatsoever however caused or arising and without limiting the generality of the foregoing of this clause whether caused or arising as a result of negligence of CPR or otherwise, brought by any person in connection with any matter, act, omission, or error by the Company, their agents (including solicitors) or employees in connection with the Report.

5.7 The Consumer Guarantees Act 1993, the Fair Trading Act 1986 and other statutes may imply warranties or conditions or impose obligations upon CPR which cannot by law (or which can only to a limited extent by law) be excluded or modified. In respect of any such implied warranties, conditions or terms imposed on CPR, CPR's liability shall, where it is allowed, be excluded or if not able to be excluded only apply to the minimum extent required by the relevant statute.

5.8 Notwithstanding the foregoing, if CPR is found to be liable to the Customer pursuant to these terms and conditions, in contract, tort, negligence, breach of statutory duty or otherwise, the maximum liability of CPR shall be limited to a sum not exceeding the Price.

## 6. COPYRIGHT AND INTELLECTUAL PROPERTY

6.1 CPR owns and has copyright in the Report and the Customer may use the Report only if the Price has been paid in full.

6.2 The Report is intended for the use of the Customer only. The Customer may disclose the Report to the Customer's professional advisers, but in all other respects will not disclose the Report to any third party, without the express consent of CPR.

6.3 The Customer agrees that they will not forward the Report to any third parties in the event of the Customer selling the subject property, or otherwise

## 7. CANCELLATION

7.1 The Customer may cancel an inspection no less than 48 hours before the inspection is due to commence. If the inspection is cancelled less than 48 hours before the inspection is due to commence, the Customer will be required to pay a \$100.00 cancellation fee.

7.2 The Customer is obligated to provide safe access to all areas of the property that need to be inspected. If the Customer fails to provide a safe environment, the inspector has the unrestricted right to refuse to undertake an inspection of the property/ area. The inspector has the unrestricted right to cancel an inspection if he/she feels that there is a threat to



his/her safety. A \$100.00 cancellation fee will be charged to the Customer if the property is un-safe to inspect. The Customer will then be required to re-book an inspection, once the property is safe and secure enough for the inspector to complete the inspection.

#### 8. WARRANTY

8.1 CPR does not provide any warranty in respect of the contents of the Report.

#### 9. MISCELLANEOUS

9.1 CPR shall not be liable for delay or failure to undertake the inspection or produce the Report if the cause of the delay or failure is beyond CPR's control.

9.2 Failure by CPR to enforce any of these terms and conditions shall not be deemed to be a waiver of any of the rights or obligations that CPR has under these terms and conditions.

9.3 Where these terms and conditions are contrary with any instruction received from the Customer, these terms and conditions shall prevail.

9.4 If any provision of these terms and conditions shall be invalid, void or illegal or unenforceable, the validity, existence, legality and enforceability of the remaining provisions shall not be affected, prejudiced or impaired.

9.5 These terms and conditions shall be governed by and construed in accordance with the laws of New Zealand.

#### 10. SCOPE OF REPORT – WEATHERTIGHTNESS INSPECTIONS

10.1 The Customer has engaged CPR to produce the Report in respect of a monolithic (or similar) clad dwelling.

10.2 The Customer acknowledges that dwellings of this sort pose unique risks as a result of (without limitation) incorrect installation, and materials that are susceptible to comparatively fast deterioration.

10.3 The inspection undertaken by CPR will be undertaken to the best of CPR's knowledge, skill and ability, having regard to all relevant factors, but limited to the extent that:

- a. no comment will be made in respect of any maintenance or repair that has been undertaken following the date of initial installation of the materials;
- b. no invasive testing will be undertaken unless the Customer specifically requests CPR to do so. Accordingly, no comment will be made as to the condition of the framing or other elements of the construction of the dwelling behind the cladding unless an invasive test is authorised;
- c. regard is only given to the state of the dwelling at the time of the inspection; and
- d. otherwise in accordance with these terms and conditions.

#### Additional Documentation Review

EQC Scope of works checks + Engineer documentation review for "As Is" or other engineer documents

- EQC Scope of works checks will incur an additional charge of (from) \$100.00 Including GST on top of a full inspection.

- "As Is" documentation review or other Engineer documentation review will incur an additional charge of \$150.00 Including GST.

#### Additional documentation review:

If CPR is required to conduct an additional document review of EQC or other Engineers documentation, the following shall apply:

- The aim of this inspection is to identify any areas or concern or significant defects that do not appear to have been completed or repaired properly
- This inspection does include a roof and sub floor visual inspection from the access hatches only (If this inspection is part of a full report then the roof space and subfloor will be fully

inspected if accessible)

- This inspection does not involve the use of any specialist equipment (Unless part of a full report)
- Floor levels and / or moisture testing is not included in this inspection (unless part of a full inspection which includes floor levels – Or if requested separately)
- No invasive testing will be undertaken
- This inspection is visual only
- Please note, it is very hard to confirm minor cosmetic defects as being earthquake damage or typical building movement and or wear and tear
- A marked up scope of works or other documentation will be provided as needed via email or attached to a report.
- This inspection is not a structural assessment

#### Other Information

This inspection will be in line with the "Residential Property Inspection" standards NZS 4306:2005 - The client may request a signed Residential Property Inspection standards certificate.

#### Floor Levels:

The aim of the floor level assessment is to understand if there is any minor or major floor level issues. levels are taken in each corner of the room and to the center of the room where accessible. For larger rooms we take measurements approx. 2 meters apart. Floor levels are annotated in photos for each room and will not be produced on a floor plan of the dwelling unless a floor plan has been provided by the client. Floor plans can be created by CPR if required for an additional cost of \$200 Incl GST. If floor slopes are indicated in a floor level assessment, further and more accurate investigations are recommended and in some cases an engineer's involvement may be needed. CPR do not measure the distance between heights that have been plotted in the floor level assessment unless we deem necessary.

Important note for great report presentation:

Please Note: CPR include a lot of photos in our reports including photos within all rooms and spaces – If we are undertaking a pre-sale inspection in particular, we would recommend taking this into account if you wish the report to present the property in a tidy state.

The building inspector has the following qualifications and organization memberships:

- NZ qualified builder
- Extensive building industry experience including - Residential, Commercial and Earthquake remediation.
- LBP - Licensed Building Practitioner
- Member - Certified builders and or Master Builders

#### Report Exclusions:

The following services have not been inspected or tested as systems and services can have multiple functions and operating techniques that we cannot be expected to comment on... Heating units , Fixed heating sources, Underfloor heating, Wall fan heaters, Wall panel heaters, Night store heaters, Towel rails, Air ventilation systems, All gas systems, Ovens , Stoves, Range hoods, Heated Mirrors, Waste disposal units, Electrical circuits, Watering systems, Security alarm systems, Built in speaker systems, drop down projector screens ,Outdoor lighting, Spa pools, Swimming pool systems, Septic tank systems, Water tank systems, Irrigation systems, Solar heating and power systems and storage, Built in vacuum systems, Fire alarm systems, Smoke alarms. We recommend checking that systems are functional on pre settlement inspection, Clients may need to organize inspections by a

qualified specialist in the correct field as needed. We do not fully report on all external landscape items / minor structures.

PLEASE NOTE: NOT ALL PHOTOS IN THIS REPORT ARE OF DEFECTS - GENERAL EXAMPLE PHOTOS ARE WIDELY USED. IDENTIFIED DEFECTS WILL BE ANNOTATED WITHIN THE PHOTOS



## General Inspection Information

### Client Details

**Name:**

Peter and Jane Flannery

### Job / Property Details

**Property Address**

15 Oakview Lane, Cashmere, Christchurch


**Date and Time of Inspection**

20.09.2022 12:00 NZST

**Inspector Name**

Mitch King

**Inspector Signature**



20.09.2022 15:12 NZST

**Report inclusions / Exclusions**

Moisture testing

Weather Tightness Assessment

### Inspection details and Property information

**Present at time of inspection?**

Tenant

**Weather conditions:**

Fine

**Property Age**

1990's

Basic property information is obtained by using PropertyValue.co.nz.  
More accurate build dates should be confirmed within the property Lim report or other related property information documents.

<https://www.propertyvalue.co.nz/>

TC rating information can be obtained by using the below link.

<https://propertysearch.canterburymaps.govt.nz/#/>

**Property type:**

Standalone house

Number of bedrooms:

4

Number of bathrooms:

2

Building structure type:

Type C - Concrete floor slab on grade

Was the dwelling furnished

Yes - Furniture or belongings may have obstructed defects

Overall general condition of the main areas of the dwelling

Overall condition of external cladding

Good condition for age

Overall Condition of roofing

Good condition for age

Common Items / observations noted throughout the property

The above listed items are classed as typical imperfections or defects that are commonly observed throughout the dwelling. These items may not be repeatedly commented on or photographed in all areas throughout the dwelling / property.

## Moisture testing

### Non Invasive Moisture Testing

Non-Invasive Moisture testing has been undertaken with a Trotec T660 Moisture Meter. Moisture meter reading Guide:

0-40 = Dry                      40 - 80 = Damp                      80 Plus = Wet

If there are any damp / wet readings, they will be marked up in the corresponding photos throughout the report for clarity . Moisture readings have been taken in areas generally deemed to be of risk or areas that are deemed to be problematic, these areas include but not limited to - bottom plates to ground floor areas, around windows, showers and other areas that can be of risk due to weather ingress and or areas of typical internal moisture risk ie. wet rooms etc.

CPR will not take photos of each and every area tested throughout the dwelling. However, areas that show readings that exceed the required dry range will be photographed within the report and noted below.

Are there any current elevated moisture readings?

No elevated moisture readings have been recorded where tested

## Exterior

### Elevations

## North Elevation



Photo 1

Photo 2

Photo 3

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## South Elevation



Photo 4

Photo 5

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## East Elevation



Photo 6

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## West Elevation



Photo 7

Photo 8

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## Non-Invasive Visual Weather Tightness Assessment

By engaging us to undertake a weather-tightness assessment you agree to the following inspection Terms....

The type of cladding in question can in some cases hold elements of risk due to lack of correct construction details ,and / or general deterioration to the cladding and junctions over time, and or having no cladding cavity which in turn does not allow the cladding to breathe and / or correctly dry out or effectively drain water away from the cladding system. This inspection will be undertaken to the best of CPR's ability at the time of the inspection, giving consideration to all relevant factors.

As properties have been maintained over the years and painted and repaired in some instances, CPR shall not be bound to comment or provide any opinion on how the cladding has been maintained in the past. This inspection is purely based on the condition of the cladding at the time of the Inspection.

The Inspection is a visual non-invasive inspection only – No invasive inspections will be

undertaken. As such CPR's report to you shall not contain any opinion regarding the state of repair of the cladding that is not visually apparent.

If this inspection / assessment is part of a full inspection, we always recommend to have non – invasive moisture testing completed.

This inspection does not include an assessment of the condition of the framing or any other elements behind the cladding as they cannot be seen, without an invasive inspection

As part of the report the Inspector will comment, on and take photos of any areas of concerns and provide recommendations where needed.

Please keep in mind that the best way to gain clarity if there are any issues with a cladding system is to invasively inspect the property (This will not be undertaken unless requested and consented to by the vendor / owner) – Please speak to us about other non-invasive inspection options.

Whilst CPR endeavours to complete the inspection and report with all necessary skill, care and diligence, CPR does not accept any liability in respect of matters falling out side of the scope of the inspection ,any unseen damages or any future repairs needed to the property.

We recommend that buyers undertake their own research regarding the cladding type to understand the risks associated with the cladding systems the periodic maintenance that is needed.

All plaster repairs and maintenance should be completed and signed off by a specialised / qualified exterior plastering professional.

#### Additional Information

Please note that this type of cladding holds elements of risk due to there being no breathable cavity between the cladding and the framing. Potential risk can also be added if there are flat roofs and internal gutters along with no soffit overhangs. This type of cladding generally only relies in sealants to keep junctions weathertight. Exposed sealant will break down over time therefore periodic maintenance is needed.

The following chart is a diagnosis guide set out by the New Zealand Government Department of Building and Housing.

The non-invasive weather tightness assessment included in this report is classed as "Step 2 - Non-invasive investigation" of the diagnosis guide.

**Step 1: Pre-site work and visual investigation**

Receiving owner's briefing, sourcing documents, meeting building occupants, visual building inspection inside and out

**Step 2: Non-invasive investigation**

Non-invasive investigation to identify potential problem locations that require further investigation

**Step 3: Invasive investigation**

Invasive tests to determine moisture levels and presence of timber decay

**Step 4: Destructive testing**

Cut-outs for inspecting construction detailing and framing, with timber sample collection for on-site and laboratory analysis

**Step 5: Defect analysis**

Evaluating evidence to identify causes and consequences of moisture entry, the extent of the damage and potential for future damage

**Step 6: Remediation recommendation**

Developing a cost-effective remediation proposal which meets the relevant regulatory requirements, with cost estimates

**Step 7: Reporting**

Assembling the investigation, evidence and recommendation into a logical and comprehensive report

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Exterior

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Plaster Cladding:

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Cladding type:

Plaster render over polystyrene substrate directly fixed to framing (no building paper sighted)

Cladding condition	Good condition for age
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Plaster cladding is generally well maintained and appears to have been coated in recent times



Photo 9      Photo 10

Evidence of plaster substrate:	Substrate has been identified within the wall cavity
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Photo 11

Condition of vents and penetrations:	Good condition
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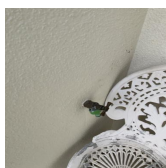


Photo 12

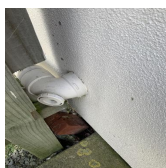


Photo 13

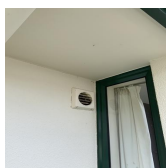


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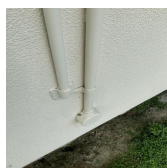


Photo 15

Cladding Junctions:	Minor maintenance required
	Observations noted

- Recommend sealing the change of cladding junction where the plaster cladding meets the cement sheet cladding to the north east corner of the garage.
- Minor untidy finish noted to the PVC moulding on the south west corner of the garage
- Minor typical cracking has been noted were the main entry fence meets the cladding - Control join is recommended (no concern)



Photo 16

Photo 17

Photo 18

## Ground clearances:

Clearances are suitable throughout



Photo 19

Photo 20

## Head flashings:

Head flashings have not been installed which is typical for the era of the dwelling - Window heads appear suitably sealed

Window and door heads are well protected by the soffit overhangs



Photo 21

Photo 22

## Are windows and or Joinery items well sealed:

Yes

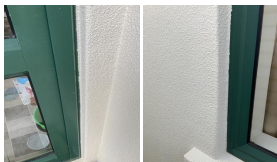


Photo 23

Photo 24

## Are items fixed to the cladding well sealed:

Yes - Suitably sealed





Photo 25

Photo 26

Photo 27

**Are there sufficient soffit overhangs:**

Yes the dwelling features sufficient soffit overhangs



Photo 28

Photo 29

**Are the roofing systems and associated junctions in good condition**

Yes



Photo 30

**Is there any current moisture ingress or moisture staining / deterioration to internal areas:**

No obvious risks observed

**Over all Weather Tightness conclusion:**

The cladding is currently in good condition and dwelling is to a suitable weather tight standard with no significant defects noted.

#### Periodic Maintenance Recommendations

- Cracks or splits in the cladding material
- Moisture staining or other visible water damage areas
- Silicone between the joinery and wall junctions must be completely water tight
- Gutters cleaned out regularly
- Gardens well away from the cladding system to stop wicking
- All penetrations on the exterior completely sealed
- Mould and moss or colour degradation
- Items mounted or connected to the cladding should be well sealed
- Blistering or fading paint work
- Cladding is 175mm above the ground (Lawn or garden) - 100mm from a paved surface - Sometimes these are performance based checks

- Repaint in membrane specialised paint
- Good size soffits for weather deflection
- Sometimes a few upgrades and preventions can protect your monolithic dwelling for years to come

All plaster repairs and maintenance should be completed and signed off by a specialised / qualified exterior plastering professional.

## Interior Moisture Testing

### Interior

#### Bedrooms

##### Bedroom 1

##### Moisture Readings

No elevated readings

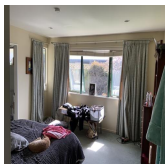


Photo 31



Photo 32

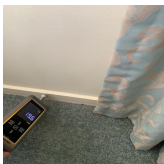


Photo 33

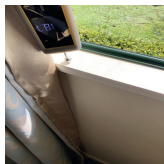


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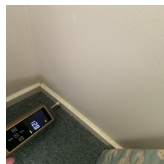


Photo 35

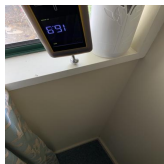


Photo 36

##### Bedroom 2

##### Moisture Readings

No elevated readings

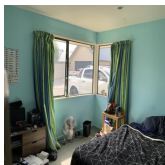


Photo 37

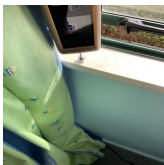


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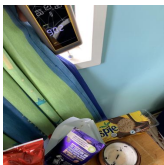


Photo 39

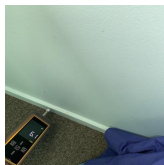


Photo 40

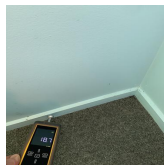


Photo 41

##### Bedroom 3

##### Moisture Readings

No elevated readings

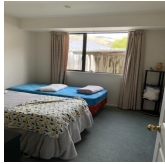


Photo 42



Photo 43

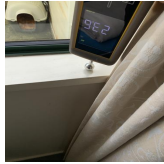


Photo 44

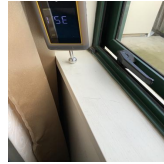


Photo 45

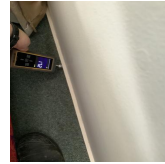


Photo 46

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## Bedroom 4

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### Moisture Readings

No elevated readings

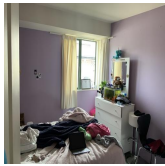


Photo 47



Photo 48



Photo 49

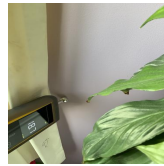


Photo 50

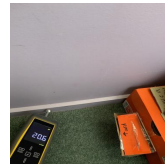


Photo 51



Photo 52

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## Bathrooms

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### Bathroom 1

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### Moisture Readings

No elevated readings



Photo 53



Photo 54

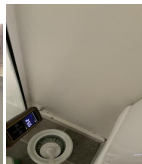


Photo 55

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### Bathroom 2

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### Moisture Readings

No elevated readings



Photo 56

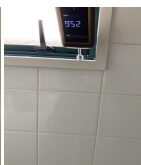


Photo 57



Photo 58

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## Lounge Rooms

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### Lounge Room 1

Moisture Readings

No elevated readings

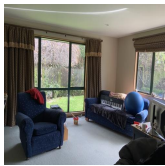


Photo 59

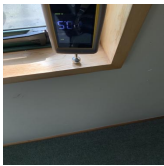


Photo 60



Photo 61

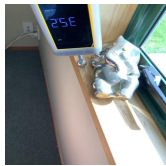


Photo 62

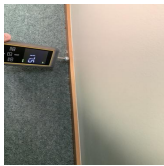


Photo 63



Photo 64

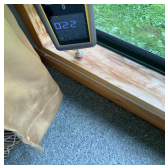


Photo 65

Lounge Room 2

Moisture Readings

No elevated readings

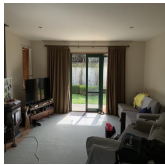


Photo 66

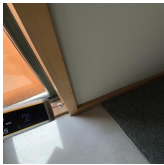


Photo 67

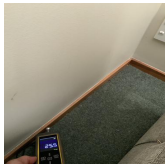


Photo 68

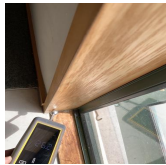


Photo 69



Photo 70

Toilet

Moisture Readings

No elevated readings

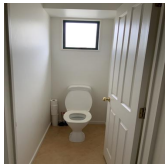


Photo 71

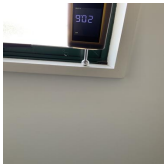


Photo 72

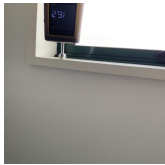


Photo 73

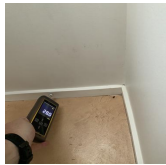


Photo 74

Kitchen

Moisture Readings

No elevated readings



Photo 75

Photo 76

Photo 77

## Dining

### Moisture Readings

No elevated readings

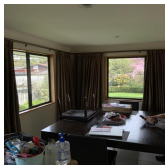


Photo 78

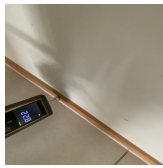


Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84

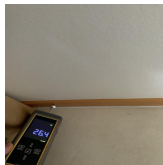


Photo 85

## Hallway

### Moisture Readings

No elevated readings

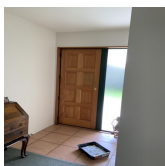


Photo 86

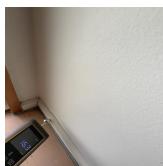


Photo 87



Photo 88

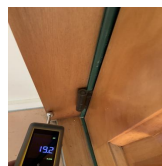


Photo 89

## Laundry

### Moisture Readings

No elevated readings



Photo 90



Photo 91



Photo 92

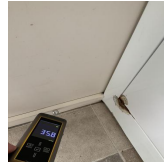


Photo 93



Photo 94



Photo 95

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## Garage

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### Moisture Readings

No elevated readings

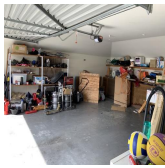


Photo 96

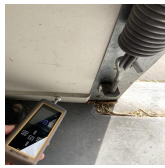


Photo 97



Photo 98



Photo 99

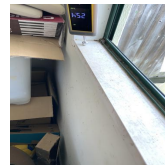


Photo 100



Photo 101

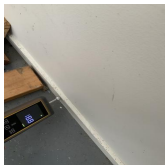


Photo 102



## Appendix



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6





Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18





Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30





Photo 31



Photo 32



Photo 33

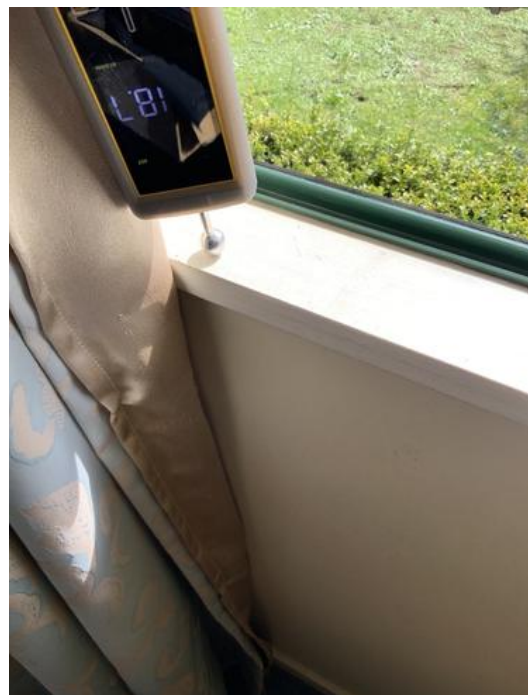


Photo 34





Photo 35



Photo 36



Photo 37



Photo 38



Photo 39

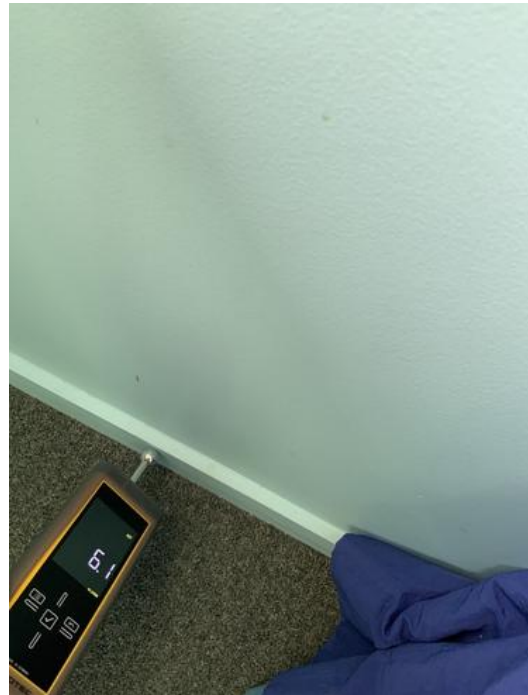


Photo 40

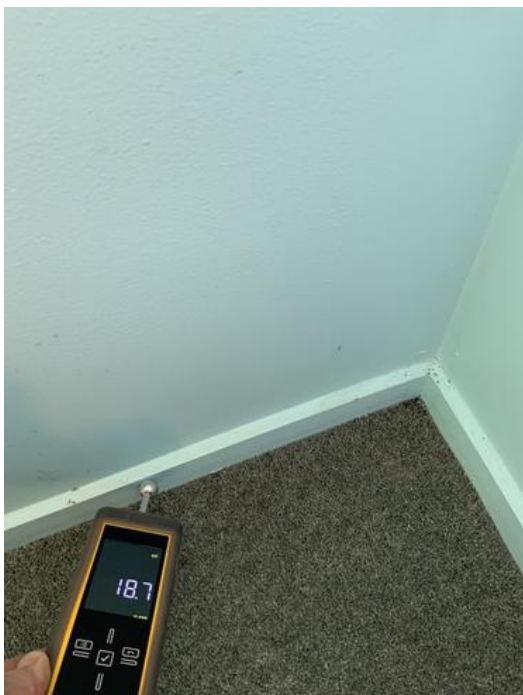


Photo 41



Photo 42

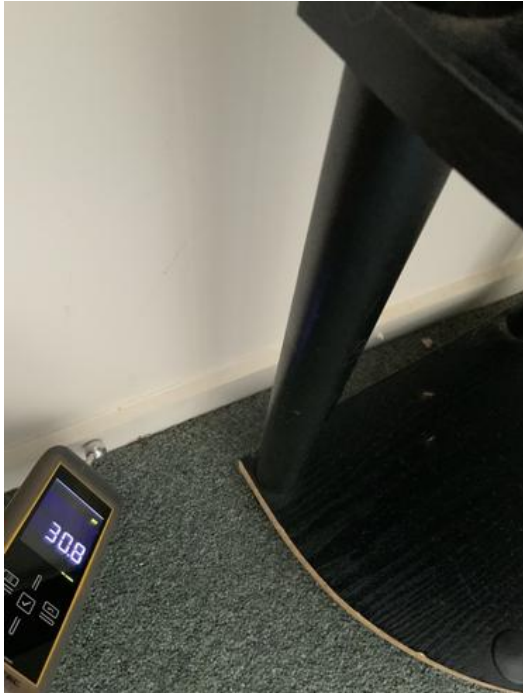


Photo 43



Photo 44



Photo 45

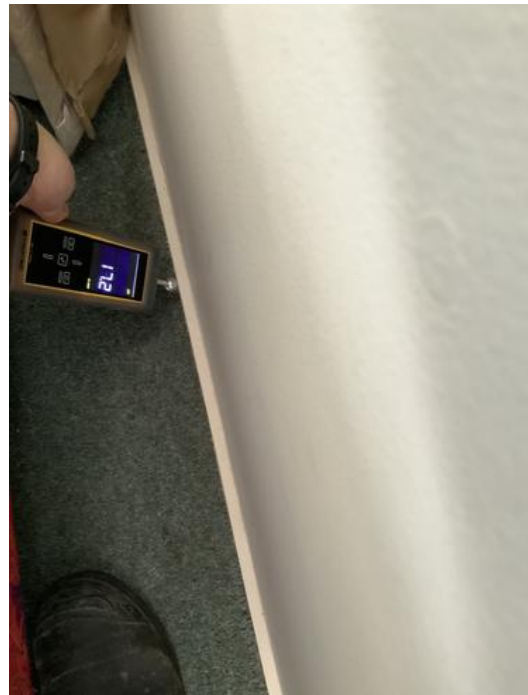


Photo 46





Photo 47



Photo 48



Photo 49



Photo 50

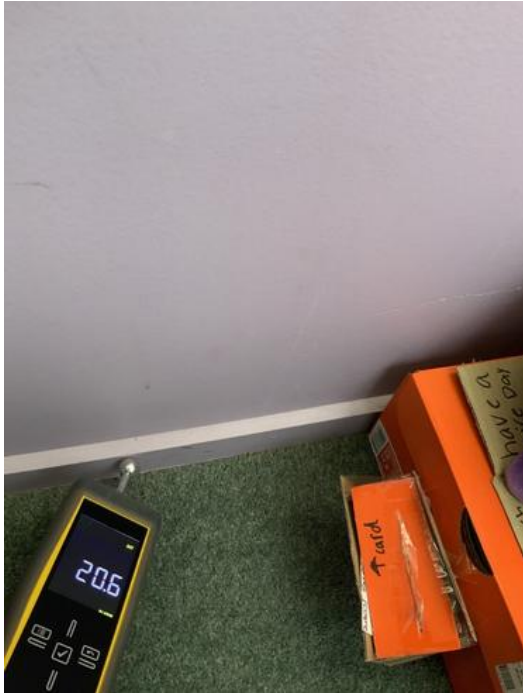


Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57

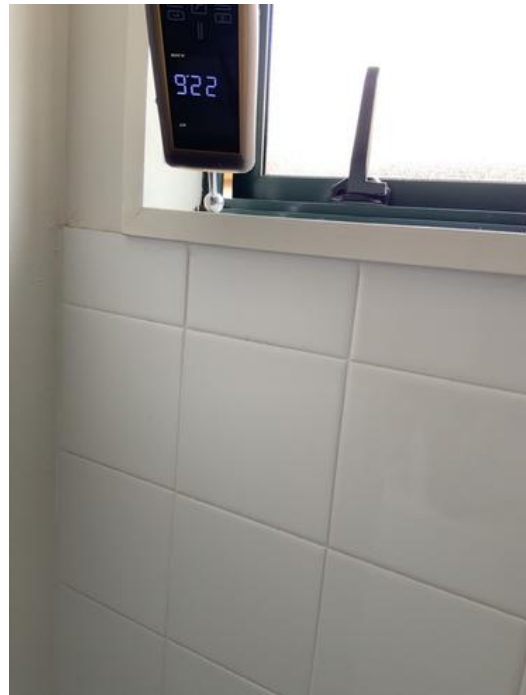


Photo 58



Photo 59

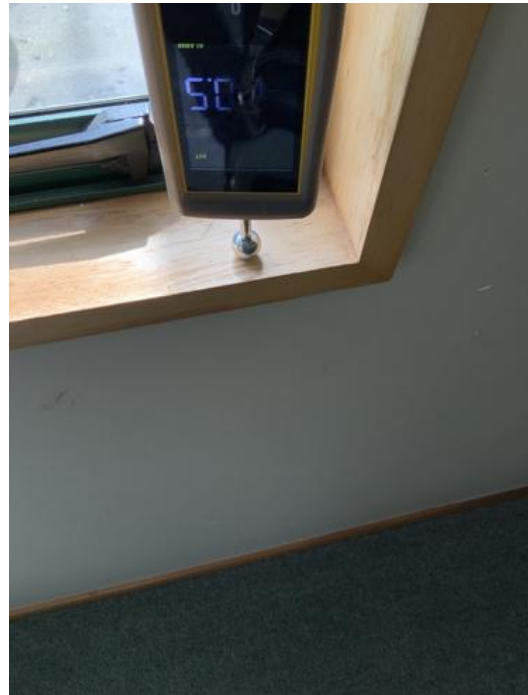


Photo 60



Photo 61



Photo 62





Photo 63



Photo 64



Photo 65



Photo 66



Photo 67

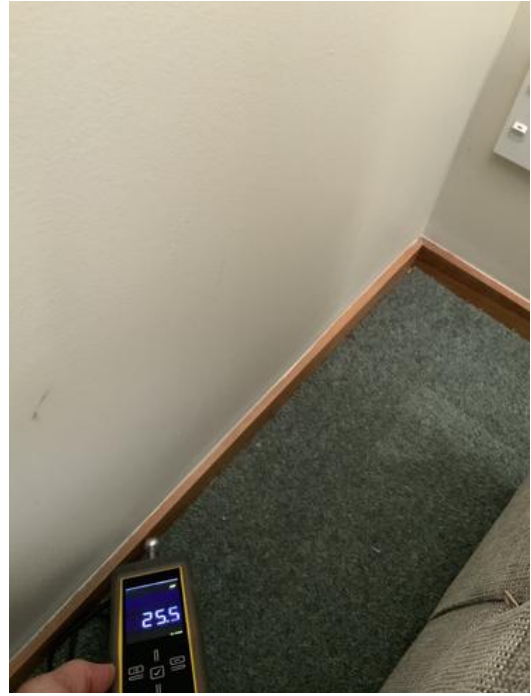


Photo 68



Photo 69



Photo 70



Photo 71

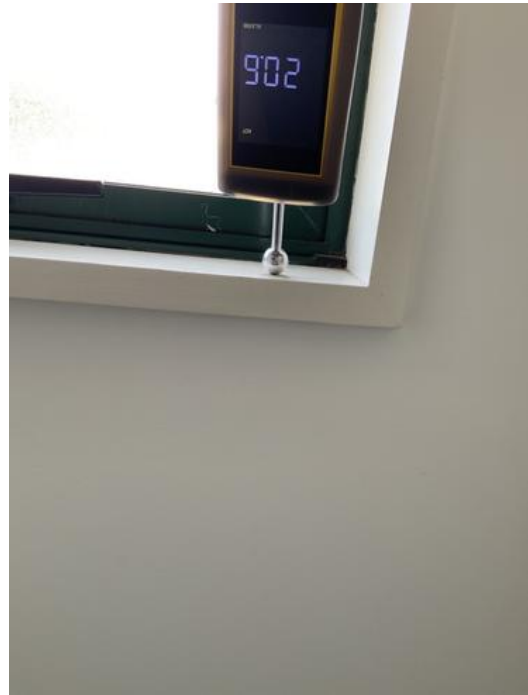


Photo 72

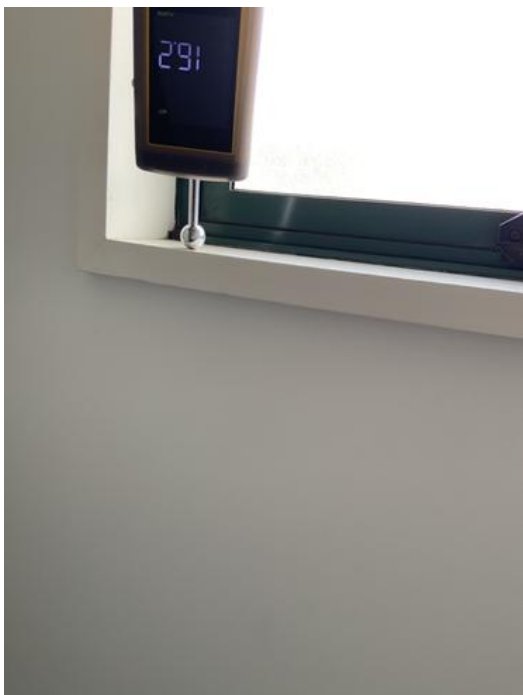


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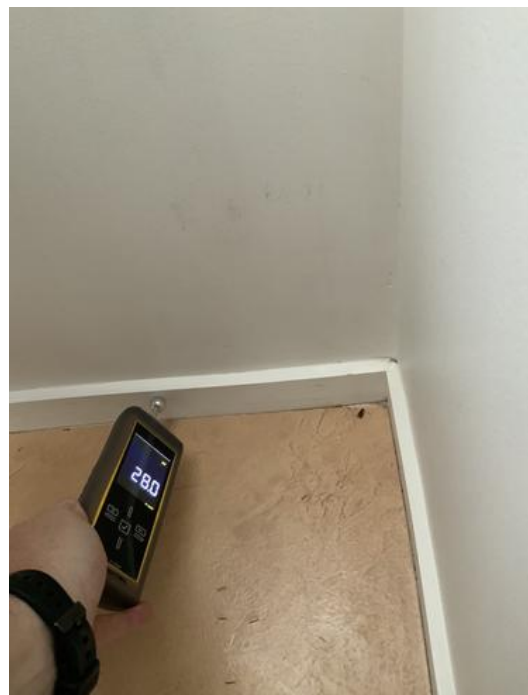


Photo 74





Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84

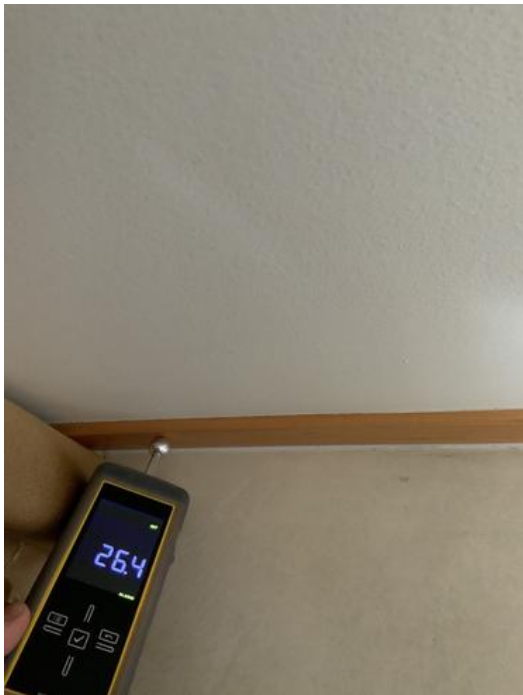


Photo 85



Photo 86





Photo 87



Photo 88

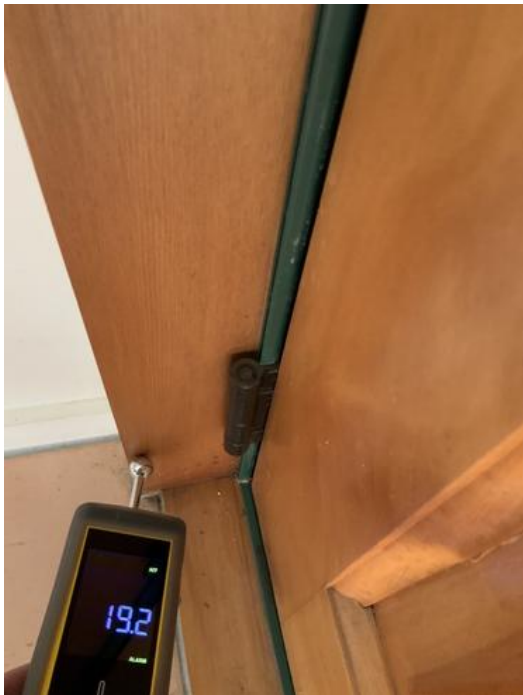


Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94





Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102