



**REDLBP.**

BUILDING REPORTS & PROPERTY INSPECTIONS

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# PRE-PURCHASE BUILDING REPORT

Property Address	46A Pacific Road, North New Brighton, Christchurch 8083		
Client	Lynley Hands		
Date of Inspection	22nd May 2023	Time	9:00 am
Inspector	Jamie Chapman National Certificate in Carpentry		
LBP Number	137228		
Inspection Type	Pre-Purchase Report		
People Present	Inspector, Owner		
House Occupied	Yes		





# CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

**REDLBP**  
BUILDING REPORTS & PROPERTY INSPECTIONS

**Company:** JBC Builders Ltd trading as RedLBP

**Client:** Lynley Hands

**Date of Inspection:** 22nd May 2023

**Site Address:** 46A Pacific Road, North New Brighton, Christchurch 8083

**Inspector:** Jamie Chapman

**Qualifications:** National Certificate in Carpentry

The following areas of the property have been inspected:

Inspection	Yes	No	Limited	N/A
Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Subfloor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Exterior	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof Space	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessory Units, Ancillary Spaces and Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

## Certification:

I hereby certify that I have carried out the inspection of the property site at the above address in accordance with NZS 4306:2005 Residential property inspections - and I am competent to undertake this inspection.

**Name:** Jamie Chapman

**Date:** 22nd May 2023

**Signature:**

(for and on behalf of REDLBP)

An inspection that is 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 any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

**Note \*** please refer to TERMS of ENGAGEMENT

# LIMITATIONS, CONDITIONS, REPORT TYPES & SCOPE OF REPORT

## PRE-PURCHASE BUILDING REPORT

This report type is to identify the structural aspects of the dwelling, and report on the type, location, and quality of each aspect. It is not designed to replace the input from an engineer, however, will highlight any items that require further investigation from other professionals. This report type will also advise on areas of weathertightness, however, this is a non-invasive visual inspection and further investigation may be required. Should further investigation be required, the correct professional will be recommended. This is not designed to replace a report completed by a qualified Building Surveyor, however, it is designed to satisfy the requirements of lenders and homeowners that the property will fulfil the requirements of being structurally sound and fit for purpose. This report is not a defects list and should not be construed as such. The property report does not contain any assessment in relation to any item which is subject to a special purpose report (items will be mentioned as they are part of the property).

1) The scope of the report will be limited to:

- a. Significant defects
- b. Particular attributes
- c. Gradual deterioration; and
- d. Significant maintenance required

2) It will exclude:

- a. Legal title
- b. Building warrant of fitness and services prescribed on a compliance schedule
- c. Planning, resource consent issues
- d. Building consent issues
- e. Long term maintenance planning
- f. Rental property tenancy inspections
- g. Heritage obligations
- h. Compliance the Body Corporate rules, the terms of memorandum of cross lease or a company title occupation agreement.
- i. LIM – Land Information Memorandum

## VERBAL

This report type will identify and report on all aspects of the property, and information is collected in exactly the same way it is onsite for a written report. A phone call will take place after the inspection to run through all the items of significance that have been identified during the property visit. Verbal reports do not comply with the NZ Standard as they are not in written format, however, the information gathered onsite is the same as when a written report is completed should the report need to be changed from a verbal to a written at a later date.

## **METH TESTING**

This will be completed via samples taken from rooms as required by the homeowner, to test for the presence of methamphetamine in a property. The findings will be tabled and reported on within this document if requested by the homeowner. The testing will be completed by a qualified and experienced laboratory. It is conclusive as per the lab terms and conditions. Turnaround times for testing may be delayed at any time due to issues arising outside the inspectors' control. This includes delays in couriers, holiday closing dates and the like. Meth test results will be passed on as soon as they are available.

## **FLOOR LEVELS**

Floor levels will be undertaken using a Zipline Pro-2000 and will be shown via a grid paper layout of the property that is not to scale. A section of commentary will be given providing general recommendations and tolerances as per NZS3604:2011, NZS 3109-1987, MBIE, BRANZ. This is not designed to replace an engineer; however, the findings will assist in concluding if further professional advice is recommended.

## **GENERAL**

This report has been completed via a non-invasive inspection and provides recommendations only to items that were able to be seen. Where access has been unavailable, this has been noted in the report. Any items not able to be seen due to access either by location or furniture etc impeding visual inspection or camouflage are deemed not covered by this report. The Report is to be used by the Client only as guidance for evaluation of the condition of the premises and is not intended as an all-encompassing Report dealing with the Premises from every aspect. The Report is not intended to provide an indication of value, worth or suitability of the Premises. This report should be seen as a general guide from a qualified trade professional providing a snapshot of the property and its elements. It is not designed to advise a potential buyer on the advisability of purchase, rather to provide enough information to satisfy the client and the lender on the elements of the property from a general perspective. Where qualified building recommendations have been inappropriate, recommendations from sub-trade experts have been given and noted. The experts may include electrical inspectors, weathertightness experts, engineers, and surveyors. The inspection should not be misused as a form of compliance inspection as per the local authorities, nor should it be used as any guarantee or warranty of the present or future adequacy or integrity of any of the systems reported on in the property. This report is not a weathertight assessment. Please note that although moisture readings will be taken and will be reported on if they are deemed to be outside of a general tolerance, this does not replace the recommendations of a trade qualified weathertightness expert, and any readings taken are of a non-invasive type only. Any descriptions presented within this report, are based on trade knowledge and experience. These should be taken as general estimates only, based on the opinion of the qualified LBP completing the report and there may be cause for variation. Should any disputes arise due to the content of this report, this will be actioned as per the terms and conditions accepted at the time of booking the inspection. In all inspections, the inspector will not touch or move vendor's, tenant's or occupant's possessions or other items within the house and RedLBP inspectors will not be responsible for linings, flooring and other areas not able to be seen because of such possessions or items obscuring line of sight observations. This applies equally where carpeting, mats and so on might be obscuring/covering a view of any issues or defect in concrete or wooden flooring. The Inspector shall not disassemble equipment, or undertake any intrusive or destructive inspection,

moving of furniture, appliances or stored items, or excavation. The report is valid only for a period of 30 days after release to the Client, after which time the premises will require re-inspection to determine the currency of the report together with any changed circumstances which may affect the premises.

This report contains information obtained by inspection, sampling, testing or other means of investigation. Unless specifically stated otherwise in this report, RedLBP has relied on the accuracy, completeness, currency, and sufficiency of all information provided to it by, or on behalf of, the Client or any third party, and has not independently verified the information provided. RedLBP accepts no responsibility for errors or omissions in, or in the currency or sufficiency of, the information provided.

The assessment of any apparent defect which may occur intermittently or usually occurs after regular use will not be reported nor any defect that is only evident with prevailing weather.

This report must be read in its entirety, it may not be reproduced in part by any individual.

Only the named owner of the report may use the information contained within the report.

The purchaser of this report has purchased the right to review the information contained within the report. All information remains the sole property of RedLBP Ltd.

Written reports completed by Red LBP follow the voluntary standard NZS4306:2005.

Note. This report has been produced as a result of a visual-only inspection of what was seen at the time and day of the inspection. The report is general in nature and is not intended as a substitute for professional advice. Nor does it purport to a survey plan of the site of the building. If further clarification is needed on any comments or any explanation at all, is required on any part of the report or photos then please contact the writer as soon as possible.

# EXECUTIVE SUMMARY

The overall condition of the house is average. This is in context of the average condition of similar buildings of approximately the same age, type of construction and material type.

As stated in this report the external joinery reveals are made of MDF, and most reveals have minor to significant damage.

MDF (medium density fibre-board) reveals were withdrawn from the market following the realisation that they are sensitive to moisture. A higher level of maintenance should be expected than timber reveals. Managing moisture is essential.

Have a specialist in exterior joinery investigate and report on maintenance and repairs required.

Install a door seal at the bottom of the shower glass door to prevent any further moisture issues.

The dwelling was originally built in the 1990s with the structural alteration to the roof system in 2022 (as per trademe add) with the addition of new purlins and roofing.

Areas not inspected or accessed sufficiently - Roof space.

The reason for not inspecting these - Roof only viewed from a ladder.

All attempts will be made to view safely, but if unable to inspect the areas, they will be viewed from the best vantage point accessible to all viewable areas in the inspector's line of sight, with photos taken for reference.

The data and statistical information presented in this report were gathered from reliable, commonly utilized industry sources for survey purposes. While we have made every effort to ensure the accuracy of the information, in many cases, we cannot directly verify the information at its source and therefore cannot guarantee its accuracy.

The dwelling is structurally sound and fit for purpose



## PROPERTY IDENTIFIERS

Address	46A Pacific Road, North New Brighton, Christchurch 8083
Legal Description	FLAT 1 DP 353018 ON LOT 50 DP 29518 HAVING SHARE IN 832 M2
Certificate of Title	217216
Land classification	Wind Zone - Medium - BRANZ - GIS. Land Technical Category Two TC2 Sea Spray Zone
Weather	Sunny
Soil	Wet
Site Exposure	Open to sea front

## BUILDING DESCRIPTION

The property was originally built in the 1990s and is located in North New Brighton . It is a cross-lease title situated on a rear section that is flat.

The dwelling is one storey with three bedrooms and one bathroom. Internally, the property has heating that consists of a heat pump which is located in the living room, dining room and kitchen. The water system is heated by an electric hot water cylinder. The internal linings are plasterboard and are decorated with paint. The floors are concrete with floor coverings being carpet and vinyl planking.

The foundation system is a concrete slab on grade with the dwelling being timber construction. The exterior joinery is aluminium and is single-glazed. The property is clad with board and batten with a paint coating. The roof is profiled metal. There is a garage, that is detached from the house, with double capacity. The driveway is concrete.

Generally, the property has a living aspect of south and includes hard landscaping that consists of a deck and concrete paths, soft landscaping of gardens and trees.

# BUILDING ELEMENTS

The following is a summary of the building elements inspected:

Type	Inspected
<b>Foundation</b>	
Type C1 - Timber framed dwelling on concrete floor with light-weight cladding.	Not viewed
<b>Wall Framing</b>	
Timber framed - wall	Not viewed
<b>Roof Space</b>	
Timber framed - roof Timber framed - roof	Limited access
<b>Interior Linings</b>	
Laundry - Entrance	Viewed
Kitchen - Living room - Dining room	Viewed
Hallway	Viewed
Bathroom	Viewed
Bedroom 1	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed
<b>Roof System</b>	
Timber framed - roof	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Viewed
<b>Exterior Cladding</b>	
Board & batten	Viewed
<b>Exterior Joinery</b>	
Single-glazed aluminium joinery with MDF reveals.	Viewed
<b>Outbuildings</b>	
Garage	Limited access
<b>Consentable Items</b>	
Conservatory	Viewed

# Foundation

Type - C1 - Timber-framed dwelling on a concrete floor with lightweight cladding.

Height above finished ground - Minimum heights have been reduced due to - Raised gardens and Subsequent paving.

Minimum heights of floor above ground should be 150 mm to paved ground, 225 mm to unpaved ground.

Cracking - None observed.

Dampness - None visible at time of inspection.

## Recommendations:

The floor slab height at this property is approximately 100mm above the ground level, this was the minimum allowable clearance when this property was built and is typical for a property of the era. (90's – early 2000's)

The floor levels were checked using a self-levelling laser.

Concrete slab surface level - Within 6 months of new, BRANZ suggests concrete slabs be level to within  $\pm 10$  mm of the specified floor level in any one room or space.

The maximum permitted surface deviation is  $\pm 3$  mm in any 3 m of length.

NZS 3109-1987 IN STIU CONSTRUCTION

- Length and height of component -

-  $L < 0.5$  mtr =  $\pm 10$  mm,

-  $L < 1.5$  mtr =  $\pm 12$  mm,

-  $L < 3.0$  mtr =  $\pm 15$  mm,

-  $L < 10.0$  mtr =  $\pm 20$  mm ,

-  $L < 10.0$  mtr =  $\pm 0.002L$ .



Photo 2

The floor where checked with a self leveling laser.

# Wall Framing

Readings using a Trotec T660 non-invasive moisture tester were taken from a minimum of three points from inside of all exterior walls and wet areas where accessible i.e. around all windows, doors, bottom plates and wet areas.

No elevated moisture readings were detected in any wall framing, all were normal at the time of the inspection.

Elevated moisture levels were detected around the external joinery, with visible swelling to the MDF reveals refer to the external joinery section for further information.

The condition of the internal framing is unknown.



Photo 3

Elevated moisture level detected on window reveal in bedroom 2.



Photo 4

Elevated moisture level detected on door reveal in the entrance way.

# Roof Space

The ceiling space was viewed from the top of a ladder via a manhole located in the hallway. Access hatch size - 392MM/392MM

All attempts will be made to safely view, but if unable to inspect the area, it will be viewed from the best vantage point accessible to all viewable areas in the inspector's line of sight, with photos taken for reference. Not all areas of the roof space structure can be seen and the purpose of our inspection is to check for any overall significant defects from a visual inspection.

Roof frame construction and connections - Pitched timber framing. Connections not all visible.  
Condition - No issues visible.

Roofing underlay - Bituminous self-supporting paper. Condition - No visible issues.

Obvious structural alteration - Yes, new purlins were added for the new roof, this is restricted building works.

Ceiling construction - Timber ceiling battens visible.

Vermin and insects - No visible signs during the inspection.

Electrical - Modern TPS (Tough Plastic Sheath) wiring visible.

Non-Electrical wiring - Aerial/Data - Visible and unsupported.

Plumbing - All pipework sighted is in a tidy order. Header tank. No visible leaks.

Insulation - Glass wool.

Thickness of insulation visible - Over 100mm.

Coverage - Segments - must be fitted tightly between ceiling timbers - Acceptable.

Discharges into the roof space - No.

Stored items - No.

## Recommendations:

The minimum manhole access size for viewing a roof space is 450 mm x 400 mm. This must also be accessible from a 3.6 m ladder. Where these requirements are not met, a reasonable attempt will be made, providing health and safety requirements can be met.

Regular visual checks to roof space via manhole to check for any issues such as leaks or pest activity as part of regular maintenance.



Photo 5

Missing vent cover to the gable as seen from ceiling hatch.  
Recommend adding vent cover.



Photo 6

Photo of exposed data wires.



Photo 7

Insulation information.



Photo 8

Photo of roof space with glass wool insulation and timber roof structure.



Photo 9

The header tank is located in the ceiling space.



# Interior Linings

## Entrance

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted MDF reveals.

Internal doors - Hollow core.

Floor coverings - Vinyl planking.

Lights/Switch - Operational.

Electrical sockets - Not applicable.

Cupboards - Double - Doors - Hollow core.

Defects - Noted below.

## Laundry

Located - Entrance cupboard.

Laundry tub/sink - Built in timber with a stainless steel tub. Historical moisture damage is visible.

Taps & waste - Functional - Yes.

Leaks - Historical water damage visible to the cabinetry.

Type of plumbing - PVC waste.

Washing machine discharge - To the waste under the tub.

Water hammer - No noise or vibration noted.

Ventilation - Opening window.

Lights/Switch - Not applicable.

Electrical sockets - All accessible sockets were operational.

Defects - Non-visible.

In a condition expected for age.





Photo 10

Entrance way.



Photo 11

Elevated moisture readings around front door.



Photo 12

Internal walls with no elevated moisture readings next to front door.



Photo 13

Moisture damage to MDF timber reveals.

## Kitchen

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted MDF reveals.

Internal doors - Hollow core.

Benchtop - Sealed to cabinet/wall junction - Upstand.

Benchtop material - Laminate.

Benchtops level - Yes.

Damage - No.

Cabinetry - Functional - Yes.

Cabinetry requires maintenance - Yes.

Water hammer - No noise or vibration noted.

Sink - Leaks or visible issues - No.

Type of plumbing - PVC waste.

Cooktop - Electric - Functional - Yes.

Oven - Powered on only - Functioning - Yes.

Mechanical ventilation - Functional - Yes. Externally vented - Yes.

Floor coverings - Vinyl planking.

Dishwasher - Further investigation.

Lights/Switch - Operational.

Electrical sockets - Not accessible.

Cupboards - Single - Door - Panel.

Defects - Moisture damage to some cabinetry, refer to photos below.

In a condition expected for age and no significant issues.

It is outside the scope of this report to check the operation and performance of the appliances, these are checked only for power connection. It is recommended that appliances are serviced regularly to ensure proper safe operation.

**Recommendations:**

The dishwasher wasn't operational at the time of inspection. Further investigation required.



Photo 14

Living space.



Photo 15

Kitchen.



Photo 16

Minor damage to inside kitchen cabinet, slightly elevated moisture readings to kickboard but no leaks detected at the time of inspection. Recommend checking regularly for swelling or signs of leaks.



Photo 17

Minor adjustments required to allow operation of kitchen joinery.



Photo 18

Minor benchtop defect in join. Recommend sealing to keep moisture out.

## Hallway

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Not applicable.

Internal doors - Not applicable.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - Not accessible.

Cupboards - Single - Door - Hollow core.

Defects - None visible.

In a condition expected for age and no significant issues.



Photo 19

Photo of hallway. Recommend putting a latch set on the cupboard to allow door to stay closed.

## Bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted MDF reveals.

Internal doors - Hollow core.

Floor covering - Vinyl planking.

Cistern & pan - Floor mounted. Tested - Functional - Yes. There was an issue, it was not fixed down.

Vanity - Wall mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - PVC waste.

Splashback - None, painted plasterboard.

Bath - Inbuilt (enclosed cradle).

Taps and waste functional - Yes.

Shower - Enclosure.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Mechanical ventilation - Functional - Yes. Externally vented - Yes.

Heating - Yes.

Heated towel rail - No.

Lights/Switch - Operational.

Electrical sockets - Not accessible.

Cupboards - Not applicable - Hollow core.

Defects - Shower door missing bottom seal.

All wet areas, due to being exposed to water have the risk of water damage to surrounding elements that cannot be seen.

The inspection of showers is limited to testing only using the provided shower rose or handheld rose from outside the shower enclosure, this limits the ability to find leaks.

### Recommendations:

Seal all floor-to-wall junctions. Secure the toilet to floor. Replace the missing seal at the bottom of the shower door.



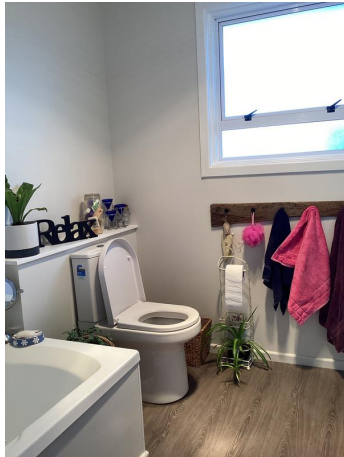


Photo 20

Bathroom.



Photo 21

Photo of toilet not properly secured to the floor. Recommend securing to avoid any damage or injury.



Photo 22

Elevated moisture reading next to shower.



Photo 23

Elevated moisture reading next to shower likely caused by the bottom seal missing on shower glass door. Recommend putting one on and monitoring for any swelling.



Photo 24

Ensure all wet areas are sealed against flooring and skirting.

## Bedroom 1

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted MDF reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Single - Door - Hollow core.

Defects - Refer to photos.





Photo 25

Bedroom 1.



Photo 26

The light switch in bedroom 1 not fixed to the wall. Recommend attaching to the wall.



Photo 27

No door handle. Recommend installation for ease of use.

### Bedroom 2

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted MDF reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Defects - MDF window reveals.



Photo 28

Bedroom 2.

### Bedroom 3

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single glazed - Standard glass - Painted MDF reveals.

Internal doors - Hollow core.

Floor coverings - Carpet.

Lights/Switch - Operational.

Electrical sockets - All accessible sockets were operational.

Cupboards - Double - Doors - Hollow core.

Defects - Refer to photo.



Photo 29

Bedroom 3.



Photo 30

Minor adjustment to bedroom 3 to allow easy use. Minor adjustment to door to restore functionality.

# Roof System

Type of roof construction - Gable roof.

Pitch of roofs - 15 - 20 degrees.

Pitch appropriate for materials - Yes.

Deflections of roof planes - No visible deflections in the roof lines at the time of the inspection.

All attempts will be made to safely view, but if unable to inspect, they will be viewed from the best vantage point accessible to all viewable areas in the inspector's line of sight, with photos taken for reference.

Roofing material - Profiled metal

Coating - Painted.

Condition of roofing material coating - No visible issues at the time of the inspection.

Fixings - Screw.

Laps - Correctly lapped.

Corrosion, damage to the roofing material.

Parapets - Not applicable.

Moss, moulds or lichen - None visible at the time of the inspection.

Roof-to-wall junctions - Not applicable.

## Recommendations:

The roof was viewed from the top of a 3.6-metre ladder to all accessible elevations.

Regularly removing foliage from gutters can prevent overflow and water damage, making it important to clean them out. Eaves & soffit widths measured from the external face of wall cladding to the outer edge of the overhang, including the fascia.

Recommend to clean and remove surface rust from the barge flashing on the garage as per the photo below.



Photo 31

Exterior roof, Profiled metal roof with screw fixings on the south side of the house.



Photo 32

South side of exterior roof as viewed from garage roof.



Photo 33

Minor rust. Monitor and clean as part of regular maintenance.



Photo 34

Photo of north gutter.

Flashings - Flashings as per their design are never completely visible, the inspector will view all areas accessible safely from a 3.6-metre ladder or safe vantage point.

Barge - Viewable areas only.

Material type - Metal.

Finish - Factory finish.

Condition - No visible issues at the time of the inspection.

Laps - No visible issues at the time of the inspection.

Ridges - Viewable areas only.

Material type - Metal.

Finish - Factory finish.

Condition - No visible issues at the time of the inspection.

Laps - No visible issues at the time of the inspection.

Penetrations

Type - Pipes.

Flashing material - Rubber.

Condition - No visible issues at the time of the inspection.

Flashings - No back flashing installed.

Sealants - No visible issues at the time of the inspection.

Signs of leaking - None visible at the time of the inspection.

### Recommendations:

Although the roof penetrations may have been compliant at the time of construction it is recommended that future maintenance would include the installation of a watershed back flashing is installed under any EPDM boot flashing with a pipe diameter over 85mm, as per, E2/AS1 permits the use of boot flashings where: the maximum roof pitch is 45°, the minimum pitch is 10°,



or if the base of the flange covers one or more complete troughs or if the pipe diameter is no more than 85 mm.



Photo 49

Boot flashing requires a back flashing.



Photo 50

Ridge flashing no visible issues.



Photo 51

Barge flashing no visible issues at the time of the inspection.



### Guttering

Type - External.

Material - PVC.

Snow straps - No.

Gutter guard - No.

Falls - Ponding visible.

Fixings/brackets - Minor repairs required.

Obstructions - Clear at time of inspection.

Droppers - No visible issues at the time of the inspection.

Damage/Corrosion/Leaks - None visible at the time of inspection.

Adequate outlets - Yes -No visible issues.

Moss and or lichen visible on or in the guttering system - None visible at the time of the inspection.

### Downpipes

Material - PVC.

Fixings - Some minor maintenance required.

Brackets - Some minor maintenance required.

Damage - Maintenance required.

Corrosion - None visible at the time of the inspection.

Leakage, blockages & discharge - No visible issues at the time of the inspection.

### Fascia & bargeboards

Material - Timber.

Finish - Paint. Recently re-coated.

Damage & corrosion or rot - No visible issues at the time of the inspection.

### Soffits & eaves

Material - Fibrous cement sheeting. Suspected Asbestos containing material.

Finish - Painted.

Damage, rot or corrosion - No visible issues at the time of the inspection.

Soffit width from cladding to fascia - 600 - 700mm

### Recommendations:

Regularly removing foliage from gutters can prevent overflow and water damage, making it important to clean them out.



Photo 52

Soffits to north side of the house. No visible issues.



Photo 53

Soffits to south side of the house.



Photo 54

Gutter to the southern side of the house.



Photo 55

Broken downpipe bracket on the garage, recommend replacing.

# Exterior Cladding

The exterior cladding was only viewed from any visible ground-level location or from any deck or balcony on the outside of the dwelling.

Type - Timber - Vertical board and batten. Fixed vertically.

Vented cavity - Unknown.

Finish - Painted.

Condition of finish - Flaking. General maintenance required.

Areas of rot or borer - Non visible.

Cupping or curling - None visible.

Cracks/splits - Areas noted.

Facings and trims - Areas requiring maintenance.

Ground clearance - Areas requiring attention.

Seals around doors and windows - Sealing required.

The exterior cladding was only viewed from any visible ground-level location or from any deck or balcony on the outside of the dwelling.

The gable ends are clad in a fibrous cement weatherboard

Finish - Painted.

Condition of finish - No visible issues at the time of the inspection.

Damage or maintenance required - No visible issues at the time of the inspection.

## Recommendations:

Keep garden beds and any other ground coverings below and away from the exterior cladding.

This is important for the cladding systems to function and to ensure moisture does not enter the home through capillary action.

Have the exterior fibre cement board tested for asbestos before any invasive work is undertaken.

Regular maintenance is necessary to keep the exterior surfaces clean and free from grime and contaminants, especially in areas that are not typically washed by rain, such as below spouting and eaves. Failure to clean these surfaces can lead to accelerated deterioration of construction materials. It's important to schedule normal maintenance over the next few years.



Photo 35

Exterior cladding. North and West elevation.



Photo 36

Exterior cladding. East elevation.



Photo 37

Flashing at change of cladding.



Photo 38

Exterior cladding. South elevation.



Photo 39

Recommend silicone to seal gap.



Photo 40

Roof space vent missing cover. Recommend adding a vent cover.

# Exterior Joinery

Single glazed aluminium joinery.

Coating - Powder coated.

Joinery rubbers - Maintenance or repair required, refer to the photos below.

Aluminium - Damaged (refer to the photos below).

Hardware - Repairs or maintenance required.

Weep holes and tracks - Clear of debris.

Condensation channel - Yes.

Reveals - MDF.

Finish - Painted. Requires maintenance.

Damage - Moisture damage to the painted surfaces.

Cladding/soffit junctions - No visible issues at the time of the inspection.

Exterior flashings - Headflashings installed.

Scribers - Sealed.

Entrance doors - Metal door and timber frame.

Garage joinery - Single glazed.

Defects - Refer to the photos below.

## Recommendations:

Keep weepholes and tracks clear of debris.

MDF (medium density fibre-board) reveals were withdrawn from the market following the realisation that they are sensitive to moisture. A higher level of maintenance should be expected than timber reveals.

Managing moisture is essential. Higher than normal moisture readings were indicated that may be due to condensation, or the joinery leaking. Further investigation will be required to locate the source of moisture and repair as necessary.

Have a specialist in exterior joinery investigate and report on maintenance and repairs required.





Photo 41

Photo of exterior joinery.



Photo 42

MDF swelling. This is common throughout the property.



Photo 43

Elevated moisture reading on MDF. This is common throughout the property.





Photo 44

Window hardware requires general maintenance.

# Outbuildings

## Garage

- Foundation system - Concrete slab on grade.
- Timber construction.
- Cladding - Metal profiled weatherboard.
- Exterior joinery - Pressed metal - Single glazed - Standard glass - No reveals.
- Roofing - Profiled metal.
- Linings - None -
- Garage door - Tilt door - Double - Aluminium - Not insulated.
- Lights/Switch - Light not working.
- Electrical sockets - Not applicable.
- Internal doors - Not applicable.



Photo 45

Garage.



Photo 46

Most areas in the garage was unable to view due to items obstructing the garage.



Photo 47

Garage door was unable to be tested due to a car parked in front



Photo 48

Minor moisture stain. New roof has since been put on.

# Consentable Items

## Conservatory

Exterior joinery - Single glazed aluminium.

Coating - Powder-coated.

Condition of the joinery - In a condition expected for it's age.

Rubbers and seals - Some requiring replacement or repairs.

Hardware - No visible issues at the time of the inspection.

Tracks & weepholes - Clear out debris.

Condensation channel - Yes.

Access door - Aluminium door and frame.

Roofing - Polypanel.

Roofing condition - No visible issues at the time of the inspection.

Cladding to soffit junctions - No visible issues at the time of the inspection.

External flashings - No visible issues at the time of the inspection.

Closed off from the home - Yes.

## Recommendations:

Clear gutters of debris and treat rust to gutters.



Photo 56

Roof of the conservatory.



Photo 57

Rust to conservatory gutters.



Photo 58

Exterior of the conservatory.



Photo 59

Clear conservatory gutters of debris.

## NON-STRUCTURAL SYSTEMS

The following is a summary of the non-structural systems in the dwelling:

System	Type
Driveway	Concrete
Boundary Fences	Timber. Profiled Metal.
Retaining Walls	Timber
Deck	Timber
Patio	Concrete pavers
Drainage	Gully-traps, stormwater risers, sumps.
Heating.Cooling.Ventilation	Heatpump
Services	Services Power, water and hotwater



# Driveway

Plain concrete.

Saw cuts - Yes.

Cracking - Areas of cracking visible.

## Recommendations:

General upkeep and maintenance of driveway by cleaning and keeping free of debris.



Photo 60

Photo of common driveway.



Photo 61

Driveway with visible cracking.



# Boundary Fences

Painted and unpainted timber palings and profiled metal fixed to timber rails with concrete and timber posts.

Condition of cladding - Damage (refer to photos).

Alignment - Refer to photos.

Post and rail condition - Areas requiring repair or replacement.

Average height - 1.8

## Recommendations:

Maintenance is required throughout the property with the boundary fences.



Photo 62

Concrete post requiring replacement.



Photo 63

Driveway fencing, general upkeep required.



Photo 64

Photo of rails not connecting on the post and separating.



Photo 65

Photo of 1.2m fence.



Photo 66

Photo of horizontal and vertical profiled metal fencing.

# Retaining Walls

Retaining walls

Type - Timber.

Height of retaining wall - 0.6

Rotation - Slight rotation.

Moisture - None visible at the time of inspection.



Photo 67

Retaining wall.

# Deck

Located on the north of the home, accessed from the living room.  
Timber deck over timber substrate with screw fixings.  
Connected to dwelling - No.  
Condition of visible timbers - No visible deterioration of timbers.  
Defects - None visible at the time of the inspection.

## Recommendations:

General upkeep and maintenance.



Photo 68

Deck, no visible issues.

# Patio

Plain concrete paths, and patio.

## Recommendations:

Clean down to remove moss and reduce slip hazard as part of regular maintenance.



Photo 69

Concrete path. Minor cracks throughout.



Photo 70

Concrete path. Minor cracks throughout.





Photo 71

Concrete path. Minor cracks throughout.

# Drainage

## Drainage

Gully traps were checked with no visible issues at the time of inspection.

### Recommendations:

The general adequacy of site drainage is not included in the report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection.

Surface water needs to be prevented from flowing into a trap by ensuring that the rim of the gully dish is at least: 25 mm higher than a paved surface and/or 100 mm higher than an unpaved surface. Gully traps should be accessible for cleaning and maintenance.



Photo 72

Bathroom gully trap.





Photo 73

Kitchen gully trap.

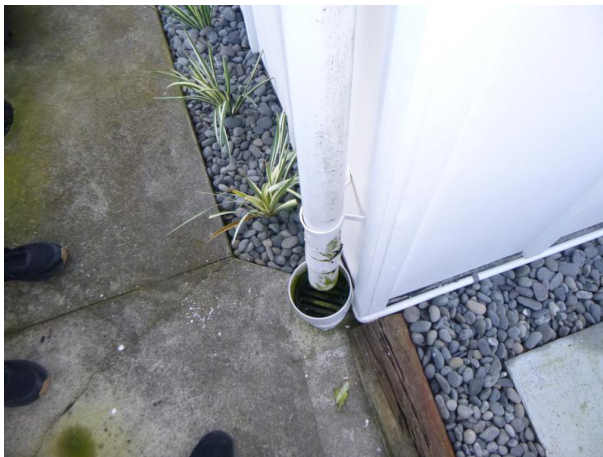


Photo 74

South facing downpipe.

# Heating.Cooling.Ventilation

Heatpump - Power connected at the time of inspection, full operation not tested.

Manufacturer - Mitsubishi.

Location - Living room.

## Recommendations:

Service as per manufacturer's recommendations. Clean heatpump filters every 4 - 12 weeks depending on the placement of the unit.



Photo 75

Heat pump outdoor unit. Rust visible due to been in the exposure zone.



Photo 76

Heat pump exterior unit.



Photo 77

Photo of heat pump, no visible issues at time of inspection.

# Services

Tested - Yes - No

Fire warning & control systems - Not Applicable.  
Heating systems - Operating at the time of inspection.  
Central vacuum systems - Not Applicable.  
Ventilation systems - Not Applicable.  
Security systems - Not Applicable.  
Security cameras - Not Applicable.  
Electricity services - Yes.  
Gas services - Not Applicable.  
Water services - Yes.  
Hot water services - Yes.  
Foul water services - Yes.  
Grey water recycling system - Not Applicable.  
Rainwater recycling system - Not Applicable.  
Solar heating - Not Applicable.  
Solar power/panels - Not Applicable.  
Aerials & antennae - No.  
Shading systems - Not Applicable.  
Telecommunications - No.  
Lifts - Disabled access - Not Applicable.  
Water pump - Not Applicable.  
Storm-water soak pits - Not Applicable.  
Distribution board - No.  
Header tank - Yes.  
Communications hub - Not Applicable

## Electrical

Electrical sockets - All accessible sockets and light switches throughout the house were tested at the time of the inspection - All sockets and light switches tested were operational.  
Distribution board location - Entrance.  
Earth stake - Location - Unable to be located.  
Exterior meter box - Location - On the South side of the dwelling.  
Electrical connection - Underground supply.

## Water heating

Type - Low pressure electric cylinder.  
Capacity - 180L.  
Approximate age - 1990  
Seismic bracing - Secure in place with shelving.

Area serviced - Entire house.

Water source - Town supply.

Sewage Disposal - Council sewer.

Recommendations:

All services should be tested and maintained by certified professionals to the manufacturer's specifications.

Fire and Emergency New Zealand recommend installing a smoke alarm in every bedroom, hallway, and living area and a minimum of one smoke detector fitted to every level of two-storey homes. You may also choose to install a heat alarm in the kitchen, laundry, bathroom or garage.

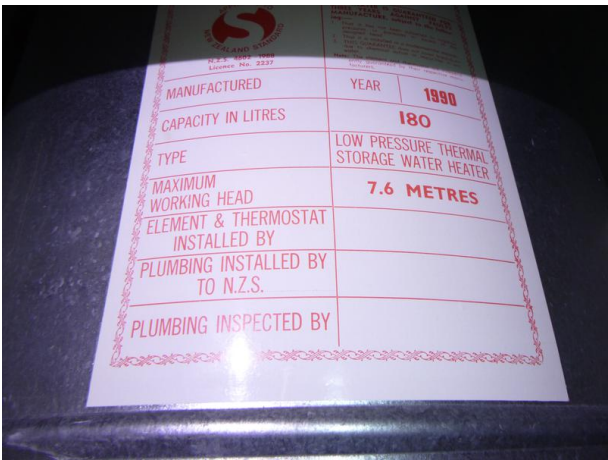


Photo 78

Hot water cylinder viewed from hallway cupboard.



Photo 79

Header tank view from ceiling space.



Photo 80

Meter box located from outside kitchen.



Photo 81

Satellite aerial located on west gable end.

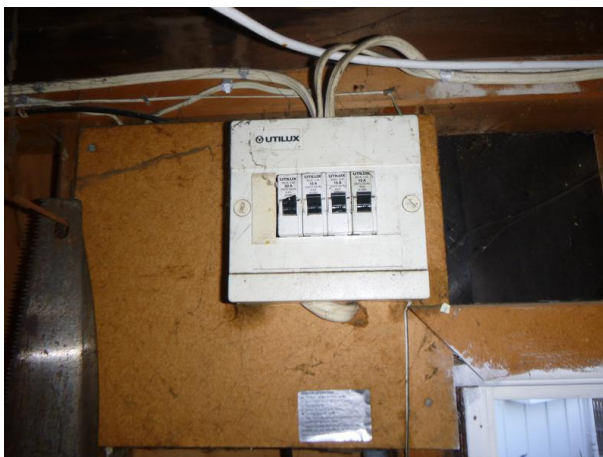


Photo 82

Garage switch board, located in the garage.



Photo 83

Distribution board located in the entrance way.



# CONCLUSION

This property was furnished at the time of inspection, this obstructs the view of some areas. We recommend that when the property is vacant, a final inspection be carried out prior to settlement, and areas hidden by furnishings, stored items and appliances be checked for any defects or moisture ingress.

The data and statistical information presented in this report were gathered from reliable, commonly utilized industry sources for survey purposes. While we have made every effort to ensure the accuracy of the information, in many cases, we cannot directly verify the information at its source and therefore cannot guarantee its accuracy.

No inspection of common property as per New Zealand Standards. Matters in relation to common property require further investigation through common property ownership. It is recommended the client's solicitor make necessary enquiries relating to the type of Common Property Title which pertains to this property (If there is one) as this will have bearing on repairs/maintenance responsibilities.

The dishwasher did not power on at the time of inspection, recommend further investigation.

Floor levels were checked using a self-levelling laser, all axis checked were within our building code of +/-10mm.

Overall the property is in good tidy condition for its age and has been well maintained over its life with only small minor aesthetic issues as detailed within the report.

Should any issues arise, ensure they are remediated quickly to safeguard against further consequential issues.

We recommend checking the records of the local territorial authority to ensure that all necessary permits, consents, and Code Compliance Certificates are obtained and that the materials and finishes match the approved plans. It is also important to confirm that the floor layout matches the plans.

It's important when carrying out maintenance or renovations to use licensed practitioners, where required. Hiring licensed builders, electricians, plumbers, gas fitters and drain layer helps make sure the work is done correctly, adheres to safety standards, and meets legal requirements. The use of unlicensed tradespersons may impact your insurance coverage and could ultimately result in higher costs if the work needs fixing later.

Generally, the interior of the house appears in a tidy condition. No immediate repairs are required, and any necessary repairs can be carried out as part of normal maintenance. Minor scuffs, marks and small areas of damage are evident which are to be expected and can be attended to as part of normal maintenance.

Relevant trade people, such as painters and carpenters should be engaged to remediate works that are outside of the homeowner's skill level, to any areas as deemed required.

It is important to carry out regular maintenance on a dwelling to identify and rectify minor problems before they become major, and to maintain weathertightness.

The dwelling is structurally sound and fit for purpose.