



Pre-Sale Property Inspection Report



**33 Monte Crescent
Lincoln**

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Property Report Information

Client Information

Client name: D Bennett.

Property Information

Property report number: 3922.

Inspection date & time: 06th January-2025 at 10:00 am.

Inspection address: 33 Monte Crescent, Lincoln.

Property orientation: For the purpose of this report, the elevation facing the road is East.

Orientation of living spaces: North.

Weather condition: Fine.

Temperature: 13°C

BRANZ wind zone: High.

Residential: Yes.

Occupied: Yes.

Furnished: Yes.

Electricity on: Yes.

Gas on: No.

Water on: Yes.

Water supply: Town.

Sewage disposal: Town.

Others present: The client – Part of interior inspection only.

Dwelling Description

Age: Approximately 2 years old, according to the 21/04/2022 date noted inside of the meter box.

Design: A single storey, three bedroom, two bathroom dwelling, with an attached double car garage.

Construction: Concrete slab foundation. Timber wall and roof framing. Brick veneer exterior wall cladding. Trapezoidal profile colour coated metal roof. Single glazed (Garage rear door only) and double glazed aluminium window and door joinery. Plasterboard interior linings. Concrete floor.

Company Information

Company name: AA House Checks Ltd.

Office phone: (03) 9635780.

Website: www.aahousechecks.co.nz

Professional indemnity insurance: (NZD) \$1,000,000 cover - LAUW (London Australia Underwriting) Pty Ltd.

Public liability insurance: (NZD) \$2,000,000 cover - Delta Insurance New Zealand Limited.

Building surveyor: Graeme Dubar.

Cell phone: 027 455 3399.

Email: graeme@aahousechecks.co.nz

Qualifications: Trade Certificate in Carpentry.

BOINZ - Building Officials Institute of New Zealand - Accredited Building Surveyor - No: 30000301.

BOINZ Level 1 - NZS 4306:2005 Residential Property Inspections.

BOINZ Level 2 - Earthquake Damage Property Inspections.

Experience: 29 years of building experience in New Zealand and Australia.

An estimator for the New Zealand Earthquake Commission (EQC) in 2011.

A building surveyor to AA House Checks Ltd since 2012.

Undertaken over 5000 property inspections in the Canterbury region.

BOINZ TA013 E2 Weathertightness course - 2017.

Scope & Limitations of Inspection

Scope:

You have retained our services and instructed us to complete a Pre-Sale inspection and provide you with a report of the present condition of the premises so you can make an informed decision or decisions. This report is offered as guidance only to any potential purchaser(s), purchasers are encouraged to obtain independent advice on the property.

Limitations:

The Limitations of this Report is carried out in accordance with NZS 4306:2005 and our Terms and Conditions you accepted. This is a report of a visual and non-invasive inspection; the report relates to the condition of the property at the time and date of inspection only. This report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection, not an all-encompassing report dealing with the property from every aspect.

This report is not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. Minor (cosmetic/superficial) defects are common to most properties and are a matter of personal subjectivity, these may include minor blemishes, cosmetic cracking, weathering, general deterioration, corrosion, unevenness and physical damage to materials and finishes that could be expected with age and general wear and tear. It is common for most of these minor defects to be rectified over the first few years of ownership, as redecoration or general maintenance are undertaken. While some minor defects may be noted, it is unrealistic for the Inspector to comment on all minor defects and imperfections in this standard property inspection report.

This report is intended only as a general guide to help the client make their own evaluation of the overall condition of the dwelling and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the Inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only.

Any suggestions or recommendations contained in this report are suggestions only and it shall be the responsibility of the person or persons carrying out the work to ensure the most appropriate remedy is carried out in conjunction with any further discoveries, warranty's or manufacturers recommendation and warranty's, and any necessary local authority consents obtained prior to proceeding with remedial work.

Report Information

Please ensure that you take time to clearly read and understand every page within this report. Each section of the report seeks to highlight any deficiencies found during the inspection so that you can easily identify what issues were discovered and see what action may need to be taken so you can make an informed decision or decisions.

All significant faults or defects are highlighted in the summary section as well as in the main core of this report. At the end of this report, you will find a signed Certificate of Inspection, internet links to qualified contractors, and a glossary with definitions of the terminology used throughout this report.

Photos in the report are to assist the readers understanding of a defect being referred too and or are examples of a defect and may not represent the total damaged areas. Room photos may or may not be included in this report due to the occupant's privacy considerations.

Colour Coding: The colour coding used in this report after a bullet point is only meant to be used as a guide and not to be relied on solely. From the information we have at the time of the inspection, we may not list a defect as being significant. This does not mean that the defect is not significant but will require further investigation to establish the full extent of the defect. Once further investigated, the defect may be deemed as significant by that specialist in the relevant field.

RED writing - A significant fault or defect, a significant cost to repair, a health and safety issue requiring a repair, further investigation or repair by an appropriate LBP / qualified contractor is recommended.

Purple writing - A fault or defect, further investigation or repair by an appropriate LBP / qualified contractor is recommended.

BLUE writing - A fault or defect / weathertightness issue, further investigation or repair by an appropriate LBP / qualified contractor is recommended to prevent the possibility of moisture ingress, which can lead to water damage to surrounding timbers, and moisture and dampness issues within the dwelling.

GREEN writing - A minor fault or defect, a repair which could be undertaken when the room is next redecorated or when exterior maintenance is being next undertaken. An area which will require maintenance in the future.

LBP (Licenced Building Practitioner) - Recommended for all significant repairs & weather tightness issues.

Summary

THIS IS A SUMMARY ONLY. Please read the entire report as there maybe comments and general information within this report that you may consider significant regarding the property.

Our reports are very detailed and may give the appearance that there are many faults with the property, the areas that we feel are significant and will require further investigation or a repair are listed below. All defects listed below or within this report should be put in context with the age of the property, many may be classed as general wear and tear. Every material used in the property can deteriorate over time as it ages, and most will need maintaining throughout its lifespan. All comments mentioned in this summary or in this report should be considered before purchase and advice sought from an appropriate LBP / qualified contractors if recommended.

In our evaluation process of the overall condition of the dwelling, we take into consideration, the type of materials used, style and the age of the dwelling. We then compared it with other similar types of dwellings based on this information to form our opinion.

No visible structural defects were identified in the dwelling or property.

Non-invasive moisture readings were in the dry range.

The condition of the interior of the dwelling overall is good.

Overall, the exterior of the dwelling is in good condition, some general maintenance was advised.

The section is in good condition overall.

With the required work and maintenance taken care of and then the ongoing maintenance kept up to standard, this could remain a tidy presentable home for some time to come.

For this property, we would describe it as being in good condition overall when compared to similar aged properties of this design and construction.

Thank you for using AA House Checks Ltd, we appreciated your business and wish you all the best.

Yours faithfully

Graeme Dubar



Director

Building Officials Institute of New Zealand - Accredited Building Surveyor

For and on behalf of AA House Checks Ltd

Interior Inspection

Entry

An aluminium exterior door opens to the east.

Ceiling linings: Plasterboard.

Walls: Brick.

Wall linings: Plasterboard.

Doors: N/A.

Windows: Double glazed powder coated aluminium joinery with painted reveals.

Floor covering: Vinyl plank.

Lights: Operational.

Electrical sockets: N/A.

Services: N/A.

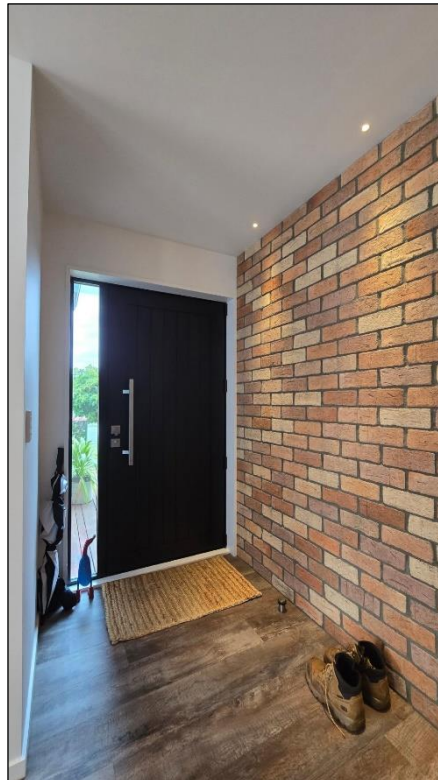
Storage: N/A.

Inspection impeded: Yes.

Moisture reading: Dry.

General note: N/A.

Defects / Maintenance: No significant defects were observed.



Hallway

Ceiling linings: Plasterboard.

Wall linings: Plasterboard.

Doors: Wooden - Hollow core flush panel.

Windows: N/A.

Floor covering: Carpet.

Lights: Operational.

Electrical sockets:

Services: Smoke alarm. Central heating/Ventilation ceiling vent. Light sensor.

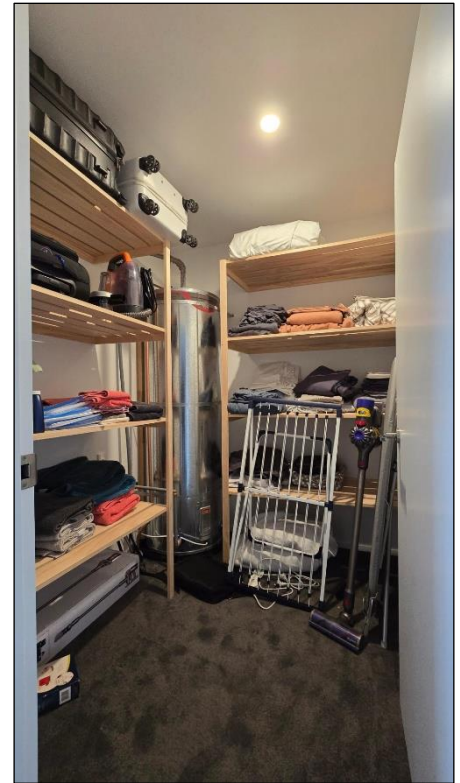
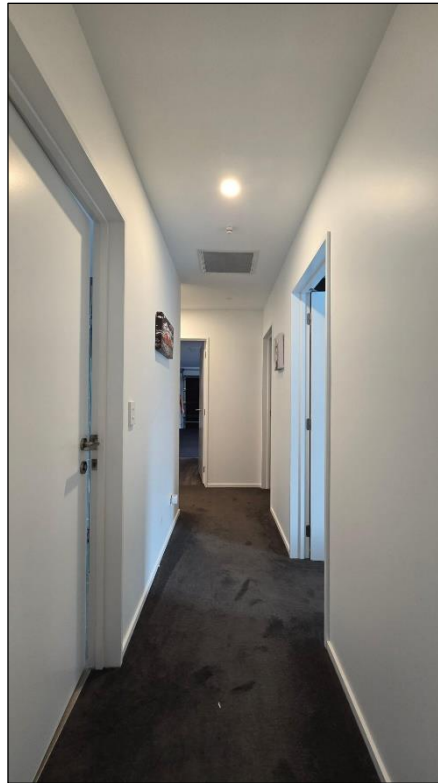
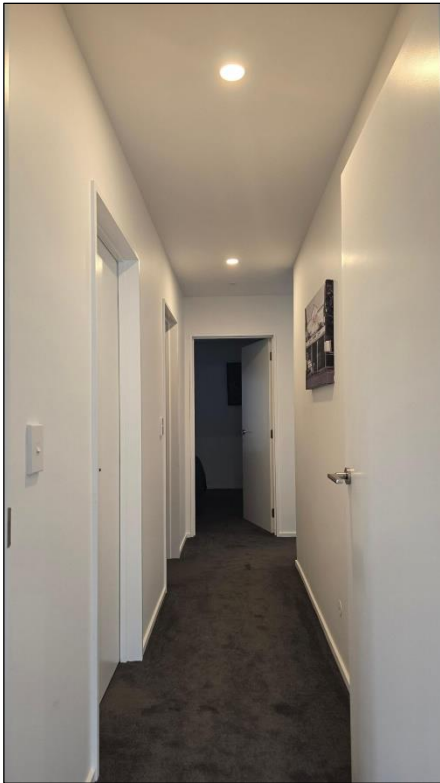
Storage: Linen cupboard.

Inspection impeded: Yes.

Moisture reading: Dry.

General note: N/A.

Defects / Maintenance: No significant defects were observed.



Master Bedroom

Located on the west side and incorporates an ensuite.

A double glazed ranchslider opens to the north onto a deck.

Ceiling linings: Plasterboard.

Wall linings: Plasterboard.

Doors: Wooden - Hollow core flush panel.

Windows: Double glazed powder coated aluminium joinery with painted reveals.

Floor covering: Carpet.

Lights: Operational.

Electrical sockets: Not accessible.

Services: TV & Internet jackpoints. Central heating/Ventilation ceiling vent. TV wall bracket.

Storage: Walk-in wardrobe.

Inspection impeded: Yes.

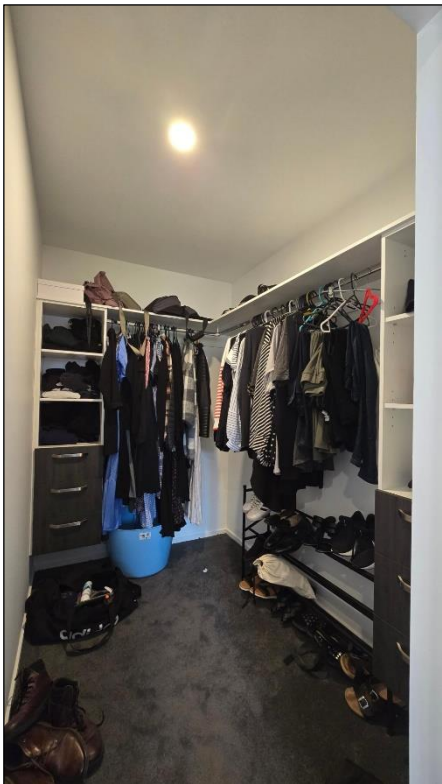
Moisture reading: Dry.

General note: N/A.

Defects / Maintenance: No significant defects were observed.







Ensuite

Located on the South side.

Ceiling linings: Plasterboard.

Wall linings: Plasterboard.

Doors: Wooden - Hollow core flush panel.

Windows: Double obscured glazed powder coated aluminium joinery with painted reveals.

Floor covering: Ceramic tiles.

Lights: Operational.

Electrical sockets: Operational.

Services: Heated towel rail - On.

Plumbing: Braided pipe. PVC waste pipe.

Tapware & Waste pipe: Operational - No Leaks.

Cabinetry / Mirror: Fixed wall mirror.

Splashbacks: Mirror.

Heating: Fan heater - Operational.

Ventilation: Mechanical - In-line extractor fan / ceiling vent – Operational.

Shower: Ceramic tiled wall and floor lined shower cubical, glass side panels and a glass door.

Shower pressure: Good.

Vanity: Single porcelain sink/benchttop, modular melamine cabinet and joinery.

Toilet: Dual flush cistern and a floor mounted toilet pan.

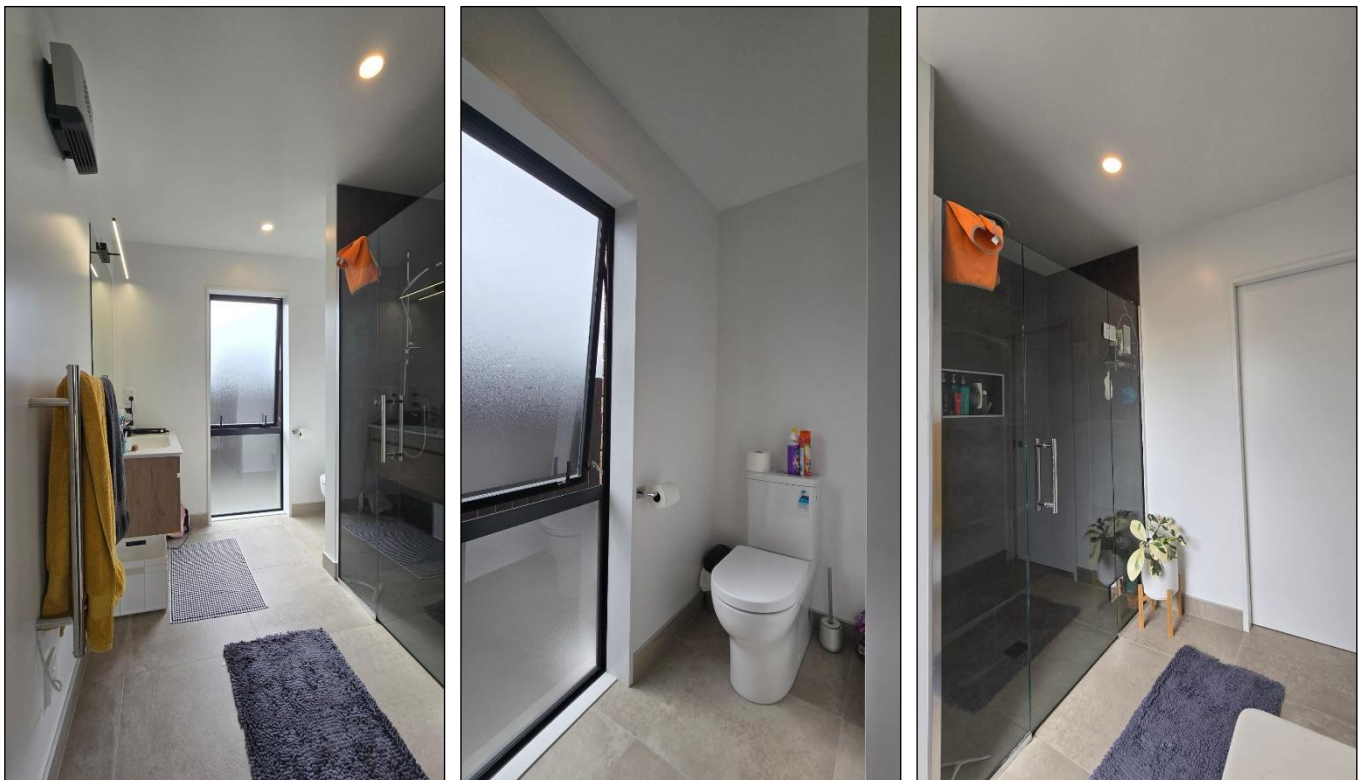
The toilet flushed, and the cistern refilled correctly.

Inspection impeded: Yes.

Moisture reading: Dry.

General note: N/A.

Defects / Maintenance: No significant defects were observed.



Bedroom 2

Located on the South side.

Ceiling linings: Plasterboard.

Wall linings: Plasterboard.

Doors: Wooden - Hollow core flush panel.

Windows: Double glazed powder coated aluminium joinery with painted reveals.

Floor covering: Carpet.

Lights: Operational.

Electrical sockets: Operational, some were not accessible.

Services: Central heating/Ventilation ceiling vent.

Storage: Small double built-in wardrobe.

Inspection impeded: Yes.

Moisture reading: Dry.

General note: N/A.

Defects / Maintenance: No significant defects were observed.





Bedroom 3

Located on the South side.

Ceiling linings: Plasterboard.

Wall linings: Plasterboard.

Doors: Wooden - Hollow core flush panel.

Windows: Double glazed powder coated aluminium joinery with painted reveals.

Floor covering: Carpet.

Lights: Operational.

Electrical sockets: Operational, some were not accessible.

Services: Central heating/Ventilation ceiling vent.

Storage: Small double built-in wardrobe.

Inspection impeded: Yes.

Moisture reading: Dry.

General note: N/A.

Defects / Maintenance: No significant defects were observed.





Bathroom

Located on the West side.

Ceiling linings: Plasterboard.

Wall linings: Plasterboard & Ceramic tiles.

Doors: Wooden - Hollow core flush panel.

Windows: Double obscured glazed powder coated aluminium joinery with painted reveals.

Floor covering: Ceramic tiles.

Lights: Operational.

Electrical sockets: Operational.

Services: Heated towel rail - Off.

Plumbing: Braided pipe. PVC waste pipe.

Tapware & Waste pipe: Operational - No Leaks.

Cabinetry / Mirror: Fixed wall mirror.

Splashbacks: Ceramic tiles. Mirror.

Heating: Fan heater - Operational.

Ventilation: Mechanical - In-line extractor fan / ceiling vent – Operational.

Shower: Ceramic tiled wall and floor lined corner shower, glass side panels and a glass door.

Shower pressure: Good.

Bath: An acrylic bath with ceramic tiled splashbacks.

Vanity: Single porcelain sink/benchttop, modular melamine cabinet and joinery.

Toilet: Dual flush cistern and a floor mounted toilet pan.
The toilet flushed, and the cistern refilled correctly.

Inspection impeded: Yes.

Moisture reading: Dry.

General note: N/A.

Defects / Maintenance: No significant defects were observed.





Laundry

Located within the dwelling, provides access to hallway and garage.

Ceiling linings: Plasterboard.

Wall linings: Plasterboard.

Doors: Wooden - Hollow core flush panel.

Windows: N/A.

Floor covering: Vinyl plank.

Lights: Operational.

Electrical sockets: Not accessible.

Services: N/A.

Storage: Storage cupboard.

Plumbing: Braided pipe. PVC waste pipe.

Tapware & Waste pipe: Operational - No Leaks.

Splashback: No - We recommend a splashback is fitted behind the sink to prevent the possibility of water damage to the wall linings, as good building practice.

Ventilation: Mechanical - In-line extractor fan / ceiling vent – Operational.

Sink: Single stainless-steel.

Bench top: Laminate.

Cabinetry / Joinery: Modular melamine cabinets and joinery.

Laundry cabinet: N/A.

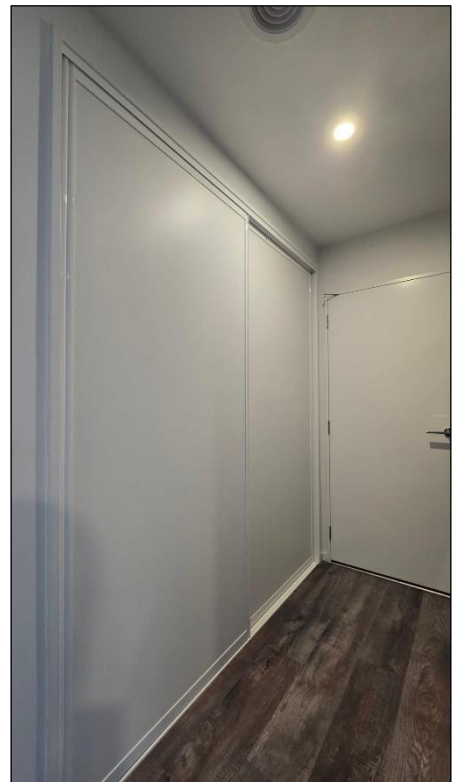
Washing machine discharge: Sink waste pipe / S-trap.

Inspection impeded: Yes.

Moisture reading: Dry.

General note: N/A.

Defects / Maintenance: No significant defects were observed.



Kitchen / Living / Dining Room

Located on the NE corner and incorporates a walk-in pantry and a study nook.

A double glazed ranchslider and double glazed ranchslider stackers all open to the north.

Ceiling linings: Plasterboard.

Wall linings: Plasterboard.

Doors: Wooden - Hollow core flush panel.

Windows: Double glazed powder coated aluminium joinery with painted reveals.

Floor covering: Carpet & Vinyl plank.

Lights: Operational.

Electrical sockets: Operational, some were not accessible.

Services: Smoke alarm. TV & Internet jackpoints. Central heating/Ventilation ceiling vents & control keypad.

Storage: N/A.

Plumbing: Braided pipe. PVC waste pipe.

Tapware & Waste pipe: Operational - No Leaks.

Splashback: N/A.

Ventilation: Mechanical - Rangehood ducted via the exterior wall.

Sink: Single stainless-steel.

Bench top: Engineered stone. Laminate - Walk-in pantry.

Cabinetry / Joinery: Modular melamine cabinets and joinery.

Appliances: Rangehood. Five ceramic element hob. Under bench oven. Dishwasher. Food waste disposal unit.

Inspection impeded: Yes.

Moisture reading: Dry.

General note: N/A.

Defects / Maintenance: No significant defects were observed.









Lounge

Located on the NW corner.

Double glazed ranchslider stackers open to the north onto a deck.

Ceiling linings: Plasterboard.

Wall linings: Plasterboard.

Doors: Wooden - Hollow core flush panel.

Windows: Double glazed powder coated aluminium joinery with painted reveals.

Floor covering: Carpet.

Lights: Operational.

Electrical sockets: Not accessible.

Services: TV & Internet jackpoints. Central heating/Ventilation ceiling vents.

Storage: N/A.

Inspection impeded: Yes.

Moisture reading: Dry.

General note: N/A.

Defects / Maintenance: No significant defects were observed.





Garage

Located on the SE corner.

A single glazed aluminium exterior door opens to the south.

Ceiling linings: Plasterboard.

Wall linings: Plasterboard.

Doors: Wooden - Hollow core flush panel.

Windows: N/A.

Floor covering: Garage carpet (Heavy duty).

Lights: Operational.

Electrical sockets: Operational, some were not accessible.

Services: Switchboard. Meter box. Telecommunications board. Mains water shut off valve. Roof space access panel.

Storage: N/A.

Garage door type: Double - Colour coated metal insulated sectional door.

Auto door opener: Yes - Operational.

Inspection impeded: Yes.

Moisture reading: Dry.

General note: N/A.

Defects / Maintenance: No significant defects were observed.





Floors

Floor type: Concrete. (Concrete slab foundation - there is no Subfloor).

Floor levels were taken using a laser level which requires a straight line of sight. Overall, where floor levels were taken, the floor levels are within the guidelines set by the MBIE.

MBIE - (Ministry of Business, Innovation and Employment) floor slopes of 1:200 - (10mm over 2meters).

Please note: If you have any concerns regarding the floor levels, an accurate analysis of floor levels using a Zip level Pro 2000 recorded on a floor plan is recommended to be undertaken by an appropriate qualified contractor.

Interior Maintenance

Please Note: Cracking of paint, wall sheet joint cracking / wall plaster cracking at natural weak points such as the corners of windows and doors or ceiling sheet joint cracking / wall plaster cracking at natural weak points such as the corners of walls and shrinkage in plaster or sealant is common in all dwellings due to thermal changes within the dwelling, drying out of materials, natural movement and settlement.

Roof Space Inspection

Please Note: There is generally limited space in roof spaces, particularly to the lower or outer portions of the roof. This does restrict access and, in most instances, prevents an inspection of the outer or lower areas, including any roof to wall framing connections.

Access location: Garage.

Accessibility: Very good - Via a fold down wooden attic ladder

Physical inspection: Yes - Partial only due to limited crawl space.

Inspection impeded: Yes.

Roof construction: Factory-supplied timber trusses & timber purlins.

Roof underlay: Yes - Self supporting.

Roof cladding: Trapezoidal profile - Colour coated metal.

Roof tiles fixings: N/A.

Ceiling construction: Timber - Battens.

Party walls / fire proofing: N/A.

Sarking: N/A.

Electrical: Tough plastic-sheathed (TPS) cable.

Plumbing: PVC, Polybutylene & Copper.

Services: Central heating/Ventilation ceiling system.

Mechanical ventilation: Extractor fans and the rangehood have been ducted to the exterior via the exterior walls.

Pest / Insect infestation - (e.g. borer, birds, rodents): None sighted.

Rotting timbers: None sighted.

Ceiling insulation: Fiberglass batts.

Coverage: 100% over visible ceilings, excluding the garage. Insulation is not required in garages.

Thickness: 200-250mm - Complies with the Residential Tenancies (Healthy Homes Standards) Regulations 2019.

R-value: Unknown.

(R-value is a measure of resistance to heat flow. The higher the R-value, the better the insulation).

Wall insulation: Type unknown - Insulation of the walls is a requirement of the NZ Building Code (in force since 1993) and should have been inspected by a local council building inspection at time of construction.

Thickness: Unknown.

R-value: Unknown.

(R-value is a measure of resistance to heat flow. The higher the R-value, the better the insulation).

Obvious structural alterations: None visible.

General notes: Roof leaks can be very difficult to detect unless it is raining, and even then, it is not always apparent where water is entering. Often, leaks only occur with wind-driven rain.

Plywood sheets have been laid, only light items such as empty suitcases should be stored in the roof space, as the roof / ceiling framing is not designed to carry the weight of additional loadings.

Defects / Maintenance: No significant defects were observed.

Roof Space - Photos





Exterior - Roof Inspection

Roof claddings: Trapezoidal profile - Colour coated metal. Glass – (Front entranceway only).

Roof flashings: Colour coated metal.

Chimney / Flue / Vents: N/A.

Rainwater collection - (e.g. spouting, gutters): Colour coated metal spouting.

Eaves / Soffits: Colour coated metal fascia and barge boards.

Downpipes: Colour coated metal.

Aerials: TV UHF.

Roof pitch: Up to 40°

Penetrations flashed with: Colour coated metal. Flexible EPDM rubber boot.

Roof cladding / flashings attached with: Tek screws with rubber washers.

Roof painted: No.

Roof ventilation: No.

Soffit vent grilles: No.

Soffit width: N/A - No soffits.

Pest / Insect infestation - (e.g. borer, birds, spiders): None sighted.

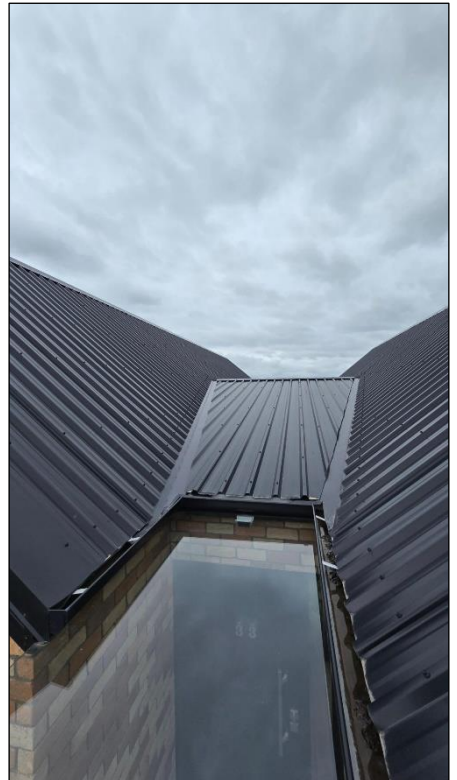
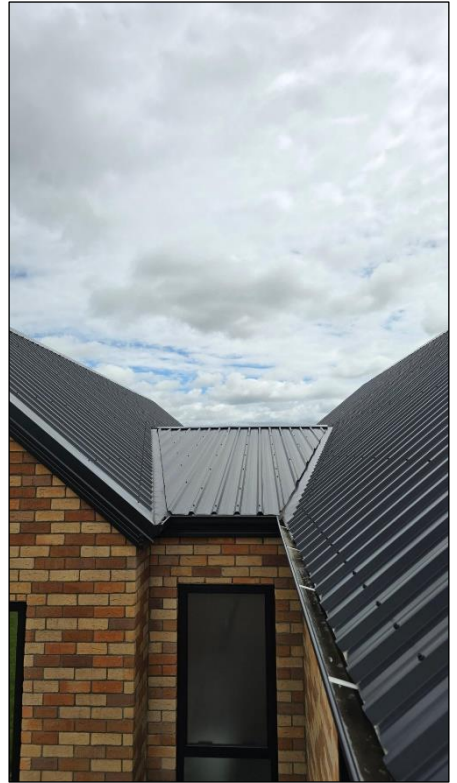
Rotting timbers: None sighted.

Inspection impeded: Taken from a ladder.

General note: All downpipes efficiently disperse roof rainwater outfall into the town stormwater drainage system, as required.

Defects / Maintenance: No significant defects were observed.

Roof - Photos



Exterior - Elevation / Section Photos

North Elevation



South Elevation



East Elevation



West Elevation



Exterior - Elevations Inspection

Wall cladding: Brick veneer.

Wall framing: Timber.

Doors and Windows: Single glazed (garage rear door only) and double glazed aluminium joinery.

Foundation type: Concrete slab.

Wall cavity: Yes.

Wall vent grilles: Bathroom extractor. Rangehood.

Drainage slots between bottom brick / blocks: Yes - As required.

Insect / Pest Infestation - (e.g. borer): None sighted.

Rotting timbers: None sighted.

Inspection impeded: Vegetation. Decking.

General notes: The perimeter concrete slab foundation has been adequately built up above ground level to prevent the possibility of moisture ingress and dampness issues.

There are slots between the top bricks for ventilation of the cavity, as good building practise.

Defects / Maintenance: Please refer to the comments below.

- Moss/lichen on the brick veneer in areas, moss/lichen treatment is advised to prevent deterioration to the brick mortar.
- Missing brick mortar, and minor cracking in the mortar, repairs by a brick layer are advised.

We recommend you seek the services of a home maintenance person or an LBP / Qualified contractor to repair or replace as required.

Elevations - Photos



Exterior – Section Inspection

Please Note: This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including council water and sewer service piping or septic systems. Our inspection of the section may be impeded.

Driveway

Construction: Exposed aggregate concrete.

Paths

Construction: Exposed aggregate concrete. Stone chip.

Patio

Construction: Exposed aggregate concrete pavers.

Fences

Construction: Wooden.

Height: Up to 1.8 meters.

Gates

Construction: Wooden on a steel frame.

Steps

Construction: Wooden.

Retaining walls & Shading systems

N/A.

Deck

Location: North & West sides of the dwelling.

Construction: Timber framing and piles. Stained hardwood timber decking boards secured with stainless-steel screws.

Site

Letter box: Engineered stone.

Clothesline: Fold-down. **Location:** Attached to the south fence.

Land contour: Reasonably flat.

Surface water control: Hard surfaces slope away from the dwelling as good building practice. There is no specifically designed surface water control drainage system, except for the ground absorption. We recommend monitoring the grounds around all dwellings during the wet months for surface water ponding and seeking advice from the qualified drainage contractor if water ponding is present.

General note: An underground computerised irrigation system has been installed in areas of the property (not tested). We recommend testing prior to confirmation or attaining written confirmation the irrigation system is in good working order from the vendors.

Defects / Maintenance: No significant defects were observed.

Services

Please Note: The testing and commenting on the product, installation, or performance of any System within this dwelling is outside the scope of this inspection. Any inspection or comments made about any systems relates only to the visible components and is the opinion of the Inspector, who is not a qualified Plumber, Electrician, or serviceman. To fully comment on the operation, installation, and performance of any of the systems would require a specialist report from a qualified service personnel. Any system should be serviced as per the manufacturers specification, and we recommend you obtain all service records and specifications from the vendors, if they are available.

Heating Systems

Heating system type: Central heating / Ventilation system.

Location: Kitchen / Living / Dining Room.

Brand: Fujitsu.

General note: We recommend testing prior to confirmation or obtaining written confirmation the heating appliance is in good working order from the vendors. Further enquiries regarding when the heat pump / central heating / air-conditioning system was last serviced should be sought from the vendors.

Hot Water Services

Hot water supply via: Hot Water Cylinder.

Location: Hallway linen cupboard.

Brand: Rheem.

Capacity: 300 litres.

Date of manufacture: 22/03/2022.

Pressure: Mains.

Plumbing: Polybutylene & Copper.

Operational: Yes - The hot water cylinder was working, and hot water issued from all outlets.

Secured: Yes - 3x metal straps as required.

Electrics

Switchboard location: Garage.

Fitted with: Circuit breakers. RCDs. Mains switch(s).

Electrical cable: Tough plastic-sheathed (TPS) cable.

Electrical supply: Underground.

Meter box location: Garage.

Earth stake location: South side of dwelling.

Meter type(s): Smart meter.

Date power connected: 21/4/2022.

Electrical cable: Tough plastic-sheathed (TPS) cable.

Security alarm system: No.

Fire Warning Systems / Smoke alarms: Yes - Not Tested.

Telecommunications board location: Garage

Security lights: Yes.

Exterior lights: Generally located outside/overdoors.

Plumbing / Water / Drainage

Cold water pressure: Good.

Hot water pressure: Good.

Stormwater: PVC drain risers.

Wastewater: PVC gully traps.

Waste pipes: PVC pipe.

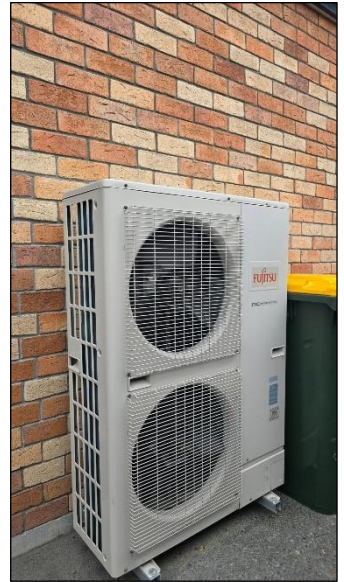
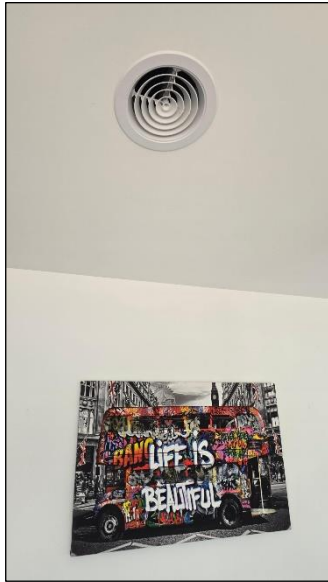
Vents pipes: PVC.

Water shut off valve location: Garage.

Mains water toby location: Road frontage.

General note: The gully traps operated correctly at the time of inspection with basic flow testing.

Services Photos





Non-Invasive Moisture Test Report

Please read the following information before reviewing the moisture content reading results.

Limitations: The following sample, non-invasive, moisture content readings are indicative only and should be used as reference for rough orientation. The results can also be restricted where the walls have been covered by fixtures, fitting, tiles, vanities, joinery, or any other materials that impact on the testing equipment’s penetration and moisture accuracy. Readings can also be significantly affected by certain materials (e.g., metals, concrete, ceramic, highly dense materials) which can produce inaccurate results.

High non-invasive moisture meter readings can often occur due to interstitial moisture. Interstitial moisture is gaseous moisture contained in the air that passes easily through the internal linings, insulation, building wrap, cladding substrate and plaster but gets trapped behind the impermeable or less permeable paint system. The degree of moisture is very small but can give high readings on a non-invasive moisture meter. **Invasive moisture testing is the only means of determining the true extent of moisture in the timber framing particularly where high non-invasive readings occur.**

The testing equipment **DOES NOT** detect areas of mould, toxins, dry rot, or similar damage, nor can it identify historical moisture ingress to the area tested and will only identify moisture if that moisture is present at the time of the inspection. Accordingly, readings can change as a result of changes in moisture levels over time. Non-invasive moisture testing cannot guarantee that no moisture exists within the framing or cladding.

Equipment and Specification: Moisture content readings were taken using a non-invasive Tro Tec T660 non-invasive moisture meter capacitive (dielectric humidity sensor) moisture meter. The Tro Tec T660 non-invasive moisture meter operates by emitting radio waves into concealed areas behind interior linings where possible) provides **indicative readings only**. Depending on the materials bulk density, the device’s impact depth amounts to 20mm to 40mm. The dielectric measurement method’s main area of use is for “comparative measurement” of the same type of material. Therefore, it is the relative change in readings that is most critical (the reading from one area to the next of the same type of material). For further information on the Tro Tec T660 non-invasive moisture meter please review the operating manual at <https://uk.trotec.com>

Generally, moisture content readings of timber materials that read up to 50 are considered to be dry, in that, timber framing will always retain an element of moisture, even after it has been kiln dried and generally it is accepted that internal timber framing may have the linings fixed with a moisture content reading of 50 or less. Readings between 50 and 80 are considered to be in the “damp” range as there is moisture in addition to the normal moisture bound in the timber. Readings above 80 are considered to be “wet”. Further to this, moisture content readings can be slightly higher than normal during high humidity and colder air temperatures. Design and construction details such as wall fixings and plumbing are also taken into account. Moisture levels at the time of testing may be influenced by the bathrooms being previously used, recent rain or lack of rain for some time.

Building materials can be “wet” by definition but feel dry to the touch. Likewise, mould and rot can occur in timber with moisture contents (as a percentage) as low as 20% (around 75% humidity). The current readings are NOT in percentage of moisture or humidity. The indicated readings in this report are NOT qualified moisture measurements but readings are only to be interpreted as dry, damp and wet.

Accordingly, the following table (Display (digit) - Page 9, Operation Manual Tro Tec 660) represents a general guide for building materials.

| | | |
|------------------------------|-----------------------------------|-----------------------------|
| < 40 digits DRY range | 40 to 80 digits DAMP range | >80 digits WET range |
|------------------------------|-----------------------------------|-----------------------------|

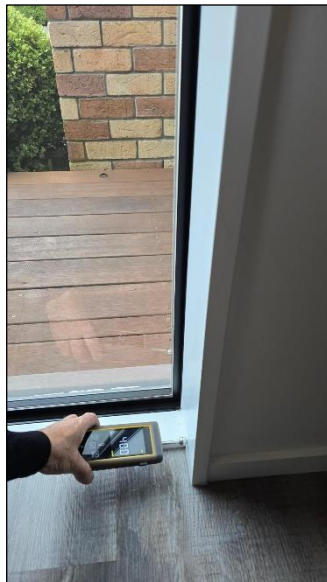
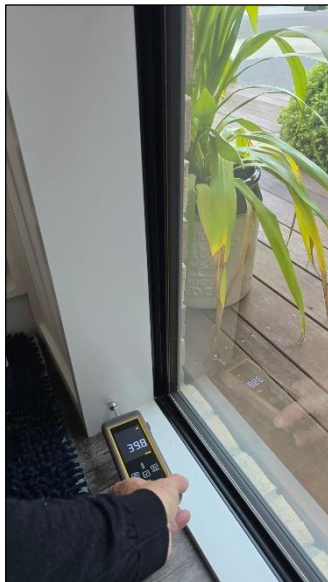
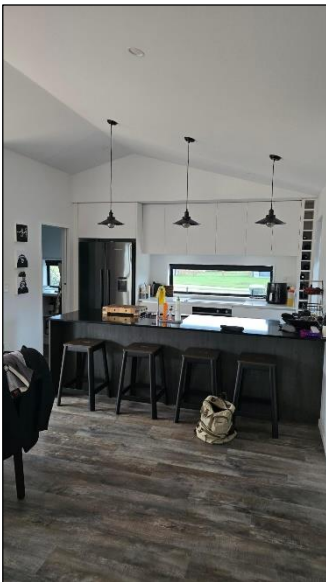
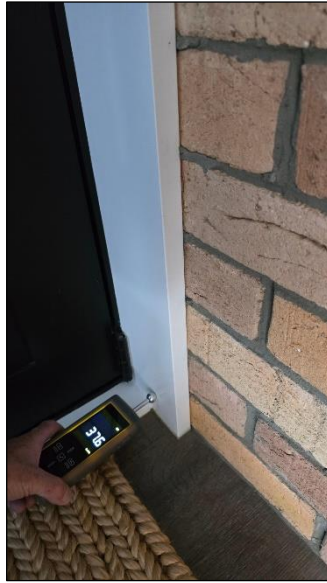
Areas Tested: Internal moisture content readings are taken at locations within the dwelling known for weathertightness issues such as and not limited to; wet areas / areas backing onto wet areas, corners of windows and doors and floor level below windows.

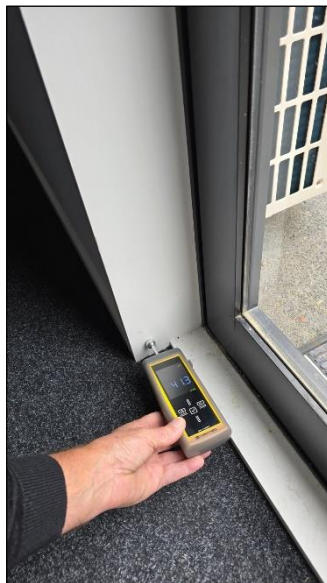
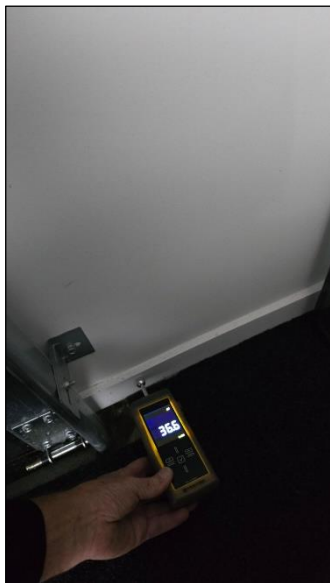
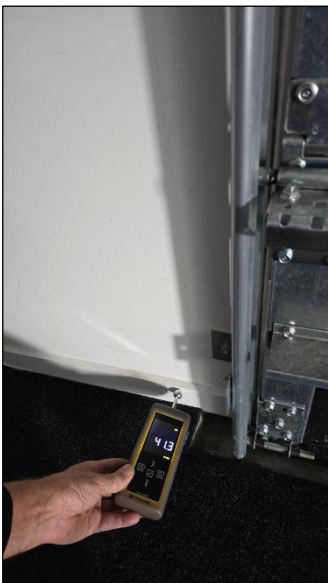
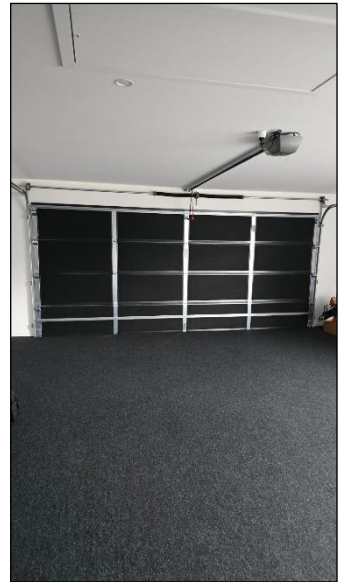
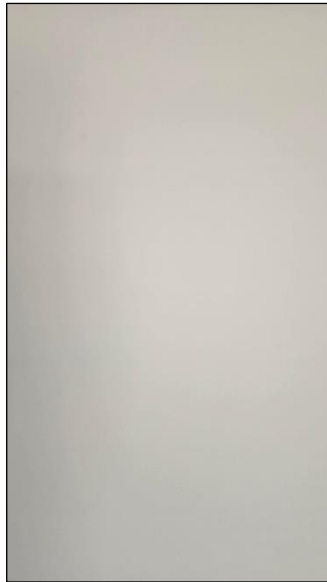
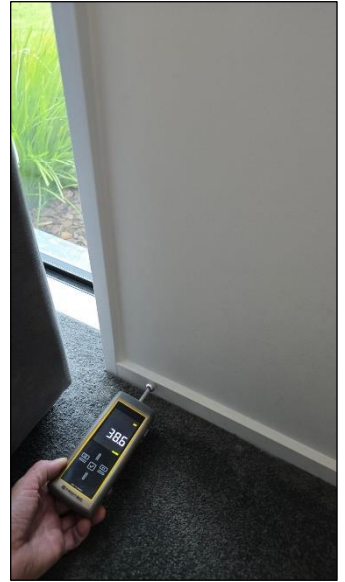
Moisture Test Results

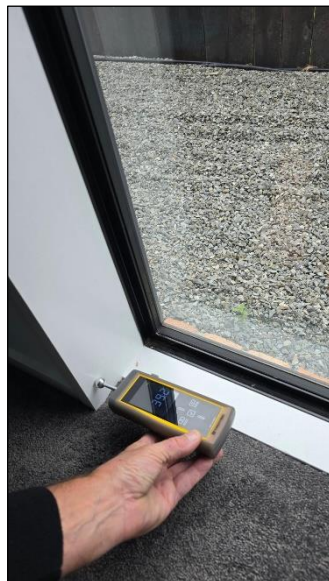
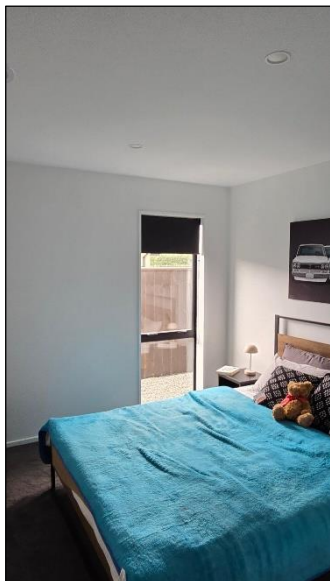
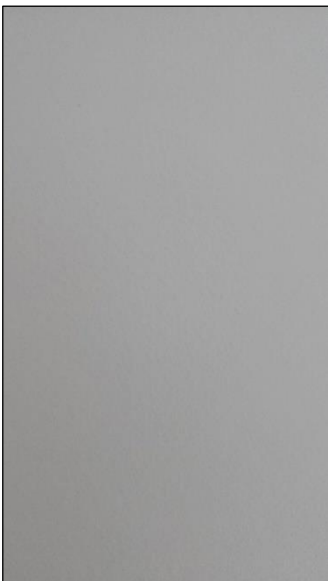
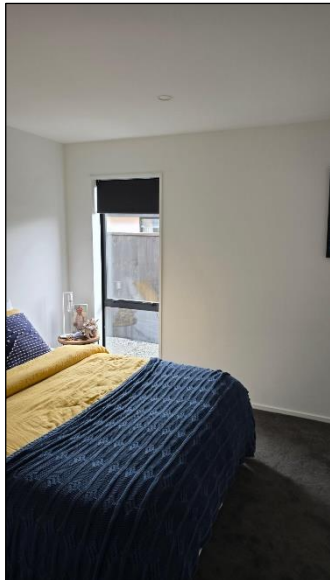
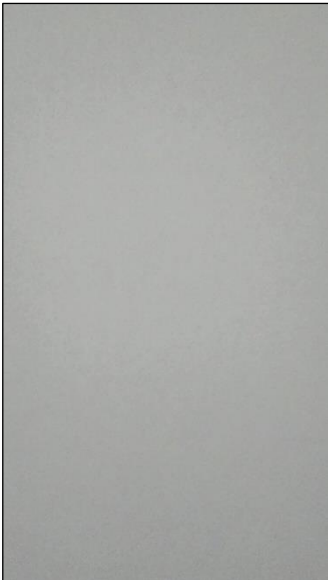
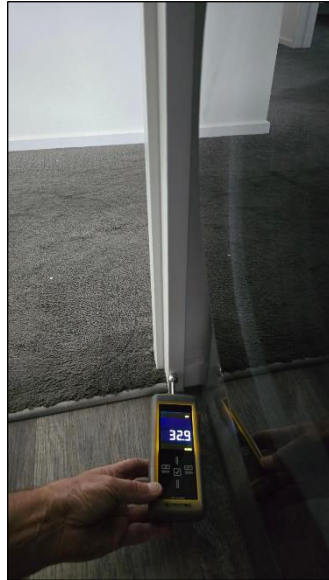
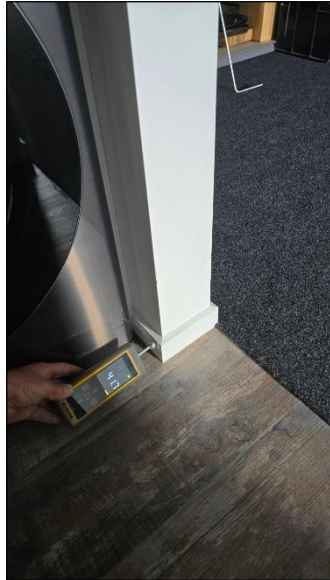
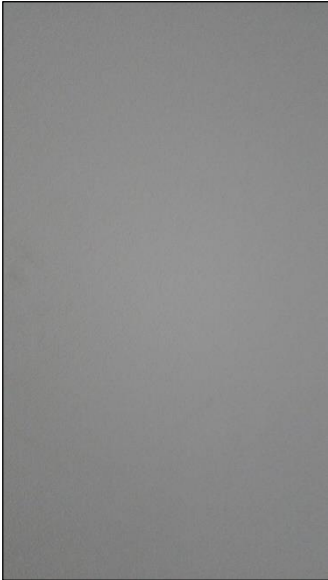
Please Note: Our inspection was impeded by the occupants’ belongings, chattels, and cabinet joinery, as such not all areas of the interior of the dwelling could be tested. The use of the non-invasive moisture meter in this property inspection is not a guarantee that the dwelling is weathertight now or in the future.

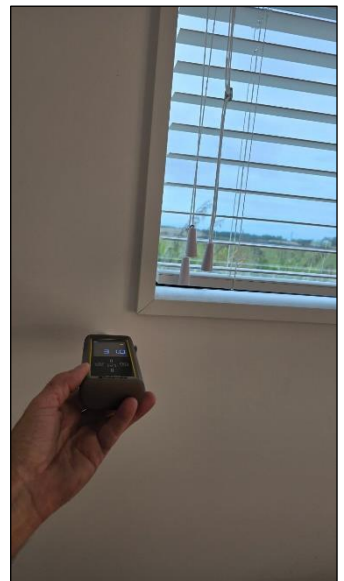
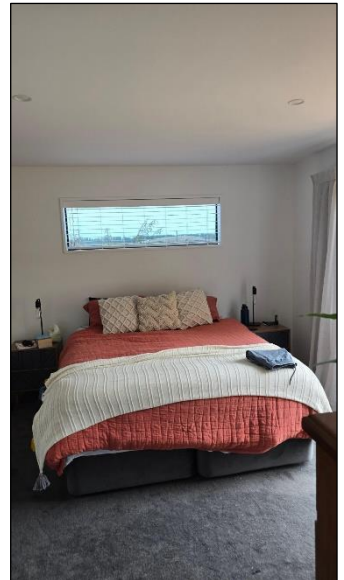
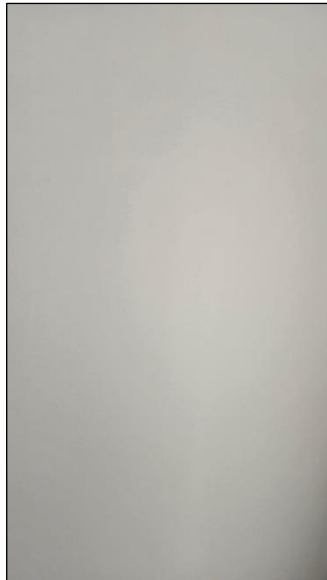
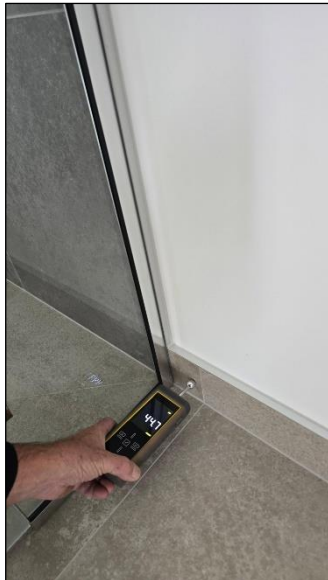
Non-invasive moisture readings were in the DRY range.

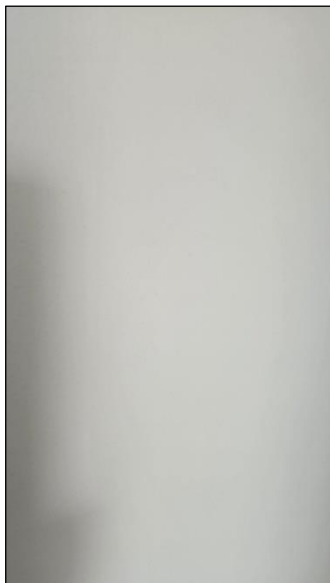
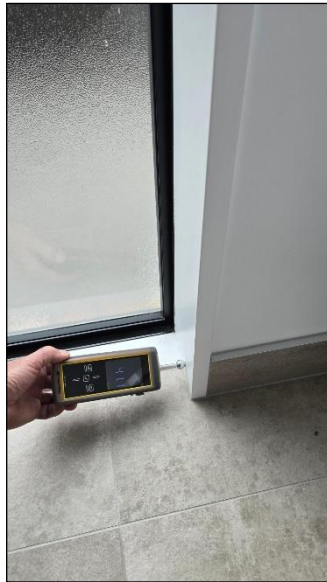
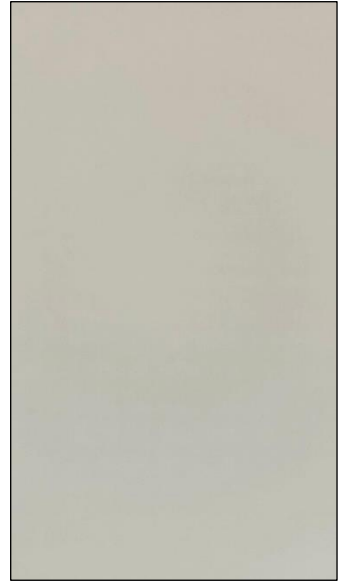
Moisture Test Photos

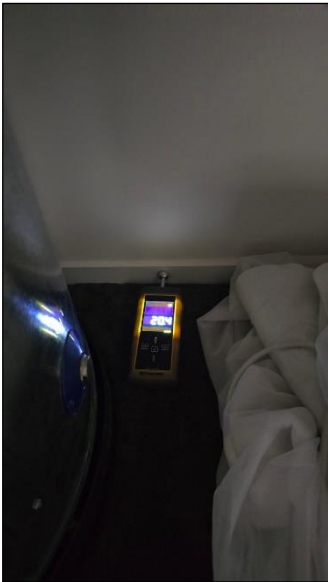
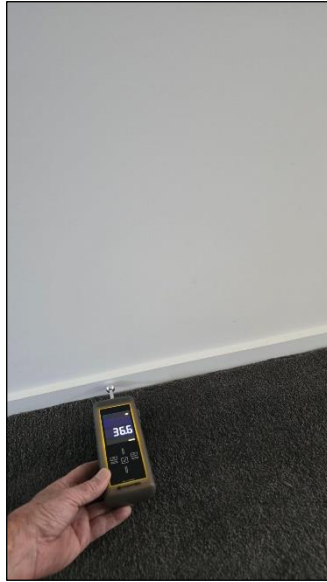
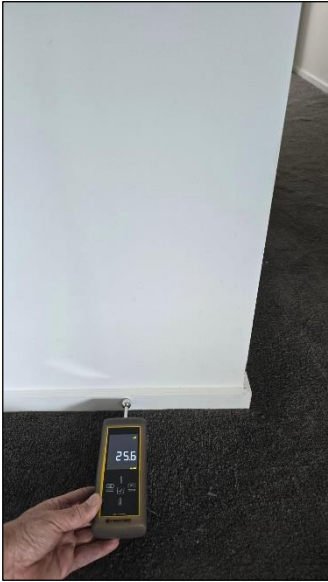












Weathertightness Risk Areas

Please Note: This is **NOT** a specialist weathertightness report, simply a guide to areas of the dwelling which were identified as known weathertightness risk points but not limited to the following.

- Roof and wall cladding penetrations.
- The perimeter of windows and doors.

General note: If you have any concerns regarding the above bullet points and or the weathertightness risk of the dwelling overall, you should seek advice from a weathertightness cladding specialist. A full weathertightness evaluation of the dwelling could be undertaken, and a specialist weathertightness report could be produced for peace of mind by an architect weathertightness cladding specialist or a member of the New Zealand Institute of Building Surveys (NZIBS). <https://www.buildingsurveyors.co.nz/>

General Maintenance

BRANZ maintenance schedule - what to check for, the primary maintenance tasks and frequency. <https://www.maintainingmyhome.org.nz/assets/Charter/MYH-table-Maintenance-schedule2.pdf>

Interior

The drainage holes in the channels at the base of aluminium frames should be kept clean to allow condensation / moisture to drain away freely and prevent moisture damage to the bottom corners of the reveals and sills.

Check functionality and condition of windows and doors annually and maintain as necessary. For example, lubricate hinges and latches, and check the condition of paint, putty, seals, and finishes.

Sealant and tile grout should be maintained regularly to prevent deterioration and the possibility of moisture ingress beneath the tiles and moisture damage to joinery.

Annually check all accessible plumbing and waste fittings for leaks.

Undertake interior checks regularly and look for evidence of moisture issues particularly near wet areas such as showers, and proactively address any concerns.

Check ceilings and the roof space annually for any signs of leaks especially near flashings, junctions and penetrations.

Maintain all services and appliances to the manufacturer's instructions. Clean heat pump/air conditioner filters and maintain as per manufacturers requirements.

Battery operated smoke alarms should be tested regularly to ensure they operate correctly. We recommend you install long-life photoelectric type smoke alarms in your home. They may cost a little more however, the benefits are huge providing up to 10 years smoke detection. (As recommended by Fire and emergency New Zealand). <https://fireandemergency.nz/at-home/smoke-alarms/>

Exterior

Check roof areas annually and maintain/remediate as appropriate. Proactively address any rust, or signs of degradation in flashings or sealants. Check for any loose/lifted fixings and replace them. Remove any lichen or moss growth.

Clean out stormwater gutters/spouting and roof junctions seasonally, check and maintain as required. Seasonally check gully traps are clear and that all stormwater drains flow clear.

Wash the house at least once a year to remove surface salts and grime, particularly to areas that do not receive rain-washing, typically below eaves and spouting. Carry out visual checks of all building elements and maintain as appropriate.

Inspect external wall claddings and associated timberwork annually and perform maintenance or repairs where necessary. Replace any decayed timbers rather than patch repairing.

Eliminate any ground contact or other materials/vegetation in contact with the walls that may restrict adequate airflow to the wall cladding. Vegetation should be cut back from the dwelling to prevent deterioration and possible dampness issues.

It is important to ensure the drainage slots in the bottom course of the brick/block veneer against the foundation are kept clean to prevent any moisture in the cavity from building up, which could lead to dampness and mould issues in the dwelling and decay to surrounding timbers.

The exterior claddings and window/door joinery should be maintained as per manufactures specifications.

All exterior sealant applied to flashings, penetrations, the perimeter of doors and window frames or in any gaps in the exterior of the dwelling should be monitored for deterioration to prevent moisture ingress, as sealant breaks down over time due to weathering and exposure to UV sunlight.

Check all previously damaged sites for any sign of recurrence or moisture issues regularly and repair as required. Allow to repaint the painted areas of the dwelling every 8 to 10 years or as required.

Repair and maintain fences annually. Vegetation should be cut back from fences to prevent deterioration.

Check and maintain driveway and paving surfaces ensuring removal of any plant/moss life that could damage surfaces or present a trip/slip hazard. Undertake repairs, as necessary.

Do We Recommend Further Investigation / Reports?

| | Y | N |
|--------------------------------|--------------------------|-------------------------------------|
| • Structural engineer | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Geotechnical engineer | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Weathertightness evaluation | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Moisture issue investigation | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Roof | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Roof space | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Subfloor | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Perimeter foundation wall | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Plumbing | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Drainage system | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Electrics | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Borer / Pest | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Asbestos testing | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Toxicology / Meth testing | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Soil testing | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Floor levels | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Land surveyor | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Garage | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Other | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Other additional information required: N/A.

Certificate of Inspection in Accordance with NZS: 4306:2005

Date of inspection: 06th January-2025.
Reference No: 3922.

Client: D Bennett.
Site address: 33 Monte Crescent, Lincoln.

Company: AA House Checks Ltd.
Inspector: Graeme Dubar.
Qualifications: Trade Certificate in Carpentry.
 BOINZ Accredited Building Surveyor - No: 30000301.
 BOINZ Level 1 - NZS 4306:2005 Residential Property Inspection.
 BOINZ Level 2 - Earthquake Damage Property Inspection.

The following areas of the premises have been inspected:

| | Y | N | N/A |
|------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| • Site | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Subfloor | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Exterior | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Roof exterior | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Roof space | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Interior | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Services | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| • Accessory units, ancillary spaces and outbuildings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Any limitations to the coverage of the inspection are detailed in this Property Inspection Report.

Certification:

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

Graeme Dubar



Director

Building Officials Institute of New Zealand - Accredited Building Surveyor - No: 30000301.

For and on behalf of AA House Checks Ltd

An inspection carried out to 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 Inspection report. Refer to NZS 4306:2005 for full details.

Summary List of Features Inspected

| SITE | Y | N | N/A | INTERIOR | Y | N | N/A |
|-------------------------------------------------------------------|-------------------------------------|--------------------------|-------------------------------------|---------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| Orientation of living spaces | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceilings | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Site exposure, contour & vegetation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Retaining walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Timber floors | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fencing | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Concrete floors | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Surface Water control | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors & frames | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| SUBFLOOR | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Electrical: Operation of switches etc | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Location of access point | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Heating systems | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Accessibility | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Kitchen | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Foundation type & condition | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | -benchtop | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Foundation walls | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | -cabinetry | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ground condition | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | -sink | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ground vapour barrier | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | -tiles | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Drainage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | -air excretion system | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ventilation adequacy | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bathroom, WC, Ensuite | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pile type, instability & condition | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | -floor | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pile to bearer connections | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | -cistern, pan & bidet | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Obvious structural alteration | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | -tiles | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ground clearance of timber framing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | -bath | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor type (timber or suspended concrete) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | -shower | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Timber framing or bracing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | -vanity/wash basin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Insulation type, approx. thickness, coverage & condition | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | -ventilation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Plumbing: Material types, leakage & support | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | -special features | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Electrical: Wiring type & support | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Storage | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Insect & pest infestation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Stairs | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Rotting timbers | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Exterior windows & doors | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Debris | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | SERVICES | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| EXTERIOR | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fire warning & control systems | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Construction type | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Heating systems | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Cladding | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Central vacuum systems | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Chimney / Flue | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Security alarm system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Exterior stairs | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Electricity services | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Balconies, verandas, patios, etc | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gas services | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ROOF | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Water services | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Roof material | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Hot water services | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Roof condition | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foul water discharge | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Roof water collection | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Grey water recycling system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Downpipes | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Rainwater collection system | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Eaves, fascia & soffits | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Solar heating | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ROOF SPACE | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Aerials & antennae | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Accessibility | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Shading systems | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Roof cladding | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Telecommunications | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Thermal insulation type, clearances, approx. thickness & coverage | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Lifts | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sarking | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | AXILLARY SPACES | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Party walls, fire proofing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Exterior claddings | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Roof underlay & support | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floors | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Roof frame construction & connections | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Roofs | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ceiling construction | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Subfloor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Obvious structural alterations | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| Insect & pest infestation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| Rotting timbers | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| Discharges into roof space | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| Plumbing: Material types, leakage & support | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| Electrical: Wiring type & support | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | |
| Tile fixings | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | | |

For full details of the inspection refer to the Inspectors Property Report and to NZS 4306:2005

Glossary - Building Terms

INTERIOR

Borer - A worm, mollusc, insect, or insect larva which bores into wood and eats from the inside out. If active, very damaging to houses if not untreated. Located in floorboards, subfloor & wall framing, exterior timber weatherboards and doors/windows.

Hardware - Door, window and cupboard handles, knobs, latches and hinges.

Insulation - Prevents heat loss. (Examples - Glass batts, wool blanket / fluff, polyester batt / blanket and Insulfluff).

Linings - Interior wall and ceiling sheets. (Examples - Plasterboard, lath & plaster, hardboard, MDF/Customwood, softboard and wooden board & batten).

Trim - Finishing timbers around the interior or exterior of doors and windows, upper and lower areas of the wall linings, over sheet joins and gaps. (Examples - Architraves, skirting and internal scotia / coving).

SUBFLOOR - The space between the floor and ground.

Piles - Timber, concrete or quarry stone (older dwellings) located beneath the dwelling supporting bearers.

Bearer - Timber to which floor joists are attached to.

Floor Joist - Timber to which the flooring is attached to.

Insulation Foil - Fitted beneath the flooring and floor joists to prevent heat lost, dampness issues.

Polythene - A form of plastic laid on the ground beneath floors and concrete slabs to prevent moisture ingress.

ROOF SPACE - The space between the roof and ceiling.

Purlin / Battens - Timber or metal to which the roof cladding is attached to.

Rafters / Trusses - Timber or metal to which roofing purlins / battens are attached to.

Roof underlay - Laid beneath or over roofing purlins / battens to prevent condensation / moisture ingress.

Under purlin - Timber running at 90 degrees to rafters and supports rafters, commonly in older houses.

Under purlin Strut - Timber or metal which supports a rafter (sloping roof framing) or horizontal (under purlin).

Ceiling battens - Timber or metal to which the ceiling linings are attached to.

Header tank - A form of metal, concrete or Polyethene tank, mains water feed, supplies water by gravitation to the hot water cylinder.

EXTERIOR

Building paper / Vapour barrier - Attached to wall framing to prevent moisture ingress or to allow the dwelling to ventilate.

Cavity - The space between the exterior wall cladding and the wall framing.

Cladding - Wall, roof or eaves cladding.

Downpipes - External / internal PVC or metal pipes which collects water from the spouting and directs it to the stormwater system.

Eaves - Fascia and barge boards - Timber or metal facings at the end of the roof line.

Eaves - Soffit - Horizontal or pitched claddings beneath the overhang of the roof.

Flashing(s) - A material fitted to known weathertightness areas to prevent water / moisture ingress, commonly on the roof and around windows and doors.

Gully trap - Located against the foundation for the collection of waste water and is connected to the sewerage system.

Spouting - PVC or metal open channel which collects rain water from the roof.

Storm Water - Located outside the building for the collection of rain water and is connected to the storm water system.

Further Building Terms Can Be Found Via The Following Links.

<http://www.homebuildingmanual.com/Glossary.htm>

<http://www.buildingguide.co.nz/glossary-of-building-terms/>