

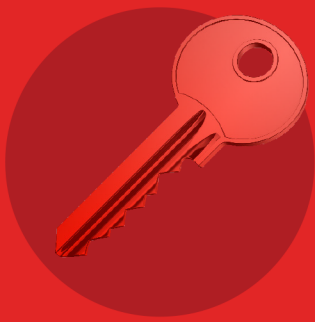
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We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

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SOLD ON KĀPITI



RED LBP PRE-PURCHASE REPORT

- ✓ Completed by a trade professional
- ✓ Complies with NZS 4306:2005 Residential Property Inspection
- ✓ Full comprehensive written report
- ✓ Non-invasive moisture testing
- ✓ Floor level spot checked
- ✓ Summary identifying any significant faults or defects



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PRE-PURCHASE



YOUR INSPECTOR



Trevor Garrett MSc

Red LBP Inspector for Kāpiti and Porirua

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- ✉ trevor.garrett@redinspect.co.nz
- 📷 /red_lbp_kapiti_porirua
- 🌐 /trevor-garrett-redlbp

- ✓ **Licensed Building Practitioner (LBP)**
- ✓ **35 years of experience in the construction industry**
- ✓ **Extensive expertise in residential and light commercial construction**
- ✓ **Specialist in pre-purchase property inspections**
- ✓ **19 years of senior management experience with major contractors, including Naylorlove, Mainzeal, and KEO International Consultants**

Hi, I'm Trevor, franchise owner and inspector for Red LBP Kāpiti and Porirua.

I have 35 years of experience in the construction industry over a range of unique and specialised building projects including both residential and commercial construction.

I have held a senior management position for over 19 years with major contractors Naylorlove, Mainzeal and KEO International Consultants.

I am a trade trained Carpenter with the following qualifications; Trade Cert, Advanced Trade Cert, National Dip in construction Management and a MSc with merit in construction management at Salford UK, as well as being a licenced building practitioner.

I am motivated by seeing a need to help people when buying homes and particularly young people wanting a first home and needing a house inspection. My construction knowledge allows me to fill this gap in our area.

Pre purchase house inspection reports is a perfect way of creating piece of mind and allows big life decisions to be made with confidence.

ABOUT RED LBP

Red LBP is New Zealand's trusted network of experienced, Licensed Building Practitioners. We provide thorough, independent property inspections, ensuring buyers and homeowners have the knowledge they need to make informed decisions. With a commitment to quality, compliance, and customer confidence, Red LBP inspectors uphold the highest standards in the industry.

For more information, visit redlbp.co.nz.

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PRE-PURCHASE BUILDING REPORT

Property Address	7 Hulme Way Raumati Beach
Client	Terry Wilson
Date of Inspection	28th July 2025
Time	1:00 pm
Inspector	Trevor Garrett MSc, LBP, Advanced Trade Cert Carpentry, Nat Diploma Construction Management. Member of NZIOB.
LBP Number	131790
People Present	Owner
House Occupied	Yes



CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Company: Property Support Ltd trading as RedLBP Kapiti Porirua
Client: Terry Wilson
Date of Inspection: 28th July 2025
Site Address: 7 Hulme Way Raumati Beach
Inspector: Trevor Garrett
Qualifications: MSc, LBP, Advanced Trade Cert Carpentry, Nat Diploma Construction Management. Member of NZIOB.

The following areas of the property have been inspected:	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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Trevor Garrett **Date:** 28th July 2025

Signature:  (for and on behalf of RED LBP)

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

SCOPE OF REPORT, LIMITATIONS & CONDITIONS

PRE-PURCHASE BUILDING REPORT

The report should be seen as a reasonable attempt to identify any Significant Fault or Defect visible at the time of the visual Inspection rather than an all-encompassing report dealing with the home from every aspect. The reporting of any Significant Fault or Defect is on an exceptional basis, rather than reporting on items, which are in acceptable condition for their age.

"Significant Fault or Defect" is defined in the Standards as – "A matter which requires substantial repairs or urgent attention and rectification."

A Significant Fault or Defect will be addressed in the Executive Summary section of the report as maintenance or remedial work.

This report type is to identify the structural aspects of the dwelling, and report on the type, location, and defects/damages 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 is designed to satisfy the requirements of lenders and homeowners that the property will fulfil the requirements of the Standards.

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

GENERAL

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. This report should be seen as a general guide from a 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.

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.

Weathertightness – This will be considered regardless of age, however it will not be measured against appendix A of the Standards or to E2/AS1 of the Building Code, Matrix and Evaluation, as this would be subject to a specialist report.

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 (LBP) Licenced Building Practitioner 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 the day of the inspection, 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.

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.

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.

All reports are prepared and completed by an independent franchisee of RedLBP Limited. RedLBP Limited operates solely as the franchisor and is not responsible for the quality or accuracies of the output of its franchisees.

[RedLBP T&C's](#)

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.

NZS4306:2005

3.2 The Property Report

A property report supplied by the inspector shall include the following

(I) A summary which includes an opinion as to the overall condition of the dwelling in the context of its age, type and general expectations of similar properties.

The path on the north side has slumped and has separated from the house slab. This is cosmetic. The house slab level is within reasonable building tolerances. Recommend the vent pipe on the north side and downpipe on the northwest corner are separated from the path.

We recommend checking the records of the BCA: Building Consent 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.

Faults have been identified in the report however, these are omitted from the executive summary due to not being a significant fault or a deferred maintenance issue. We kindly request that you review the report in its entirety.

PROPERTY IDENTIFIERS

Address	7 Hulme Way Raumati Beach
Legal Description	LOT 28 DP 355999
Certificate of Title	234996
Land classification	Residential Suburban. Wind Zone - Very High - BRANZ - GIS.
Weather	Fine
Soil	Dry
Site Exposure	Exposed

BUILDING DESCRIPTION

The property was originally built in the 2000s and is located in Raumati Beach. It is a freehold title situated on a front section that is flat. The dwelling is one storey with four bedrooms and two bathrooms. Internally, the property has heating that consists of a central heating system which are located in the throughout the home. The water system is heated by gas. The internal linings are plasterboard and are decorated with paint. The floors are concrete with floor coverings being tile, carpet and timber overlay. The foundation system is a concrete slab on grade, with the dwelling being of timber construction. The exterior joinery is aluminium and is single-glazed. The property is clad with a brick veneer. The roof is decramastic tin tiles. There is a garage, that is attached to the house, with double capacity, and internal access. The driveway is concrete. Generally, the property has a living aspect of north and includes hard landscaping that consists of concrete paths. Soft landscaping of lawn, gardens and trees.

BUILDING ELEMENTS

Type	Inspected
Roof system	
Pressed metal tiles	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Exterior joinery	
Single-glazed aluminium joinery with timber reveals.	Viewed
Exterior cladding	
Timber weatherboard	Viewed
Brick veneer	Viewed
Foundation	
NZS3604 - Type C2	Not viewed
Roof space	
Timber framed - roof	Limited access
Wall framing & non-invasive moisture testing	
Timber framed - wall	Not viewed
Interior linings	
Plasterboard ceiling and wall linings, timber trims and doors.	Viewed
Ensuite	Viewed
Bedroom 1	Viewed
Water closet	Viewed
Bathroom	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed
Bedroom 4	Viewed
Garage	Viewed
Lounge	Viewed
Kitchen	Viewed

ROOF SYSTEM

Pressed metal tile

Coating - Decramastic coated.

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

Fixings - Nail, concealed and to the leading edge.

Corrosion, damage or dented - None visible at the time of the inspection.

Moss, mould or lichen - Areas noted, refer to the photos below.

Type of roof construction - Combination of different styles. Hip & gable roof.

Pitch of roofs - 25 - 30 degrees.

Pitch appropriate for materials - Yes.

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

The roof was viewed from an extendable 3.6-metre ladder to all accessible elevations.

Recommendations:

The roof displayed visible signs of moss, mould, or lichen growth in certain areas, and it is advised to address this issue as part of regular maintenance. Failure to do so could cause deterioration of the coating.

Maintenance recommendations:

To maintain the weathertightness of the building, it is important to follow the manufacturer's guidelines for regular maintenance of the roofing system. This may include periodic inspections to identify any signs of damage, such as dents or missing fixings, surface deterioration or leaks. Promptly addressing these issues can prevent further damage and protect the building from the elements.



Photo 3

West side lichen starting to form.

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.

Valleys - 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.

Apron/ridge/hip/barge - Viewable areas only.

Material type - Metal.

Finish - Decramastic coating.

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

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

Penetrations

Type - flues, venting and skylights.

Flashing material - Metal and composite.

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

Sealants - Signs of ageing.

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



Photo 4

Roof and wall junctions are fitted with a kick out diverter flashing.



Photo 5

West side skylight penetration.



Photo 6
North side vent penetration.



Photo 7
East side califont flue.



Photo 8
East side heater and skylight penetrations.

Guttering

Type - External.

Material - Profiled metal.

Gutter guard - None.

Falls - Functional.

Fixings/brackets - Functional.

Obstructions - Clear at time of inspection.

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

Adequate outlets - Yes - No visible issues.

Rainwater heads and droppers - No visible issues at the time of the inspection.

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

Downpipes

Material - uPVC.

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

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

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

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

Discharge - Risers.

Fascia & bargeboards

Material - Profiled metal.

Finish - Factory finish.

Soffits & eaves

Material - Fibrous cement sheeting.

Finish - Painted.

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

Soffit width from cladding to fascia - 500 - 600mm

Eaves & soffit widths measured from the external face of wall cladding to the outer edge of the overhang, including the fascia.

Maintenance recommendations:

At the time of the inspection, the gutters were found to be clear. To maintain proper drainage, it is crucial to ensure gutters remain free of debris. Blocked gutters can result in water overflowing and accumulating on the roof or other parts of the building, potentially causing water damage, leaks, and structural issues. Regular maintenance, such as removing leaves, twigs, and other debris, prevents blockages and ensures efficient water flow away from the roof, protecting the building's integrity.



Photo 9

No issues with the downpipes.

EXTERIOR JOINERY

Single-glazed aluminium joinery.

Coating - Powder coated.

Joinery rubbers - No visible issues at the time of inspection.

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

Hardware - Functional at the time of the inspection.

Tracks, drainage channels & weep-holes - No visible issue at the time of the inspection.

Reveals - Timber.

Finish - Painted. No visible issues at the time of the inspection.

Damage - None visible at the time of the inspection.

Exterior flashings - Head flashings or timber headboards installed.

Scribers and/or seals - Sealed.

Entrance doors - Timber door with aluminium frame.

Recommendations:

To maintain proper water flow and prevent blockages, it is essential to keep tracks, drainage channels, and weep holes clear of debris. Regular cleaning ensures these critical drainage systems function effectively, protecting the building from potential moisture-related damage.

Make sure paint is maintained and moisture is kept at a minimum.



Photo 10

Windows within brick have a cover board over the head.

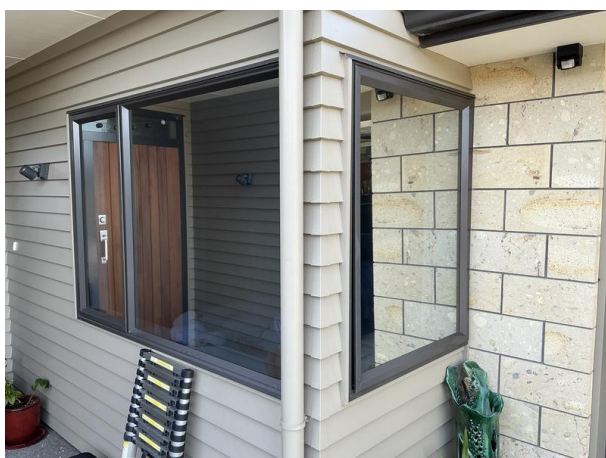


Photo 11

Windows within timber weatherboards have head flashings and scribers to the sides.

EXTERIOR CLADDING

Type - Timber - Bevel back weatherboard.
Vented cavity - Yes.
Finish - Painted.
Condition of finish - No visible issues.
Areas of rot or borer - None visible.
Cupping or curling - None visible.
Cracks/splits - None visible.
Facings and trims - Securely fixed with no gaps.
Soakers - Metal.
Ground clearance - Slightly reduced.
Seals around doors and windows - No visible issues.

Maintenance recommendations:

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 guttering 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 12
South side weatherboards.



Photo 13
Installed on a vented cavity.

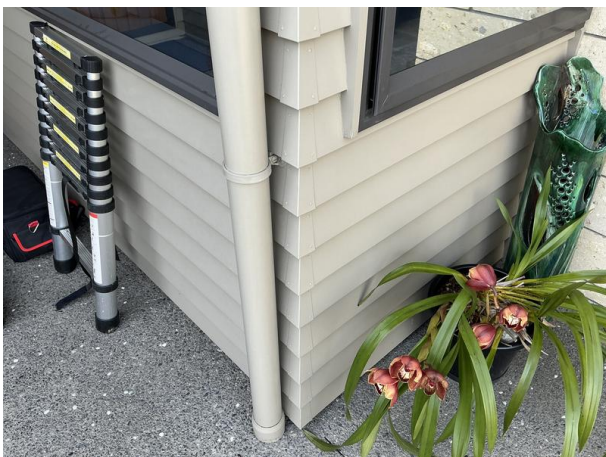


Photo 14
Corner soakers.

Material - Stone.

Finish - Factory.

Erosion or spalling - None visible.

Mortar erosion/issues - None visible.

Cracking - None visible.

Lintels - Not applicable.

Loose bricks - None visible.

Brick to foundation alignment - No visible issues at the time of inspection.

Weep-holes - Clear at the time of inspection.

Vent holes - Clear at time of inspection.

Movement or cracking - None visible at the time of inspection.

Penetrations - No visible issues at the time of inspection.

Dampness or moisture damage - None visible at the time of inspection.

Lime leaching - None visible at the time of inspection.

Efflorescence - None visible at the time of the inspection.

Maintenance recommendations:

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 guttering 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 15

No issues with the brick veneer.



Photo 16

Vent holes are present throughout the brick work.



Photo 17

Weep holes are present throughout the brick work.

FOUNDATION

Type - C2 - Timber-framed dwelling on a concrete floor with heavyweight cladding.

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

Cracking - As observed in the garage.

Dampness - None visible at the time of the inspection.

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 ± 10 mm of the specified floor level in any one room or space.

The maximum permitted surface deviation is ± 3 mm in any 3 m of length.

NZS 3109-1987 IN SITU CONSTRUCTION

Floor level is within tolerance.



Photo 18
Foundation wall.



Photo 19
Crack in the garage slab, no issue.

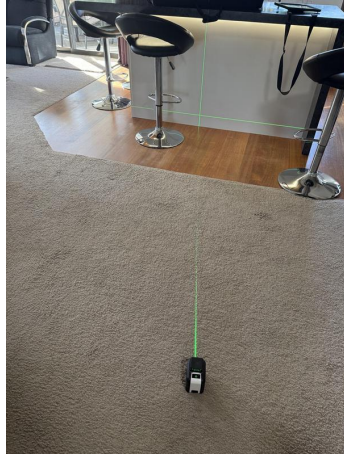


Photo 20

Builders laser level was used to establish the floor level.



Photo 21

Reading is 105mm, making it 10mm lower than the datum level, this is within reasonable tolerance.

ROOF SPACE

The ceiling space was viewed from the attic ladder via a ceiling hatch located in the cupboard. Access hatch size - 1.3 x 0.6m.

Every effort will be made to safely access and inspect the roof space, however, if certain areas are inaccessible, they will be assessed from the best available vantage point within the inspector's line of sight. Photographs will be taken to document visible areas for reference. It is important to note that not all parts of the roof structure may be visible during the inspection. The primary objective is to identify any significant defects observable through a visual assessment of accessible areas.

Roof frame construction and connections - Manufactured timber trusses. Connections were not all visible.
Condition - No issues visible.

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

Structural alterations - No.

Ceiling construction - Not visible.

Vermin and insects - No visible signs during the inspection.

Electrical - None visible.

Non-Electrical wiring - Aerial/Data - None visible.

Plumbing - All pipework sighted is in a tidy order.

Plumbing type - Polybutylene - Grey.

Insulation - Polyester.

Thickness of insulation visible - Over 225mm. No insulation over the garage area.

Coverage - Blanket - Fitted between or over joists - Full coverage where visible.

Discharges into the roof space - None.

Stored items - Yes.

Maintenance recommendations:

As part of regular maintenance, it is advisable to conduct regular visual checks of the roof space via the manhole to identify any issues, including leaks or pest activity.



Photo 22

Insulation installation record, R value 4.0.



Photo 23

No visible gaps in the insulation. Gas heater.



Photo 24

Gas califont.

WALL FRAMING & NON-INVASIVE MOISTURE TESTING

Readings using a Protimeter Reachmaster Pro non-invasive moisture tester were taken from a minimum of three points from inside of all wet areas where accessible.

No indications of elevated moisture readings were detected, all were normal at the time of the inspection.

The condition of the internal framing is unknown.

The device is held up against the wall, timber or concrete and the unit scans up to 120mm from the surface. Where moisture is located, the readings from the metre will increase significantly. (Note: Metal also increases the readings of capacitance metres)

Measurement Method: Capacitance - Dielectric

Measurement Range: 0-1000 digits

The measurement is affected according to the dielectric measuring principle.

* The measurement results are only to be used as a reference for a rough orientation.

* An important variable influencing the measured value is the bulk density of the element to be measured. The higher the bulk density, the higher the measure value.

*If the material to be measured contains metals (e.g nails, screws, lines, pipes, foil backed plasterboard, fixings etc.) and is situated within the sensor's measuring field, the measured value skyrockets. In that event the measurement is not conclusive.

*With material thicknesses of less than 20mm there is a danger of humidity values adjacent material layers affecting the measured value.

MEASURED VALUE ASSESSMENT FOR WOOD

Since the measurement value displays of the dielectric measurement method - depending on marginal conditions - are subject to great fluctuations, a resistance measurement is always preferable, in particular for the determination of wood moisture.

MEASURED VALUE ASSESSMENT FOR BUILDING MATERIAL

For building materials, the measurement results of the dielectric measuring method can only be used as a reference for a rough orientation. Conclusions with respect to absolute humidity in mass % (M%) can only be drawn for measurements, performed with the exact same marginal conditions and compositions of the building materials as indicated for the test set-up in the chart below.

The ensured values are only to be interpreted as indicators (dry, risk, wet).

60 to 170 = Dry (Green)

170 to 200 Risk (Yellow)

200 to 999 = Wet (red)



Photo 25

Corner of the ensuite shower has indications of normal moisture.



Photo 26

Corner of the ensuite shower has indications of normal moisture.



Photo 27

Corner of the bathroom shower has indications of normal moisture readings.



Photo 28

Corner of the bathroom shower has indications of normal moisture readings.

INTERIOR LININGS

Plasterboard ceiling and wall linings with a paint finish, timber trims and doors with a paint finish, carpet, timber overlay and tile floor coverings.

The inspection and resulting report are not intended to comprehensively identify or describe minor faults or minor defects. A minor fault or minor defect is a matter which, in view of the age, type or condition of the residential building, does not require substantial repairs or urgent attention and rectification and which could be attended to during normal maintenance. Minor faults and defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness, and physical damage to materials and finishes.

Ensuite

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Tiles - Factory finished.

Exterior joinery - Aluminium - Single-glazed - Safety glass - Painted timber reveals.

Internal doors - Hollow core.

Floor covering - Tiles.

Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.

Single or dual flush - Dual.

Vanity - Floor mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste.

Splashback - Upstand - Sealed edge.

Bath - Not applicable.

Shower - Enclosure. Water leaking through the corners of the shower.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

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

Heating - Yes.

Heated towel rail - Yes.

Waterproof membrane - The condition of the waterproof membrane to the shower and floor is not visible, and its condition cannot be determined.

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

The common fail areas of the shower and plumbed areas were checked for indications of elevated moisture. Moisture levels were within the normal range.



Photo 29
Vanity.

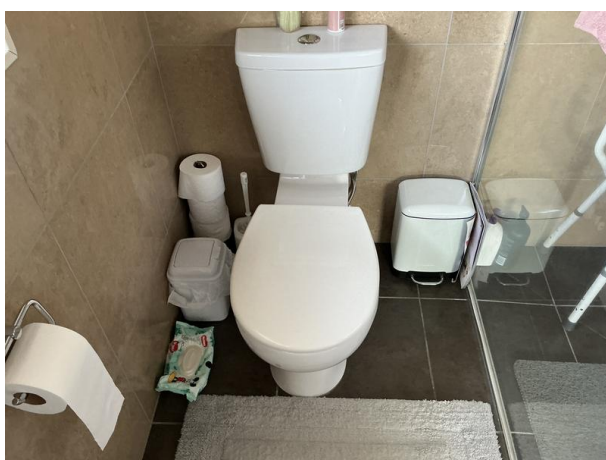


Photo 30
Toilet.



Photo 31
Shower.



Photo 32

Leak to the corner of the shower.

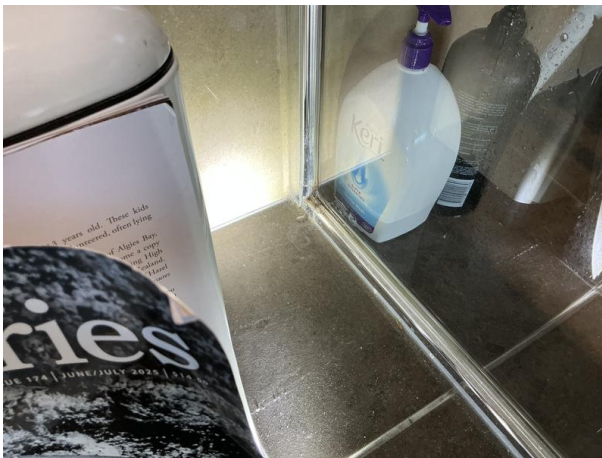


Photo 33

Leak to the corner of the shower.

Bedroom 1

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Single - Door - Hollow core.



Photo 34
Bedroom 1.



Photo 35
Walk in wardrobe.

Toilet

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Tiles.

Condition of floor coverings - No visible issues.

Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.

Single or dual flush - Dual.

Vanity - Wall mounted.

Taps & waste functional - Yes.

Splashback - None, painted plasterboard - Sealed edge.

Ventilation - Opening window sash.



Photo 36
Toilet.

Bathroom

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

Exterior joinery - Aluminium - Single-glazed - Safety glass - Painted timber reveals.

Internal doors - Hollow core.

Floor covering - Tiles.

Vanity - Floor mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste.

Splashback - Upstand - Sealed edge.

Bath - Inbuilt (enclosed cradle). Taps and waste functional - Yes.

Shower - Enclosure. Water leaking through the corners of the shower.

Glass type - Safety.

Shower pressure - Adequate.

Water hammer - No noise or vibration noted.

Leaks from shower fittings - No.

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

Heating - Yes.

Heated towel rail - Yes.

Waterproof membrane - The condition of the waterproof membrane to the shower and floor is not visible, and its condition cannot be determined.

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

The common fail areas of the shower and plumbed areas were checked for indications of elevated moisture. Moisture levels were within the normal range.



Photo 37
Bath tub.



Photo 38
Vanity.



Photo 39
Shower.



Photo 40

Leak to the corner of the shower.

Bedroom 2

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Single - Door - Hollow core.



Photo 41

Bedroom 2.

Bedroom 3

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double - Doors - Hollow core.



Photo 42
Bedroom 3.

Bedroom 4

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double - Doors - Hollow core.



Photo 43
Bedroom 4.

Garage with laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Particle board - Varnished.

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

Garage door - Sectional - Double - Steel - Not insulated - Automatic opener functional - Yes.

Internal doors - Hollow core.

Floor coverings - None.

Cupboards - Not applicable.

Laundry tub/sink - Powder-coated metal cabinet with a stainless steel tub. No visible issues.

Taps & waste - Functional - Yes.

Leaks - None visible at the time of the inspection.

Type of plumbing - uPVC waste.

Washing machine discharge - To the waste under the tub.

Water hammer - No noise or vibration noted.

Cabinets - None.

Ventilation - Opening door or window. Mechanical - None.

Floor coverings - Tiles.



Photo 44
Garage.



Photo 45
Laundry.

Lounge

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Not applicable.



Photo 46
Lounge.

Kitchen

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Benchtop - Sealed to cabinet/wall junction - Yes.

Benchtop material - Laminate.

Benchtops level - Yes.

Damage - None visible at the time of the inspection.

Splashback - None, painted plasterboard - Sealed edge.

Cabinetry - Functional - Yes. Material type - Laminate.

Cabinetry requires maintenance - No.

Water hammer - No noise or vibration noted.

Sink - Leaks or visible issues - No.

Faucet functional - Yes.

Type of plumbing - uPVC waste

Heat shield - Tempered glass.

Cooktop - Gas - Not checked.

Oven - Powered on only - Functioning - Yes.

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

Garbage disposal - Functional - Yes.

Floor coverings - Timber overlay.

Dishwasher - Functional - Yes. This was powered on only, not run through a cycle.

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.



Photo 47
Kitchen.



Photo 48
Kitchen.

NON-STRUCTURAL SYSTEMS

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

Driveway	Concrete
Boundary Fences	Timber
Paths	Concrete
Gates	Timber framed and covering
Drainage	Gully-traps, stormwater risers, sumps
Heating	Fully ducted heat gas
Services	Services

DRIVEWAY

Concrete.

Recommendations:

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



Photo 49
Driveway, functional.

BOUNDARY FENCES

Unpainted timber palings or profiled metal fixed to timber rails with timber posts.

Condition of cladding - No visible issues.

Alignment - No visible issues.

Post and rail condition - No visible issues.

Average height - 1.6 - 1.8 metres.

Recommendations:

Ensure regular upkeep and maintenance by keeping vegetation and soil away from exterior timbers. These timbers are treated for external exposure but are not designed for prolonged contact with vegetation or soil, which can trap moisture and accelerate rot. Periodically inspect the area and clear any overgrowth or soil buildup.



Photo 50
South side, functional.



Photo 51
East side, functional.



Photo 52
North side, functional.

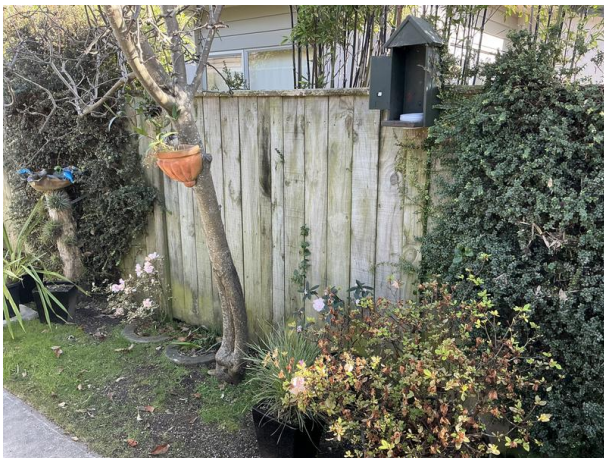


Photo 53
West side, functional.

PATHS

Concrete.

Recommendations:

General upkeep and maintenance.

Although the north path has subsided on the boundary side, the path is functional.



Photo 54
West side, functional.



Photo 55
North side has settled on the boundary side.



Photo 56

Gaps visible between the path and house.



Photo 57

Northeast corner gap between the north path and the east path.

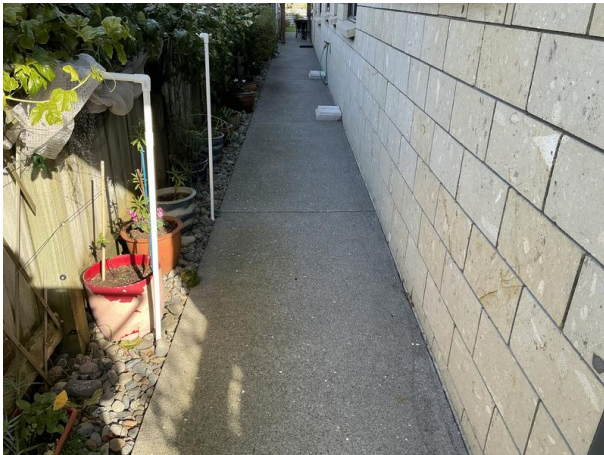


Photo 58

East side, functional.

GATES

Timber framed and covering.

Recommendations:

Recommend regular lubrication of the hinges and latch to maintain full function.



Photo 59
East side, functional.



Photo 60
West side, functional.

DRAINAGE

Drainage

Gully traps, stormwater risers and sumps. These were checked at the time of inspection where they were accessible.

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.

Recommendations:

Maintain a clear area around drainage systems by ensuring vegetation and soil are kept away. This helps to prevent blockages, maintain proper water flow, and reduce the risk of water pooling or drainage failure. Regularly inspect and remove any overgrowth or debris that may obstruct the drainage.

Recommend 'releasing' the two pipes affected by the path settlement to reduce the pressure on them.

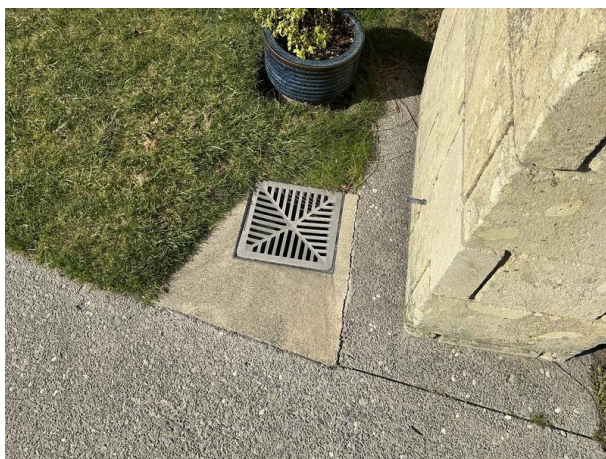


Photo 61
Driveway sump.

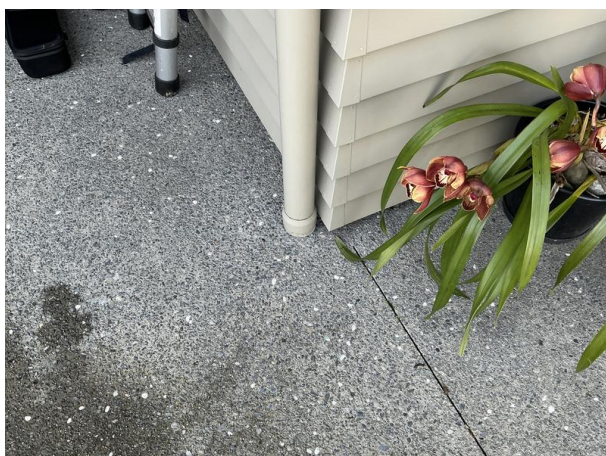


Photo 62
South side downpipe connection visible.



Photo 63
West side downpipe connection visible.



Photo 64
East side gully trap.



Photo 65
East side gully trap.



Photo 66

East side downpipe connection visible.

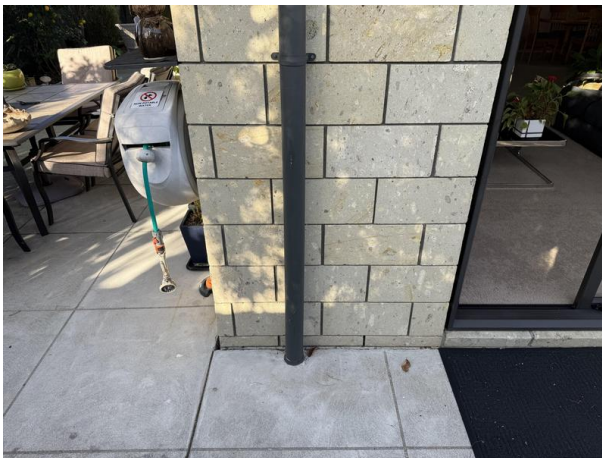


Photo 67

West side downpipe connection visible.
The pipe has moved two to the north with the path.

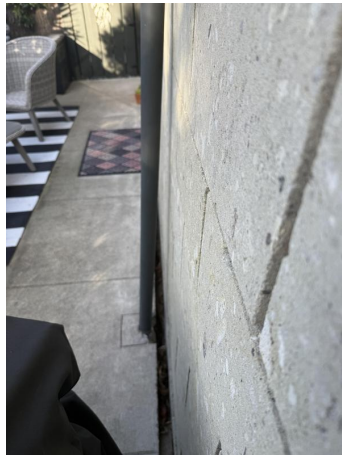


Photo 68

North side vent pipe has moved away
from the house with the path.

HEATING

Fully ducted gas heater.

Recommendations:

Follow the manufacturer's recommended servicing schedule to ensure the equipment operates efficiently and maintains optimal performance. Adhering to these guidelines helps identify and address potential issues early, reducing the risk of costly repairs and ensuring compliance with warranty requirements.



Photo 69

Outlets located in the bedrooms, kitchen, living room and bathroom.



Photo 70

Heating controller is located in the kitchen.

SERVICES

Services/systems tested.

Fire warning & control systems - Tested - Yes.

Heating systems - Tested - No.

Central vacuum systems - Not applicable.

Ventilation systems - Not applicable.

Heat transfer system - Not applicable.

Security systems - Tested - No.

Security cameras - Not applicable.

Electricity services - Tested - Yes.

Gas services - Tested - Yes.

Gas bottle storage - Not applicable.

Water services - Tested - Yes.

Hot water services - Tested - Yes.

Foul water services - Tested - Yes.

Grey water recycling system - Not applicable.

Rainwater recycling system - Not applicable.

Solar heating - Not applicable.

Solar power/panels/inverter - Not applicable.

Aerials & antennae - Tested - No.

Shading systems - Not applicable.

Telecommunications - Tested - No.

Lifts - Disabled access - Not applicable.

Water pump - Tested - No.

Water filters - Not applicable.

Stormwater soak pits - Tested - No.

Distribution board - Tested - No.

Header tank - Not applicable.

Communications hub - Tested - No.

Automatic garage door opener - Tested - Yes.

Ceiling fan - Not applicable.

Gas Metre - East side of dwelling.

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 - Garage.

Earth stake - Location - On the East side of the dwelling.

Metre box - Location - On the East side of the dwelling.

Electrical connection - Underground supply.

Water source - Town supply.

Sewerage Disposal - Council sewer.

Water heating

Type - Gas califont.

Capacity - Continuous flow.

Approximate age - Unknown.

Seismic bracing - Secure in place.

Area serviced - Entire house.

Any visible defects - None visible.

Recommendations:

All building services should be regularly tested, serviced, and maintained by appropriately certified professionals in accordance with the manufacturer's specifications and guidelines. This ensures optimal performance, safety, and longevity of the systems while reducing the risk of malfunctions or failures.

Regular checks to ensure smoke detectors are functional.



Photo 71

Water tank located on the south side.



Photo 72

Data, telco, and earth stake is located on the east side.



Photo 73

Metre board is located on the east side.



Photo 74
Gas metre located on the east side.



Photo 75
Sky dish located on the north side.



Photo 76
Garage door opener is functional.

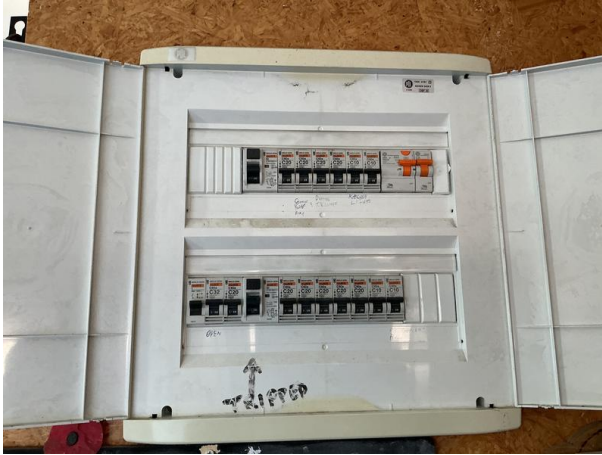


Photo 77

Distribution board is located in the garage.



Photo 78

Water pump located in the garage.



Photo 79

Water temperature controllers are located in the kitchen, bathroom and ensuite.



Photo 80

Smoke detector located in the hallway.



Photo 81

Security system keypad is located by the door to the garage.

CONCLUSION

Please note: This building inspection report has been carried out in accordance with NZS 4306:2005 – Residential Property Inspection. It is not a Healthy Homes Assessment and does not assess the property against all the specific requirements of the Healthy Homes Standards. Additionally, the inspection does not confirm full compliance with current building codes or standards, as it is limited to a visual, non-invasive assessment of the condition of the building at the time of inspection.

Overall Condition Rating Explanation

In this report, the overall condition of the property is classified as Below Average, Average, or Above Average. These terms are used to provide a general summary of the home's condition at the time of inspection.

- Below Average: The property has notable issues such as deferred maintenance, structural problems, or other significant concerns that may require attention.
- Average: This rating applies to the majority of homes. It refers to a property that is generally sound, with no major issues, though it may show signs of wear, dated finishes, or minor deferred maintenance consistent with age and use.
- Above Average: Reserved for a small number of homes (approximately 1%), this rating is given to properties that are in exceptional condition. These homes typically present as near-new or exceptionally well-maintained, with no visible issues or defects.

These classifications are intended to provide context and comparison, rather than to reflect personal value judgments.

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.

We recommend checking the records of the BCA: Building Consent 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.

The age of the buildings was taken into consideration when the inspection and reporting was carried out. The survey of the condition of the building elements and components was carried out on the basis of 'the expected condition of the materials' considering their use, location and age.

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.

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

There are areas as noted within the report where maintenance is recommended.