

STATEMENT OF PASSING OVER INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

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.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.

SOLD ON KĀPITI

TAX INVOICE

3 Miro Road

Invoice Date
14 Aug 2025

Invoice Number
INV-0375

Reference
Repairs to deck as per
building inspection dated
may 2025

GST Number
112983694

John Peattie Building &
Maintenance Ltd
P.O.Box 88
Paraparaumu 5254
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
Material; 19mm h3 ply and H3.2 timber	1.00	350.00	350.00
Combined labour	1.00	1,800.00	1,800.00
Subtotal			2,150.00
TOTAL GST 15%			322.50
TOTAL NZD			2,472.50

Due Date: 20 Sep 2025
Please make payment into bank account:
John Peattie
BNZ - 02-0548-0062565-000



PAYMENT ADVICE

To: John Peattie Building & Maintenance Ltd
P.O.Box 88
Paraparaumu 5254
NEW ZEALAND

Customer
Invoice Number
Amount Due
Due Date
Amount Enclosed

3 Miro Road
INV-0375
2,472.50
20 Sep 2025

Enter the amount you are paying above



TAX INVOICE

Marie Donaldson
3 Miro Road
Raumati South
Paraparaumu 5032
NEW ZEALAND

Invoice Date
22 Feb 2025

Invoice Number
250202

Reference
3 Miro Road

GST Number
73-843-596

Roofing Direct Limited
29 Quadrant Heights
Paraparaumu 5032
NEW ZEALAND
Phone: 021 453 439
roofingdirect@xtra.co.nz

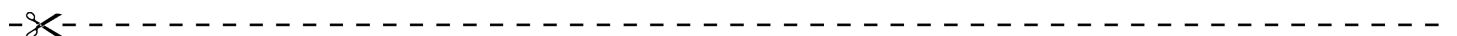
Item	Description	Quantity	Unit Price	GST	Amount NZD
	Repairs to roof junction of privos additions	1.00	2,180.00	15%	2,180.00
	apply tapes to existing roof change flashings and install over flashing in horoeaka colour				
Subtotal					2,180.00
TOTAL GST 15%					327.00
TOTAL NZD					2,507.00

Due Date: 1 Mar 2025

Please make cheques payable to Roofing Direct Ltd or payment can be made directly to bank account 06 0730 0197810 00

If payment is not made by the due date Roofing Direct Ltd may charge a penalty fee of 5% per month calculated on a daily basis on the unpaid portion of the amount owing from due date until the amount is paid in full.

"This is a payment claim under the Construction Contracts Act 2002"



PAYMENT ADVICE

To: Roofing Direct Limited
29 Quadrant Heights
Paraparaumu 5032
NEW ZEALAND
Phone: 021 453 439
roofingdirect@xtra.co.nz

Customer Marie Donaldson

Invoice Number 250202

Amount Due 2,507.00

Due Date 1 Mar 2025

Amount Enclosed

Enter the amount you are paying above



TAX INVOICE

Marie Donaldson
3 Miro Road
Raumati South
Paraparaumu 5032
NEW ZEALAND

Invoice Date
14 Jul 2025

Invoice Number
INV-0444

Reference
3 Miro Street

GST Number
073-843-596

Roofing Direct Limited
29 Quadrant Heights
Paraparaumu 5032
NEW ZEALAND
Phone: 021 453 439
roofingdirect@xtra.co.nz

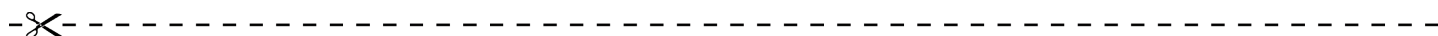
Item	Description	Quantity	Unit Price	GST	Amount NZD
	Repairs to leaking and damaged butyl deck and Silcoat overlay	1.00	4,720.00	15%	4,720.00
Subtotal					4,720.00
TOTAL GST 15%					708.00
TOTAL NZD					5,428.00

Due Date: 22 Jul 2025

Please make cheques payable to Roofing Direct Ltd or payment can be made directly to bank account 06 0730 0197810 00

If payment is not made by the due date Roofing Direct Ltd may charge a penalty fee of 5% per month calculated on a daily basis on the unpaid portion of the amount owing from due date until the amount is paid in full.

"This is a payment claim under the Construction Contracts Act 2002"



PAYMENT ADVICE

To: Roofing Direct Limited
29 Quadrant Heights
Paraparaumu 5032
NEW ZEALAND
Phone: 021 453 439
roofingdirect@xtra.co.nz

Customer Marie Donaldson

Invoice Number INV-0444

Amount Due 5,428.00

Due Date 22 Jul 2025

Amount Enclosed

Enter the amount you are paying above

Smit's Painting Company Ltd

Gray Avenue
Paraparaumu, 5032
022 435 6714

Invoice

18/06/2025

Tax Invoice for

Marie Donaldson

Miro Road, Raumati

Job

Touch ups

GST#

143-991-946

Invoice#

68

Bank

ANZ

Account

06-0730-0461167-00

Branch

Paraparaumu

Description

Qty

Unit price

Total price

Seal 6x cracks & holes in corrugated iron roof & touch up paint. Replace a number of roofing nails with self sealing screws, colour matched to roof. Scrape, seal and apply two top coats of Dulux Weathershield on north fascia.

1

\$542.50

\$542.50

Notes: Payment due 1 week from date invoice is sent

Due: 25/06

Subtotal

\$542.50

GST

\$81.38

\$623.88

Shaun The Plumber

7 Rosebank Gr Waikanae 5036
shauntheplumber2012@gmail.com
Mob: 022 681 5072

Tax invoice

Invoice number

5964

Issue date

20/05/2025

Due date

27/05/2025

Bill to

Marie Donaldson
3 Miro Rd
Raumati 5032

Description	GST	Amount (\$) excluding GST
15mm Secura Gold pipe, fittings & clips	S15	103.98
Travel & admin	S15	35.00
Labour - 2.5 hrs x \$85	S15	212.50

Notes

GST No: 046-007-933

Work completed 15/05/2025:

Building inspector report found Dux Quest water pipes under house, which need to be removed/replaced for selling house.
Remove all Dux Quest pipe and fittings under house, servicing ensuite bathroom and exterior hose tap on right side of garage.
Replace with Secura Gold pipe and fittings.

Subtotal (exc. GST)

\$351.48

GST

\$52.72

Total Amount (inc. GST)

\$404.20

Total paid

\$0.00

Balance due

\$404.20

View your invoice online

[Click here to view](#)

How to pay

Due date: 27/05/2025

View your invoice online

Scan the QR code or click the link above to view this invoice online.



Bank deposit via EFT

Bank ANZ

Name Shaun The Plumber

AC# 06-0730-0290222-00

Ref# 5964

Independent Builders Report

Total Home Inspection Services Porirua City Ltd

Tue 6 May 2025



3 Miro Rd, Raumati South, Paraparaumu, 5032, New Zealand

Inspector: Will Suhr

For the sole purposes of Marie Donaldson

** unless prior agreement made with Total Home Inspection Services Porirua City Ltd*



Date & Time

Date

Tue 6 May 2025

Time

9:00 AM

Weather

Clear Sky 10°C

Inspector's Details

Name

Will Suhr

Mobile

[021749455](tel:021749455)

Customer's Details

Name

Marie Donaldson

Street Address

3 Miro Rd

Location

Paraparaumu

Email

N/A

Agent's Details

Name

No agent specified

Company

N/A

Date Generated

Date

-

Note

The purpose of the inspection is to identify major current deficiencies that are visually identifiable at the time of the inspection. The report shall include: grounds, structure, exterior, roofs, plumbing, electrical, interior, and insulation/ventilation. The property report does not include in depth testing of services such as, underfloor heating, specific and specialized heating systems, heat pumps, water pumps, functionality of any solar power source, swimming pool heating or alike.



Onsite Details

Onsite Inspection Details

Details

House Orientation

Northeast

Height of dwelling

2 Storey

Slope of Section

Moderate

10 to 20 Degrees

Persons Present

Owner and Inspector

Property Details

General, Fixtures and Landscape

Fixtures

Garage

Double size garage with 2 single doors. Internal access.

Carport

No carport

Shed

Wood shed - not inspected

Clothes Line

Fixed lines

Landscape

Driveway

Concrete

Paths

Concrete & Pavers - age related wear only

Lawns and Gardens

Well maintained

Retaining Walls

Concrete, concrete crib, concrete block, earth filled concrete block, timber and tyre retaining walls

Stairs External

Timber & Concrete

Landscape Gallery



Some of the timber half round retaining walls are showing signs of deterioration which will need to be monitored periodically. Consider the need to eventually replace the aging sections of retaining. Still need effective.



Concrete crib walls are showing no evidence of movement or deterioration



Concrete walls are showing no evidence of movement or deterioration



Concrete block walls are showing no evidence of movement or deterioration



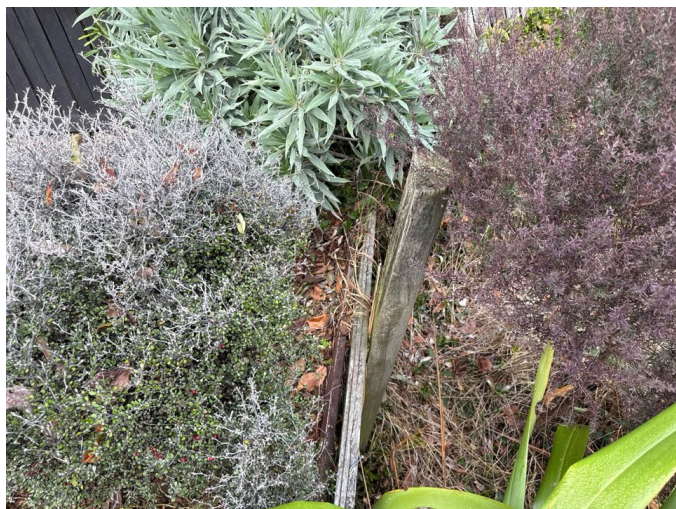
Retaining walls that are leaning significantly at the front should be replaced to prevent the risk of eventual failure.



Earth filled concrete block and tyre retaining walls are still effective



The section is mostly fenced. The fencing is secure and in an average condition for the age



The retaining to the west side is leaning significantly and should be replaced

Roofing

Material Type

Pressed Steel Tiles (2 types)

Finish

Painted

Comment

The steel tile roof appears to have been recently painted and is in an average overall condition. The rust and holes to the northeast side above the deck require professional repair asap. Any loose nail fixings should be replaced with a more effective fixing method. No evidence of failure could be found at the time of the inspection. A roofer should be engaged for maintenance.

Inspection Method

Accessed by ladder

Condition

Average / Reasonable

Spouting

Type

UPVC spouting

Condition

Good condition. Regular cleaning is recommended to prevent blockages.

Fascia

Type

Timber

Condition

Early stage paint deterioration to the timber barge boards and fascia. A paint upgrade is recommended in the near future.

Soffit Eaves

Type

Fibre Cement Sheet

Condition

It is common for fibre cement based products like the soffit linings to contain an element of Asbestos in their composition. This is of no concern in an inert state as long as the material is kept well sealed. It is in dust form when it poses a potential hazard. Care must be taken during the prep stage before painting or if fittings are being installed.

Chimney

Type

Steel Flue

Type

While all reasonable efforts are made to assess the state of the chimney, THIS recommends all chimneys be serviced and certified by a suitably qualified professional prior to use/purchase and a service history record be sort from the vendor if available. In some cases these may require remediation or removal.

Roofing Gallery



A once or twice yearly wash will help maintain the roofs surface condition and prevent premature deterioration



The spouting is in good condition and is clear. The effectiveness of the spouting will need to be checked during rainy periods. Due to the dry conditions that were evident on the day of our inspection we cannot comment on any leaks that maybe evident to the spouting or down pipes.



The roof flashings appear to be secure, intact and are effective. No sign of failure could be found beneath where accessible to view.



The steel flue is in a reasonable condition, it is effectively flashed. Bracing to the flue are secure.



Any nails that are lifting should be replaced with self sealing screws. Risk of water ingress where the nails are loose.



Dented tiles to various locations. The dents are not currently affecting the performance of the roof however they are prone to splitting and should not be walked on.



The nails have come loose at the barge flashings in the middle. Better fixings are required here.



Rust and holes to the tiles above the deck on the northeast side. Patch repairs or replacement of the tiles recommended asap.

Cladding

Cladding Primary

Type

Fibre Cement Weatherboards with wood grain finish (direct fixed)

Finish

Paint

Condition

Average / Reasonable

Comment

Generally well maintained with some early stage paint deterioration sighted in areas. Some thought should be given to a paint upgrade where surface wear is present. Exterior cladding should be painted at approximately 8-10 year intervals in exposed UV areas. Intervals can stretch for low UV exposed areas.

Cladding Secondary

Type

Fibre Cement Sheets (possibly with Asbestos) - direct fixed

Finish

Paint

Condition

Good

Comment

Well maintained to date and good current paint quality noted. Fibre cement cladding types which may contain Asbestos are a low health risk as long as it is kept well sealed and is not drilled into etc.

Window Cladding

Type

Single Glazed Aluminium Joinery

Flashings

Fitted where required

Condition

Exterior is in average condition

Comment

Any gaps around the windows and doors should be sealed. Shrinking windows seals should be replaced by an aluminium joinery maintenance company. Windows and doors are considered a weather tightness risk area and a good seal must be maintained at all times. No current concerns found. At the time of the inspection all non invasive moisture checks completed beneath the windows and doors were within the normal range.

Cladding Gallery



The front faces to the Northeast



The typical single glazed aluminium window detail consists of a head flashing, timber scribes and sill.



Some of the joinery seals have shrunk which is common for their age. The shrinking seals should not be a water tightness risk as long as the internal seal remains intact and effective. All internal moisture readings taken beneath the windows and doors were within the normal range.



Extraction vents exit through the soffits and walls



The waterproof membrane lined entrance is intact. If there are any concerns with the membrane in the future, a quality membrane installer should be engaged for remediation.



Corner soaker detail to the external weatherboard junctions. These help protect the corners from moisture ingress and deterioration.



Paint deterioration to the timber fascia.



Early stage corrosion to the garage door. A thorough prep including rust treatment is required prior to a paint upgrade.



Due to the age of the home, some of the materials installed may contain elements of Asbestos. Please note this is safe in an inert state and must be kept well sealed. If any work is to be completed in areas that likely contain Asbestos then there are certain health and safety precautions that should be followed.



The Southeast



No head flashing installed above age garage windows. To prevent water ingress, head flashings channel water away from the cladding to the front face of the window. The head must be kept well sealed to prevent water entering. Ideally head flashings should be installed.



Poor ground clearance can result in moisture ingress via capillary action, a particularly high risk due to the bottom plate being at risk of decay. The current building code requires a 150mm clearance between the internal floor height and the sealed ground and 225mm to unsealed ground. The ground level should be lowered on this side. There is moisture staining and slight damage to the internal lining opposite.



A licensed builder should be engaged to install a corner flashing at the foundation/cladding junction where the framing is exposed.



Cladding penetrations in general are a weather tightness risk area. Penetrations such as taps, screw fixings, gas or water pipes etc. No evidence of failure could be found.



The Southwest side



Damage to the base of the barge board will need to be addressed prior to the next paint upgrade



Damage to the base cladding is not a significant concern



Roof sections where there are no soffits are a higher weather tightness risk. Soffits provide more weather protection to the walls. These areas must be kept in good condition and sealed well to prevent the possibility of moisture ingress. Any failure here has the potential to spill over the top of the wall to the inside of the home. Note there are no current issues here, this is something to watch out for over time.



The Northwest side



Early stage paint deterioration to the weatherboards



The paint quality to the fibre cement sheets is average/good



Northwest corner.

Additional fixings recommended where the nails have popped through the cladding. Nails that have failed need to be sealed to prevent moisture ingress.

Foundations

Perimeter

Type

Concrete Block & Timber Piles

Condition

No current concerns sighted

Internal

Type

Concrete Piles and suspended timber floor

Condition

No current concerns sighted

Base Cladding

Type

Fibre Cement Sheets (may contain Asbestos)

Condition

Some damage which is not a significant concern

External Ventilation

Type

No ventilation

Ground Condition

Dry at time of inspection

Flooring

Type

Only Particleboard sighted

Condition

Mostly covered by the insulation and floor linings

Access or Doors

Position

Northwest side

Condition

Reasonable access

Bearers/Joints

Type and Condition

Wire connections

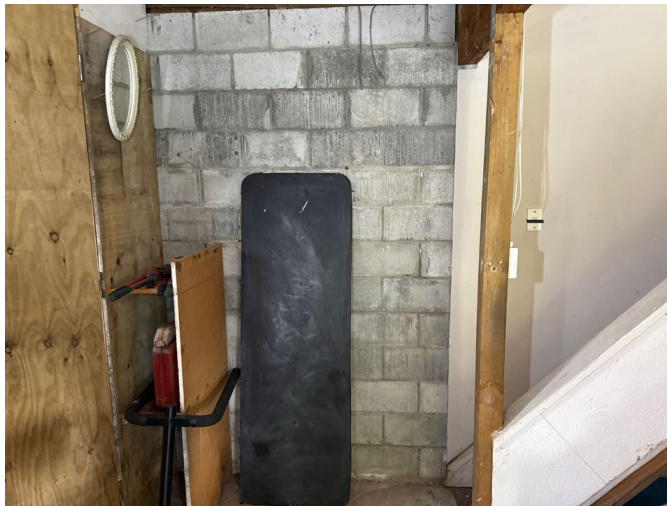
Comments

No concerns with the sub floor framing or connection method at the time of inspection

Foundations Gallery



The concrete block foundation walls are in a typical condition for the age. No sign of cracking or significant stress.



No evidence of moisture penetration to the interior of the block walls



Moisture damage to the garage linings at the southeast side but no visible damage to the framing behind.



The concrete piles are solid at the time of inspection. Galvanised wire connects the bearers to the piles and anchors the structure to the ground.



Polyester insulation has been installed throughout the sub floor and to a good standard. The thermal resistance rating or R-Value is the measure used most commonly in the building and construction industry to determine a material's ability to resist the transfer of heat. The higher the R-Value the better thermal resistance the product will provide.

Services

Security

Burglar Alarm

No alarm installed

Exterior Lights

Exterior lights noted

Smoke Sensors

Yes and in a working condition at the time of inspection. Regular testing recommended.

Security Window Locks

None

Alarm Control Panel

None

Security Lights

Security lights noted

Security Door Locks

Standard locks

Security Gallery

N/A

Electrical

Power Connection

Under ground

Meter Board Condition

Average for age

Switch Board Type

Ceramic fuses and modern circuit breakers

Meter Board Position

Northeast side

Switch Board Position

In bedroom 3

Electrical Gallery



The meter board appears to be sufficiently sealed at the time of inspection. Smart meter installed, no obvious concerns sighted.



A visual inspection of the electrical system did not show any evidence of electrical overload to switches or power points. Cover plate(s) were not removed and the wiring behind the distribution board not inspected. This is beyond our scope of expertise. Please note. The assessor is not a registered electrician; no electrical safety tests or electrical component tests were undertaken. Power points, lights and switch testing therefore does not form part of this report.

Plumbing

External Plumbing

Drainage Under Floor

Sufficiently supported

Section Run Off

There was no evidence of significant water runoff issues found at the time of the inspection

Downpipes

UPVC

Gas Meter Position

No gas meter or gas service sighted

Gully Traps

No sign of blockages or recent overflows

Stormwater

T.H.I.S is unable to comment on the condition of the underground drains and services due to them being concealed. The only way to determine the condition of the pipes is via a camera inspection.

Driveway Paving Sump

None

Toby Position

Bottom of the driveway in the lawn

Internal Plumbing

General Condition

Average / Reasonable

Type

Polybutylene, Copper and Dux Qest. A plumber should be engaged to replace ALL active Dux Qest from the home.

Plumbing Gallery



Drainage sump to the southwest side. No sign of current blockages or overflows. The effectiveness of the drains will need to be monitored over time.



No sign of current leaks under the plumbed areas



Dux Qest pipe in service under the bathroom. T.H.I.S recommends full replacement of this plumbing type. Dux Qest was commonly used in the 70's and 80's and is a failed building product which has the potential to cause damage if left in place.

Water Heating

System - Header Tank

In ceiling space

Unit - Condition

Functional condition. Due to the age of the main cylinder, consider the eventual need to replace it.

System - Header Tank Tray

Functioning condition. No sign of failure could be found at the time of inspection.

Unit - Year of Manufacture

92, 78

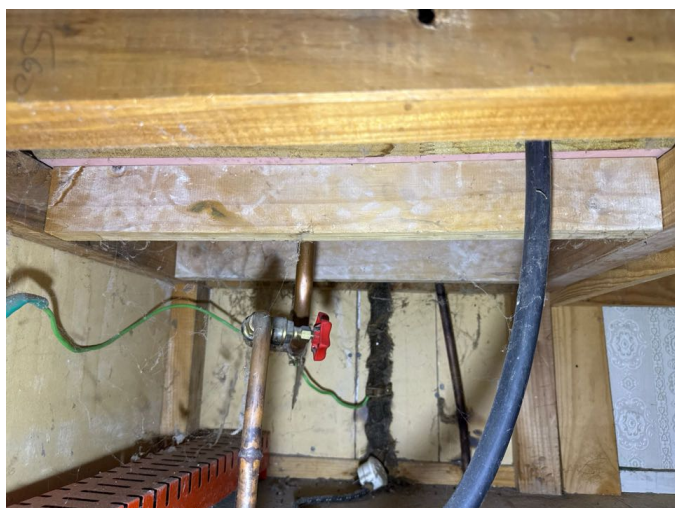
Water Heating Gallery



Bedroom 2 cupboard.
Rheem 45L Mains Pressure Electric water heater.
Currently switched off and will need to be tested once engaged.



Hallway cupboard.
Zip 180L Low Pressure Electric Hot Water Cylinder.
Seismic restraints should be installed to prevent the risk of excessive movement in a reasonably earthquake. These must be installed within 100mm of the top and bottom.



No sign of leaks at the base of the cylinder at the time of inspection. No safe tray installed which would be a requirement if installed now.



No concerns with the plastic header tank, water feeds, safe tray or drainage outlet at the time of inspection

Bathrooms

Bathroom

Name

Bathroom

Bath

Acrylic

Toilet

Dual flush china/acrylic

Heater

No heating

Moisture Scanning

Common failure areas examined. No unusual readings taken

Shower

No shower

Vanity Unit

Pre-finished type

Tapware

Average for age

Ventilation

Passive window ventilation

Comments

The bathroom is tidy and functional. No concerns found.



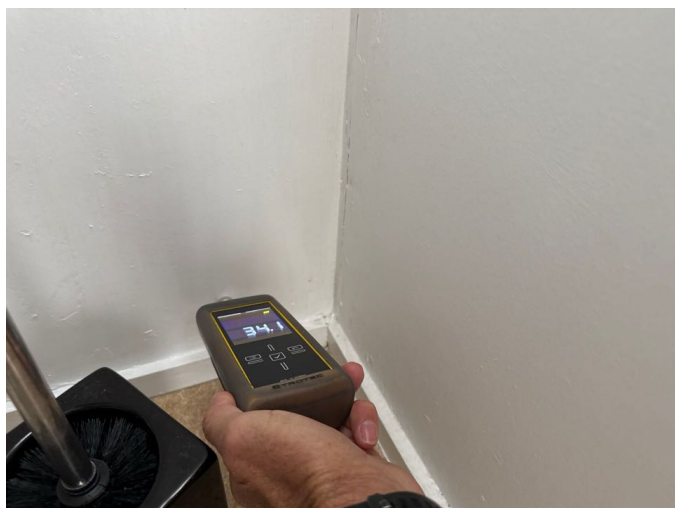
The rear edge of the vanity is well sealed. The taps are functioning well. No concerns with the water feeds or waste under the vanity.



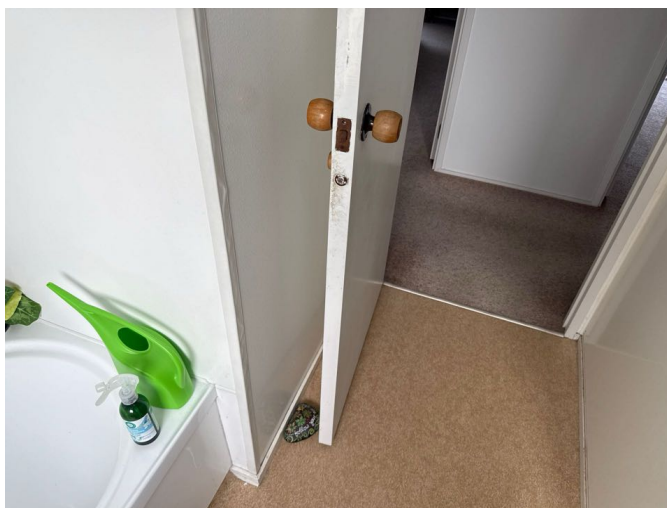
The perimeter of the bath is well sealed. The taps are functioning well.



The base of the toilet is well sealed and secure. The toilet is in a functioning condition.



The moisture levels near the plumbed areas were within the normal range



A door stop should be installed

Ceiling Cavities

Ceiling Cavity

Name

Ceiling Cavity

Roof Type

Trusses

Roof Condition

Average / Reasonable

Insulation Type

Loose fill, older batts and polyester

Insulation Comments

The ceiling cavity is in a typical condition for the age and type. There were no significant concerns sighted at the time of the inspection.

Hatch Type

Hatch

Hatch Location

Hallway and hallway cupboard

Vermin Type

None Sighted

Vermin Comments

No current activity sighted

Ceiling Space / Borer

Roof Structure

No live activity sighted

Trims

No live activity sighted

Exterior Cladding

No live activity sighted

Subfloor

No live activity sighted

Comments

Any exposed timber framing should be monitored over time for borer activity. Recent activity can be identified by small mounds of 'frass' (wood dust) which is caused by the emerging adult beetles. If activity is noticed in the future, a pest industry professional should be engaged for further assessment and remediation. Structural deterioration is a risk if further assessment is not carried out.



I could see no evidence of current or past moisture ingress issues under the roof framing or linings (where accessible) at the time of inspection. The roof framing structure appears to be solid.



The polyester insulation has been installed to a good standard.



Extraction units vent to the exterior



Roof penetrations are effectively sealed

Decks

Deck 1

Name

Deck 1

Category

N/A

Construction Type

Timber

Condition

Good

Comments

Good modern construction materials and building methods used. Solidly built and no concerns sighted.



The decking is in good condition



The balustrade is solid and connected sufficiently at the base



The roof section is solid and well connected. The plastic roofing is intact and secure.



No concerns with the framing structure. Solid and well connected.

Deck 2

Name

Deck 2

Construction Type

Timber

Category

N/A

Condition

Good

Comments

Constructed in an unorthodox manner but functional.
There were no current concerns found.



The decking is in good condition. The timber stairs are safe and secure.



The deck structure was extended in an unorthodox manner however it is still functional. There were no signs of current structural issues found.

Deck 3

Name

Deck 3

Category

Higher weather tightness risk being over an internal room

Comments

The membrane has failed at the base of the posts and rot damage is present beneath. Further investigation is recommended by a licensed builder initially.

Construction Type

Timber with a Butynol membrane surface

Condition

Further investigation and remediation recommended



The rusting balustrade connections have caused the timber to split at the west end. Treating the rust may help slow the deterioration however the connections bolts will need to be eventually replaced with stainless steel.



Painted waterproof membrane deck surface with 2 drainage outlets



The base of the timber roof supports has been poorly detailed and have failed. The timber is soft at the base of the deck. Further investigation is required.



Failure beneath the deck confined. Rot damage to the plywood.

Ensuites

Ensuite

Name

Ensuite

Bath

No bath

Toilet

Wall hung, single flush

Heating

Heat lamps

Moisture Scanning

Common failure areas examined. No unusual readings taken

Shower

Coated oil tempered hardboard linings, stainless steel tray and glass door

Vanity Unit

Pre-finished type

Tapware

Average for age

Ventilation

Mechanical ventilation

Comments

The bathroom is generally tidy and functional. No concerns found. The carpet should be replaced with a more durable floor covering.



The rear edge of the vanity is well sealed. The taps are functional. No concerns with the water feeds or waste under the vanity



The wall hung toilet is secure



Minor moisture staining at the shower base. The carpet should be replaced with a more durable floor covering.



Average water pressure to the shower



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

Kitchens

Kitchen

Name

Kitchen

Elements

Electric / separate bench top

Dishwasher

Yes but not tested

Benchtops

Formica

Tapware

Average for age

Moisture Scanning

Common failure areas examined. No unusual readings taken

Oven

Wall oven

Rangehood Extract

Vented through wall

Waste Disposal

No waste disposal

Sinks

Stainless steel

Units

Melteca

Comments

The kitchen is in a tidy and functional condition. No concerns sighted.



The rear edge of the bench top is well sealed. The tap is functional. No concerns with the water feeds or waste pipes under the sink.



The kitchen cabinetry and vinyl floor are in a tidy condition



The range hood extraction unit is functioning

Laundries

Laundry/Bathroom

Name

Laundry/Bathroom

Washing Machine Waste

Integrated into tub

Dryer Vent

None

Heating

Heat lamps

Mositure Scanning

Common failure areas examined. No unusual readings taken

Laundry Tub

Stainless tub on timber base

Tapware

Average for age

Other Fittings

Acrylic shower

Ventilation

Mechanical extraction

Comments

The laundry/bathroom is in a tidy and functional condition. No sign of flooding damage or significant deterioration at the time inspection. The shower base/floor junction must be kept well sealed and and dry as possible to prevent further deterioration beneath.



The tub is well sealed. The taps are functioning well.



No visible concerns with the water feeds or waste under the tub.



Moisture levels in the laundry scanned within the normal range at the time of inspection.



The base of the shower/floor junction appears to be effectively sealed. There is evidence of slight moisture damage beneath. The area must be kept well sealed and moisture managed well to prevent further deterioration.



Average water pressure noted



Moisture levels by the shower were within the normal range. Older lino may contain Asbestos and should be tested prior to disturbing it in the future if it is to be replaced.

Living

Bedrooms

Room Type

Bedrooms

Wall Linings

Wallpaper over plasterboard and painted plasterboard (assumed)

Internal Doors

Hollow core

Ventilation Ducting

Passive window ventilation

Mositure Scanning

Common failure areas examined. No unusual readings taken

Floor Coverings

Carpet

Ceiling Linings

Painted plaster board

Textured paint or plaster over plasterboard (assumed)

External Doors

No external doors

Heating

No heating

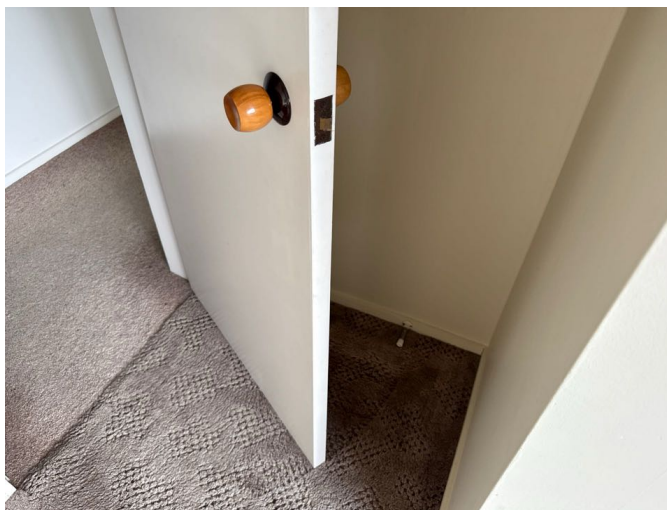
Comments

The interior has been well maintained to date with minimal wear and tear sighted. Generally tidy condition.

Living Gallery



Bedroom 1



The internal doors are functioning well. Door stops installed behind the doors.



Moisture levels to the external walls scanned within the normal range at the time of inspection



Bedroom 2



The carpet is loosely fitted in this room. The owner disclosed that the carpet is to be replaced.



The windows are functional throughout



Moisture levels to the external walls scanned within the normal range at the time of inspection



Bedroom 3



Textured plaster surfaces may contain an element of Asbestos. Safe in current condition. Due to the age of this home, Asbestos compounds may still have been used as a binding agent in the plaster. If any works to a textured lining are being considered, an Asbestos test should be carried out by an industry trained professional.



Moisture levels to the external walls scanned within the normal range at the time of inspection



Bedroom 4



Deterioration to the carpet



Moisture levels to the external walls scanned within the normal range at the time of inspection



Bedroom 5



Moisture levels to the external walls scanned within the normal range at the time of inspection

Living

Room Type

Living

Wall Linings

Wallpaper over plasterboard and painted plasterboard (assumed)

Internal Doors

Hollow core

Ventilation Ducting

Passive window ventilation

Mositure Scanning

Common failure areas examined. No unusual readings taken

Floor Coverings

Carpet

Ceiling Linings

Painted plaster board

External Doors

Single Glazed Aluminium Sliding Door

Heating

No heating

Comments

Generally tidy condition. Minor wear and tear but no significant concerns sighted.

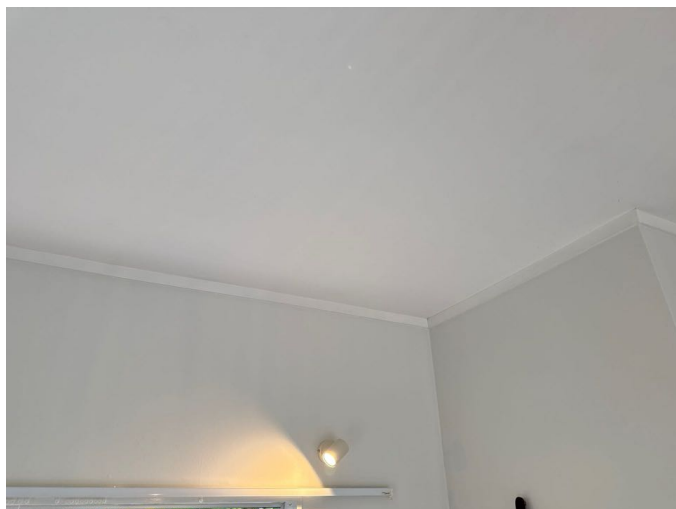
Living Gallery



The carpet has stretched



The sliding door and windows are functional



The wall and ceiling linings are tidy



Note that the moisture levels were checked at multiple locations in every room and mainly under the windows.

Moisture levels to the external walls scanned within the normal range at the time of inspection.

Dining/Living

Room Type

Dining/Living

Wall Linings

Painted plaster board

Painted timber panels

Internal Doors

Hollow core

Ventilation Ducting

Passive window ventilation

Mositure Scanning

Common failure areas examined. No unusual readings taken

Floor Coverings

Carpet

Ceiling Linings

Textured paint or plaster over plasterboard (assumed)

Painted Pinex Tiles

External Doors

Double glazed aluminium sliding door

Heating

Fireplace

Comments

Generally tidy and well maintained condition

Living Gallery



The fireplace and chimney were not checked as part of the inspection process. All fireplace manufacturers stipulate an annual service and insurance companies require evidence of due care and maintenance in the event of a claim. Purchasers should check when the fireplace was last serviced prior to the first use and have a service completed if necessary. The chimney was not checked as part of this inspection process.



The sliding door and windows are functional



Moisture levels to the external walls scanned within the normal range at the time of inspection

Galleries

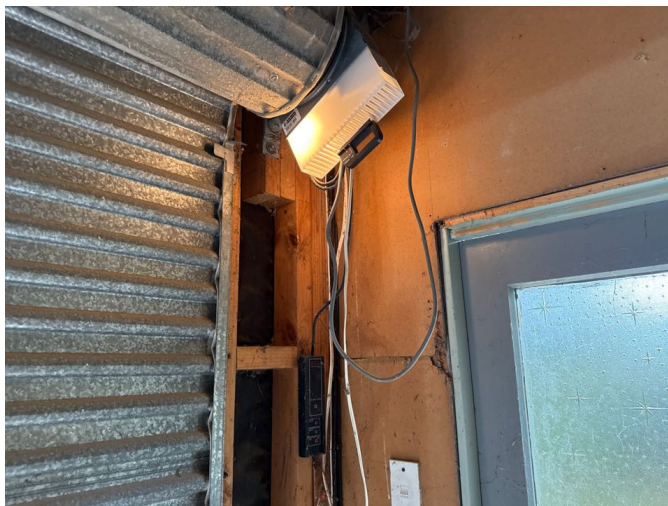
Gallery

Name

Gallery



The electric garage door on the right side (facing in) is functioning.



The left door was stopping periodically during testing and would benefit from a service by a garage door maintenance company

Overview

Overview

Overview Comments

The council property file was not viewed as part of the inspection. T.H.I.S recommends the council property file be viewed by purchasers as part of their due diligence.

The 2 storey timber frame dwelling has a 220m² floor area and was completed in 1985. The home has 5 bedrooms, 2 living areas and 2.5 bathrooms. The elevated and sloping 860m² section is partially enclosed by fencing. The front faces to the Northeast.

The home is in an average overall condition when compared to other similar homes of this age and type. The home's construction materials are mostly still functioning as intended but will only continue to do so with regular checks and maintenance. Regular maintenance will ensure the structure continues to meet the durability requirements of the building code.

General maintenance and further professional assessment and remediation is advised to a few areas which will prevent the risk of more costly repairs in the future.

The main areas of risk and recommended maintenance are listed below but the report should be read and understood in full.

Roofing - The steel tile roof appears to have been recently painted and is in an average overall condition. The rust and holes to the northeast side above the deck require professional repair asap. Any loose nail fixings should be replaced with a more effective fixing method. No evidence of failure could be found at the time of the inspection. A roofer should be engaged for maintenance.

Barge Boards & Fascia - Early stage paint deterioration to the timber barge boards and fascia. A paint upgrade is recommended in the near future.

Deck 3 - The membrane has failed at the base of the posts and rot damage is present beneath. Further investigation is recommended by a licensed builder initially.

Dux Qest Plumbing - A plumber should be engaged to replace ALL Dux Qest pipes from the home.

This was a visual inspection using a non invasive moisture meter (Trotec T660), which has limitations. The meter used measures to a depth of 40mm. The numbers observed on the screen are a scale of electrical activity (dielectric constant), not a percentage. Moisture readings can be taken as an indication only and any recommendations are based on visually available evidence and the inspectors knowledge of building materials and risk areas. Readings on the moisture meter can be affected by items such as metal straps, fixings, the density of materials and condensation. Elevated moisture is generally documented once we have conducted our own due diligence in determining its relevance.

Should further investigation, advice or remediation be recommended in the course of this inspection, a suitably qualified professional should be sought, to advise on the state of any and all similar issues throughout the property.

Failure to do so, T.H.I.S accepts no liability relating to any claim regarding any/all items recommended for further investigation or remediation.

Please note that this report does not provide any guarantee that items/areas inspected will not fail at a later

date. Information within the report pertains strictly to observations on the day of the inspection. This report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection. While some minor defects may be noted, it is unrealistic for the inspector to comment on all minor imperfections in this standard property inspection report.

Any structure constructed prior to 01 January 2000 may contain asbestos. Materials that contain asbestos were widely used for plastering internal ceiling linings, claddings, soffit linings, Lino floor coverings and many other products / materials that are evident within a building / dwelling. Care must be taken with these materials and testing **MUST** be performed if there is any doubt that asbestos may be evident. Do not sand, cut, drill or damage any material that may contain asbestos. Testing should always be performed if in doubt.



Retaining walls that are leaning significantly at the front should be replaced to prevent the risk of eventual failure.



The retaining to the west side is leaning significantly and should be replaced



Textured plaster surfaces may contain an element of Asbestos. Safe in current condition. Due to the age of this home, Asbestos compounds may still have been used as a binding agent in the plaster. If any works to a textured lining are being considered, an Asbestos test should be carried out by an industry trained professional.



Northwest corner. Additional fixings recommended where the nails have popped through the cladding. Nails that have failed need to be sealed to prevent moisture ingress.



A licensed builder should be engaged to install a corner flashing at the foundation/cladding junction where the framing is exposed.

Status

Site Status

Inspected

Exterior Status

Inspected

Roof Space Status

Viewed where possible

Services Status

Partially inspected

Subfloor Status

The foundation was inspected where possible

Roof Exterior Status

Inspected

Interior Status

Viewed where possible. Areas concealed by furniture and behind stored items should be checked and moisture scanned when the home has been cleared.

Accessory Unit Status

Briefed over

Certificate

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Client: Marie Donaldson

Site Address: 3 Miro Rd, Raumati South, Paraparaumu, 5032, New Zealand

Inspector: Will Suhr

Company: Total Home Inspection Services Porirua City Ltd

Qualification: Registered member of the New Zealand Institute of Building Inspectors (NZIBI), Qualified Builder, Licensed Building Practitioner, member of the New Zealand Institute of Building Inspectors (NZIBI), Qualified & Licensed Builder

Overview Comments: The council property file was not viewed as part of the inspection. T.H.I.S recommends the council property file be viewed by purchasers as part of their due diligence. The 2 storey timber frame dwelling has a 220m² floor area and was completed in 1985. The home has 5 bedrooms, 2 living areas and 2.5 bathrooms. The elevated and sloping 860m² section is partially enclosed by fencing. The front faces to the Northeast. The home is in an average overall condition when compared to other similar homes of this age and type. The home's construction materials are mostly still functioning as intended but will only continue to do so with regular checks and maintenance. Regular maintenance will ensure the structure continues to meet the durability requirements of the building code. General maintenance and further professional assessment and remediation is advised to a few areas which will prevent the risk of more costly repairs in the future. The main areas of risk and recommended maintenance are listed below but the report should be read and understood in full. Roofing - The steel tile roof appears to have been recently painted and is in an average overall condition. The rust and holes to the northeast side above the deck require professional repair asap. Any loose nail fixings should be replaced with a more effective fixing method. No evidence of failure could be found at the time of the inspection. A roofer should be engaged for maintenance. Barge Boards & Fascia - Early stage paint deterioration to the timber barge boards and fascia. A paint upgrade is recommended in the near future. Deck 3 - The membrane has failed at the base of the posts and rot damage is present beneath. Further investigation is recommended by a licensed builder initially. Dux Qest Plumbing - A plumber should be engaged to replace ALL Dux Qest pipes from the home. This was a visual inspection using a non invasive moisture meter (Trotec T660), which has limitations. The meter used measures to a depth of 40mm. The numbers observed on the screen are a scale of electrical activity (dielectric constant), not a percentage. Moisture readings can be taken as an indication only and any recommendations are based on visually available evidence and the inspectors knowledge of building materials and risk areas. Readings on the moisture meter can be affected by items such as metal straps, fixings, the density of materials and condensation. Elevated moisture is generally documented once we have conducted our own due diligence in determining its relevance. Should further investigation, advice or remediation be recommended in the course of this inspection, a suitably qualified professional should be sought, to advise on the state of any and all similar issues through out the property. Failure to do so, T.H.I.S accepts no liability relating to any claim regarding any/all items recommended for further investigation or remediation. Please note that this report does not provide any guarantee that items/areas inspected will not fail at a later date. Information within the report pertains strictly to observations on the day of the inspection. This report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection. While some minor defects maybe noted, it is unrealistic for the inspector to comment on all minor imperfections in this standard property inspection report. Any structure constructed prior to 01 January 2000 may contain asbestos. Materials that contain asbestos were widely used for plastering internal ceiling linings, claddings, soffit linings, Lino floor coverings and many other products / materials that are evident within a building / dwelling. Care must be

taken with these materials and testing MUST be performed if there is any doubt that asbestos may be evident. Do not sand, cut, drill or damage any material that may contain asbestos. Testing should always be performed if in doubt.

Site Status: Inspected

Subfloor Status: The foundation was inspected where possible

Exterior Status: Inspected

Roof Exterior Status: Inspected

Roof Space Status: Viewed where possible

Interior Status: Viewed where possible. Areas concealed by furniture and behind stored items should be checked and moisture scanned when the home has been cleared.

Services Status: Partially inspected

Accessory Unit Status: Briefed over

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 Inspection - and I am competent to undertake this inspection.



Inspector: Will Suhr

Date: Tue 6 May 2025

An inspection carried out in accordance with NZS 4306:2005 is not a statement that a property complies with requirements 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.

Terms and Conditions

SECTION 1 - SCOPE OF INSPECTION

The scope of the inspection is limited to visual inspection of the standard components of the home, which the inspector has reasonable access to and is the inspector's clear line of sight. The purpose of the inspection is to identify major current deficiencies that are visually identifiable at the time of the inspection. The report shall include: grounds, structure, exterior, roofs, plumbing, electrical, interior, and insulation/ventilation; the procedure for their inspection will be conducted in accordance with NZS 4306:2005. New Zealand Standard, Residential Property Inspection. We also offer an invasive inspection, using digital imaging to inspect spaces behind walls. We are the innovators and developers of this type of inspection. This was brought to the market by us to allow for more in-depth reporting. If you have contracted us to prepare an invasive inspection report, this comprises a visual inspection (as set out above) together with cutting holes in the interior lining in specific areas, and using digital imaging to inspect the areas behind the internal linings. The invasive inspection is limited to the specific areas only that have been invasively accessed and visually documented and commented on in the body of the report.

SECTION 2 - LIMITATIONS OF INSPECTION AND REPORT (GENERAL)

The purpose of the inspection (including the invasive inspection) is to report on the condition of building elements. The report is not a guarantee, warranty, or any form of insurance, and is not to be used as a substitute for a final walk-through inspection, or a comprehensive building survey. This report is not a technically exhaustive investigation nor is it practicable to identify and itemise every defect. The purpose of the report is to identify any readily visible items of concern at the time of the inspection. The report assumes that the property as built complies with the building code and does not investigate or comment on that.

This report:

- Does not assess or certify that the property or any element of it complies with the Building code (current or at the time the building was constructed).
- Does not advise on, or cover, zoning ordinance violation, geological stability, soil conditions, structural stability, engineering analysis, termites or other infestations, asbestos, formaldehyde, water or air contaminants of any kind, toxic molds, rotting (non-visual), electromagnetic radiation, environmental hazards.
- Does not appraise or assess the property value, or the cost of any repair work,
- Does not cover detached buildings, sheds, underground condition of pool and spa bodies and related piping, private water systems, septic systems, saunas, specialised electronic controls of any kind, elevators, dumb waiters, water softener and purification systems, solar systems, internal system components, security systems, system adequacy or efficiency, prediction of life expectancy of any items or system, minor and/or cosmetic problems, latent or concealed defects or any items marked as not inspected within the report.
- Does not cover areas that are concealed, contained, inaccessible, or cannot be seen, due to walls, ceilings, floors, insulation, soils, vegetation, furniture, stored items, systems, appliances.
- Does not detect or comment on the existence of formaldehyde, lead paint, asbestos, toxic or flammable materials, pest infestation and other health or environmental hazards;
- Does not investigate any underground drainage or plumbing, playground equipment, the efficiency measurement or insulation or heating and cooling equipment, vehicles, or any other object, will not be inspected or included in the report.
- Does not comment on Appliances and spa/pool equipment special cycles or features.

SECTION 3 – LIMITATIONS OF INSPECTION AND REPORT (WEATHER-TIGHTNESS)

In accordance with NZS 4306:2005 this report provides some general information about weather-tightness risks in relation to the property inspected and where appropriate comments on specific high risk design aspects, issues, or defects that are readily visible and fall within the scope of inspection. Moisture scanning has been undertaken as part of this report and the report may pick up and comment on risk factors as part of a visual inspection, but this is indicative only and is not a reliable or determinative method of detecting moisture ingress. This report cannot, and does not, provide advice or investigation about whether the property inspected is a leaky home, suffers from toxic mold, rot, or fungal growth, or complies with E2/AS1 of the Building Code. This report is not to be construed as advice about the overall weather-tightness of the property or whether the property is, or is likely to be, stigmatised as a leaky home.

The nature of the leaky home problem in New Zealand means:

- Systemic moisture ingress, or building defects making a building prone to leaking, which would stigmatise a building as a 'leaky home', in many cases can only be detected through a comprehensive building survey including destructive testing and external cladding removal. That is outside the scope of this inspection and report.
- presence of risk factors, or areas of elevated moisture readings, identified in this report, are intended to do no more than to alert the customer to issues that might need to be investigated further. They are not to be equated with advice that a property is or is not a leaky home.
- The absence of visible risk factors or elevated moisture readings is not intended to (and cannot reliably be taken as) advice that the property is not a leaky home. If the client is concerned about weather-tightness, and particularly if the property inspected has areas of monolithic cladding, the client should obtain a comprehensive weather-tightness investigation from a building surveyor.

SECTION 4 - REASONABLE ACCESS

Reasonable access is access that is safe, unobstructed and which has a minimum clearance of 450 x 400 mm opening access door that can be safely accessed from a 3.6 m ladder and a minimum crawl space of 610 x 610 mm in the ceiling space and 500 x 400 mm opening access door and a minimum crawl space of 500mm vertical clearance for the sub floor area. Roofs are able to be safely accessed from a 3.6 m ladder. (Or if the minimum clearance is not available, the area is within the inspector's unobstructed line of vision).

Should THIS (Total Home Inspection Services) be unable to physically access the roof, the inspector may employ a drone to perform a visual assessment of elevated areas. This inspection focuses on the roof's surface, aiming to spot any significant visible flaws and potential issues. The client should recognise the inherent limitations of drone inspections, as the inspector does not physically traverse the roof. THIS NZ will review the images captured and offer recommendations for any necessary or advisable further actions. The client agrees and understands that some defects, which might be detected through direct roof access, may go unnoticed in drone inspections. THIS NZ will need authorisation from the property owner and any relevant parties of adjoining properties to conduct drone operations. Additional charges apply for drone inspections.

SECTION 5 - VENDOR INSPECTIONS

The vendor is required to inform the inspector of any existing issues that they are aware of that have been an issue in the past or may become an issue in the future or at the time of the inspection.

SECTION 6 – CONFIDENTIALITY AND LIMITATION OF LIABILITY

The contents of the report, or any other work prepared by us is confidential and has been prepared solely for you and shall not be relied upon by any third parties. We accept no responsibility for anything done or not done by any third party in reliance, whether wholly or partially, on any of the contents of the report. Subject to any statutory provisions, if we become liable to you, for any reason, for any loss, damage, harm or injury in any way connected with the completion of the Inspection and/or report, our liability shall be limited to a sum not exceeding the cost of the Inspection and report. We will not be liable to you for any consequential loss of whatever nature suffered by you or any other person injured and indemnify us in respect of any claims concerning any such loss.

SECTION 7 – CANCELLATION POLICY

To ensure efficient service and use of resources, we require notice of cancellation at least 24 hours prior to the scheduled inspection date and time. If you cancel your appointment less than 24 hours before it is due to take place, you will incur a cancellation fee of \$150 +gst. This fee compensates for the preparation and scheduling adjustments made in anticipation of the inspection. Please notify us as soon as possible if you need to reschedule or cancel your appointment to avoid this charge.

Glossary:

Electrical / General

Plugs, switches, and light fittings are sighted where possible for damage or poor fixing back to the wall linings. Power points are not tested.

Good

Is given when the item is believed to be in new or near new condition, or is better than would be expected given the age of the property.

Generally Good

Used as an overall comment to summarise the general condition of the item being checked.

Average / Reasonable

When the condition is at the standard expected given the age of the house. Some wear and tear would be expected but is still in serviceable order.

Poor

The condition is below the standard expected. There is damage or excessive wear. Replacement or maintenance is required.

Hardware

Cat doors and window handles, hinges to windows, doors and cupboards.

Deck Over Living

Deck built within the exterior wall line. Decked area is often the ceiling of a room or garage below.

External Deck

Deck built outside the exterior wall line. May be cantilevered or attached to the house and supported on posts or piles.

Header Tank

Small tank which supplies water to low pressure hot water cylinders, normally located on the roof or in the ceiling space.

Cladding

Exterior wall linings.

Gully Trap

Collection point outside the building line for waste water. Is connected to the sewerage system.

Water Toby

Tap or shut off valve usually at the point where the water supply enters the property.

Soffit / Eaves

Horizontal or pitched linings under the roof overhang.

Fascia

Timber or pre-finished metal facings at the end of the roof line.

Council Property File:

Lim Report

"Land information Memorandum" is a computer generated print out of some of the information the council holds on file, mostly pertaining to the "land". If there are any problems or unusual important features, these should show up. For instance, the LIM might reveal the property is subject to flooding, or contains a council drain which may not be built over, or a protected tree or building. It should also help you to figure out how the district plan applies to the site. Sometimes the council will also supply pages of area plans showing the known storm water and sewage drains, zoning and other details.

Property File

This is a file that is held at council which contains documents relating to any buildings on that site. However, the council only has records of works it knows about. Frequently alterations have been done to older houses without council knowledge.

Recommendation

Checking the Council property file for any property is recommended as part of due diligence.

Comment for this property

Recommend viewing of Council Building file.

MOISTURE DETECTION METHODS

The inspector has conducted moisture scanning of the home detailed in this report, whilst performing a detailed building inspection. This is the only method used when the inspector is performing a Pre-purchase inspection or an Independent Builders Report. Areas of typical concern such as around windows, around external doors, and along the interior of exterior walls where accessible, have been scanned with a non-invasive Protimeter moisture meter. This method, combined with the experience and training of our inspector can help to ascertain any levels of moisture within the wall cavity. Levels over 20% are considered high for more modern homes, while older homes can have a reading of around this level without concern. The fibre saturation point of older timbers (Rimu, etc.) are higher. In our experience we have found that percentage readings can be inaccurate and often misleading. Skirting boards or gib board linings can show a much higher moisture content than the timber framing behind these areas, giving a misleading indication. When scanning for moisture the inspector is trained and experienced in looking for other tell-tale signs of moisture ingress.

PROTIMETER SurveyMaster BLD5365

The world's original and best-selling dual-function moisture meter with pin and non-invasive capabilities.

FOR USE WITH:

- Wood
 - Drywall
 - Building Materials
 - Concrete
 - Fiberglass Boat Hulls
-
- Built-in pin probes
 - Non-invasive moisture detection up to 3/4" (19mm) below the surface
 - Simple to use 2-button operation
 - Easy to read LED and LCD Display
 - Complete with nylon carry pouch, remote pin probe, deep wall probes
 - Calibration check device included to quickly check functionality



TROTEC T660 MOISTURE METER

A professional hand-held measuring device for non-destructive determination of moisture distribution in areas up to a depth of 4 cm from the surface.

Over the past decade, the T660 became one of the most commonly used non destructive moisture meters in New Zealand and was trusted by industry building inspection professionals as well as home owners, real estate agents, insurance assessors etc.

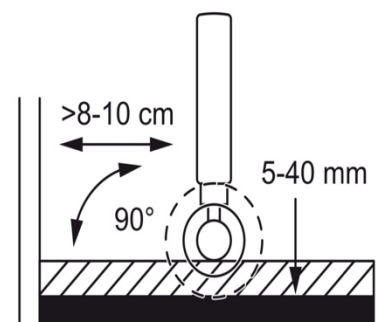
Utilising capacitance method, up to 40mm from the surface. Where moisture is located, the readings from the meter, which are displayed on the LCD, increase significantly. (Note: Metal also increases the readings of capacitance meters)

The T660 features a user settable alarm which will alert the user to high readings.

MEASURING PRINCIPLE

The measuring is effected 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 good to be measured. The higher the bulk density, the higher the measured value.
- Before measuring, the measuring point is to be cleared of any impurities (e.g. paint residues, dust).
- If the material to be measured contains metal (e.g. nails, screws, lines pipes, etc.) and is situated within the sensor's measuring field, the measured value skyrockets. In that event the measurement is not conclusive.
- When the ball head is held to corners (e.g. Window frames) the measured value is generally higher, Because there is more matter in the measuring head's stray field. Toward a corner a distance of more than 8 to 10 cm has to be observed.
- During the measurement always hold the measuring head in a vertical position to the measured material, press it to the surface and do not tilt it.
- Rough surfaces will always result in a too low measured value.
- Depending on the material's bulk density the device's impact depth amounts to 20 - 40mm. Conclusions regarding zones located at a lower level cannot be drawn.
- With material thickness of less than 20mm there is a danger of humidity values from adjacent material layers affecting the measured value.
- The dielectric measurement method's main area of use consists in comparative measurements at the same construction material or similar components.



GENERAL ROOF MAINTENANCE

THE KEY THINGS YOU NEED TO CHECK NO MATTER WHAT TYPE OF ROOF YOU HAVE.

The most common type of roofing used in new New Zealand houses is galvanised or coated steel, followed by coated metal and concrete tiles.

Some maintenance tasks are common to all types of roof, others are specific to the particular roof type. Some tasks will need to be completed more often if you live close to the sea or in a geothermal area. Check with the manufacturer of your roof for specific maintenance requirements.

Flashings may not last as long as the roof so they will require more maintenance. Anything that penetrates the roof, such as pipes, flues or fixings, needs special care to ensure weathertightness.

If you are not sure about roofing work or you are uncomfortable working at heights, consider using a roofing professional. Make sure your roofing professional passes on their own and the manufacturer's warranty.

If you are painting a roof, trimming trees, cleaning guttering, replacing spouting, roofing, repairing chimneys and there are power lines nearby, arrange with your power company to disconnect the supply before carrying out the work.

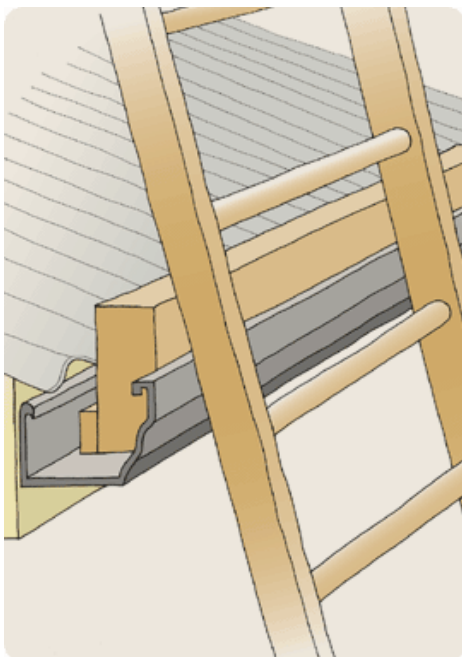
ANNUAL MAINTENANCE CHECKS

Once a year you should check your roof cladding, chimneys and flashings by getting up on to the roof. This means using a ladder. Use your ladder safely. Do not work on a wet roof.

Falling and slipping accidents are relatively common when people climb on to a roof to carry out maintenance such as painting or cleaning gutters. On a roof, particularly over 15 degrees in pitch, you generally have little or no chance of catching yourself before the edge if you slip.

Sections of roof that can't be reached by roof ladder – such as parts of a hipped roof or over dormer windows – need a secure way of fixing safety ropes.

Check that the roof can be safely walked on. Some roof materials cannot support the weight of a human (translucent sheet or severely rusted galvanised steel). Old asbestos roofs and clay and concrete tiles can be damaged when walked on so wear soft soled shoes with good grip.



When working on a roof:

- Ensure the roof is dry – do not climb on to a wet or damp roof as they can be very slippery.
- Walk along the nail lines.
- On roofs over 15 degrees, slope use a roof ladder.
- If possible use an extended window cleaning brush to clean wall cladding, eaves and joinery from the ground.

To avoid damaging the roof and guttering when you are up on the roof:

- Place a timber block in the gutter immediately behind the ladder to prevent crushing the guttering.
- Walk only along the line of nails on steel roofing.
- Step only on the front edge of the tile on tiled roofs – for full inspections use a plank as a walkway. Beware the danger of slipping as angles can be steep.
- Use a cherry picker if there is access around the house for one.

BUILDUP OF SALTS AND DIRT

This encourages rust on steel roofs, and moss and lichen on tiled roofs. Most manufacturer's warranties require regular washing, particularly in areas that don't get rain washed. Wash the roof down every 3 to 12 months according to the particular product and your location. Consult your manufacturer for specific information.

Concentrate on washing areas that do not get rain washed, such as under the eaves. You may need to wash the roof more often in coastal, geothermal or highly industrial areas to keep salt, sulphur and other deposits to a minimum.

Washing the roof also gives you an opportunity to check the general condition of your roof.

DAMAGED/UNSTABLE TV AERIAL OR RECEIVER DISH

The aerial could come loose and fall. A damaged aerial may also affect your TV reception.

There are many different makes and models of TV aerials. You are better off getting the advice of a professional rather than trying to repair or replace an aerial yourself. Although you can replace bent or corroded elements, it is probably only going to be a short-term measure.

CRUMBLING CHIMNEY MORTAR

Crumbling mortar could be due to moisture getting in. The mortar will need re-pointing and this is a job for the professionals. If the chimneypot is badly damaged you may want to consider replacing it with a metal cowl. If the chimney is no longer used, block off the top to stop birds, rain and draughts.

CORROSION OF FLUE PIPE, COWL OR FASTENINGS

This could be due to a build up of combustion deposits. Clean the flue, and the roof around it, regularly during the heating season to keep combustion deposits to a minimum. Fires can occur in flues or chimneys that haven't been cleaned. For existing corrosion, remove the rust and then paint with a zinc-rich primer. Prime with galvanised iron primer and apply roof paint. Replace severely damaged fastenings with hot dipped galvanised or stainless steel fastenings as appropriate to reduce corrosion in future. Use a chimney sweep.

INSECURE METAL FLUE

This could be due to corrosion of the fixings, especially in areas near the sea.

If the fixings have corroded, replace them with hot dipped galvanised ones. This will only be a temporary solution – you will eventually need to replace the nails, especially if you live close to the sea. Replace or re-fix others, increasing the number if necessary.

CORRODED GALVANISED METAL FLASHINGS

Corrosion is common in areas near the sea but can also occur in other areas. Flashings protect vulnerable areas of the roof. If they fail, they can affect the weathertightness of the roof allowing water to get into your home.

Remove the corrosion and paint with zinc-rich primer, metal primer and finish coat. If the corrosion is severe, replace the flashing.

LIFTED OR DISLODGED FLASHINGS

Flashings protect vulnerable areas of the roof. If they fail they can affect the weathertightness of the roof allowing water to get into your home.

Replace loose nails with new nails or screws and increase the number if necessary. Make sure there is timber below to fix the nails in to.

PONDING WATER

Water ponds when there is insufficient slope on the roof or the roof is sagging. The ponding water will cause the roof to deteriorate. This is most common on flat or membrane roofs.

Before addressing the cause, check if the roof structure is still under warranty. By making changes to the structure of the roof, you may invalidate the warranty. You may also need a building consent.

Consult with a professional if you need to make changes to the structure of the roof to address ponding.

TREES

Trees can cause many problems for roofs of all types. Overhanging branches can scratch and gouge roofing materials when blown by the wind; falling branches can damage or puncture shingles and other roofing materials; and falling leaves can clog gutters causing water to backup or run down behind the fascia.

Trees that are adjacent to the house should be kept well trimmed. Keep your gutters clear of leaves and debris. Consider using a product to prevent leaves lodging in guttering.

MAINTENANCE

Although many building materials and systems today are sold as “low maintenance”, most still require some type of maintenance to remain durable and perform well, even if this is just an occasional cleaning. Many wall cladding systems, for example, have specific maintenance requirements so ensure they remain watertight over the long term. Maintenance may be required for the warranty to remain valid.

Although the responsibility for carrying out this maintenance rests with the homeowner, contractors must explain to homeowners what work is required (see information handover above) and the potential consequences of not carrying it out. Building practitioners can benefit from houses being well maintained because this may result in fewer call backs and their work performing well and looking good for a much longer period of time.

GENERAL AREAS OF EXTERIOR MAINTENANCE ARE:

- Cleaning roof gutters
- Inspecting window and door flashings and glass seals
- Inspecting and replacing sealants
- Inspecting roof flashings/membranes/claddings
- Cleaning and re-coating roof finishes
- inspecting construction gaps and keeping them clear
- Cleaning and re-coating wall claddings
- Keeping ventilation clear under suspended floors

GOOD MAINTENANCE IS CRITICAL WITH CERTAIN MATERIALS OR SYSTEMS INCLUDING:

Face seal coatings on some cladding systems. These must be regularly cleaned and re-coated for weathertight performance critical sealant joints on some cladding systems.

Exposed Sealant Joints are fundamental in stopping water penetrating critical junctions critical flashings, such as window head flashings, which ensure that water is deflected over a penetration in the cladding.

HOMEOWNERS SHOULD KEEP AN EYE OUT FOR INDICATIONS OF PROBLEMS THAT REQUIRE IMMEDIATE ACTION, INCLUDING:

- Gaps around canter-levered deck joists or other cladding penetrations
- Gaps in junctions between different materials or building features
- Sealant that has come loose
- Cracks, splits or open joints in cladding
- Metal corrosion
- Gaps around window seals or sashes
- Loose-fitting cover boards, scribes or plugs
- Joints or mitres that have opened or where the paint has cracked
- Gaps at the end of flashings
- Water ponding on a roof or membrane deck surface
- Rotten timber
- Mould on interior walls or ceilings
- Cupped or buckled weatherboards
- Stand or dark patches on walls
- Raised flashings
- Gaps appearing between the skirting and the wall
- Missing roof fixings or holes in the roof
- Swollen skirting timber and window or door reveals
- Overflowing spouting
- Damp or rotten carpet

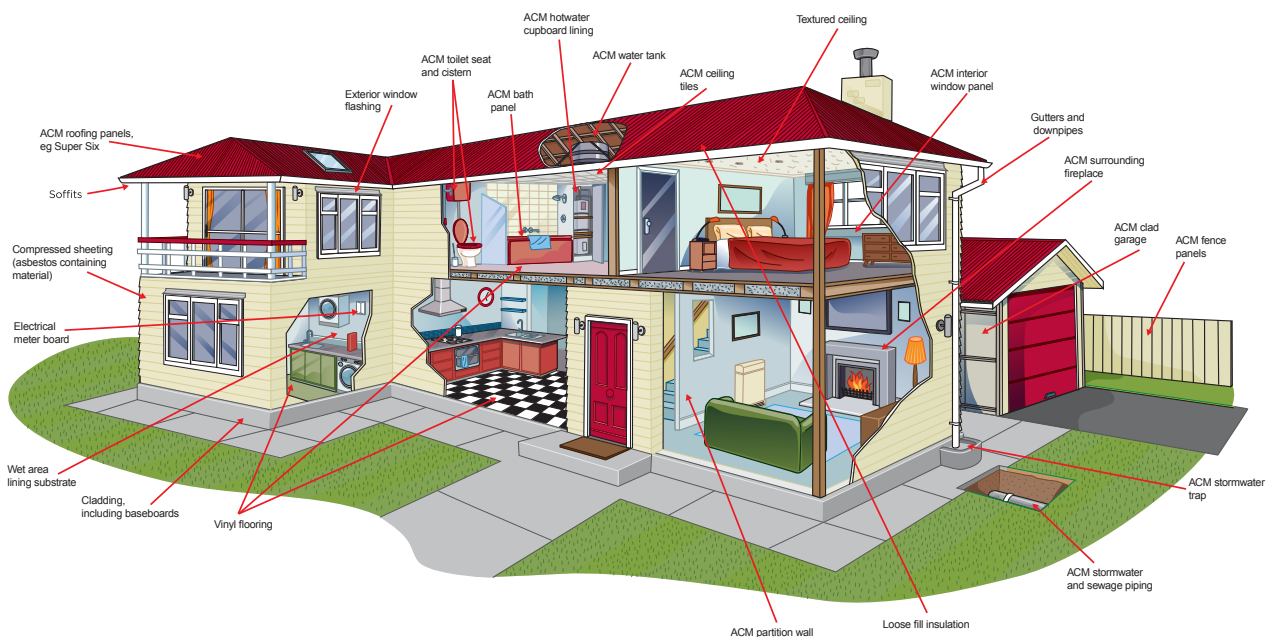
ASBESTOS

There is a one-stop shop for homeowners who need to know more about asbestos containing materials www.asbestosaware.co.nz. While this information was initially developed for people living in the Greater Christchurch area, its relevant for anyone undertaking or commissioning residential work that may involve disturbing asbestos or asbestos containing materials.

WHERE DOES ASBESTOS HIDE?

Asbestos containing products can be found in lots of places, as the image below shows. You might find it in vinyl flooring, interior and exterior wall cladding and soffits, fences, texture coatings, fireplaces, stoves, hot water cupboards, electrical switchboards, roofs, guttering and downpipes. The list goes on.

Buildings constructed before 1990 (and some up to 2000) are likely to contain asbestos materials. The diagram shows areas where materials containing asbestos were commonly use during construction. These materials are not dangerous if they are in a good condition and remain undisturbed.



For further information visit:

www.worksafe.govt.nz/topic-and-industry/asbestos/information-for-homeowners/

www.asbestosaware.co.nz

CARING FOR YOUR JOINERY.

Maintain your aluminium windows and doors by washing them regularly. Remember aluminium joinery is low maintenance, not no maintenance.

WHAT TO USE?

Use a mild soap, warm water and a quality liquid is always handy and works well. Simply wash the entire frame with soapy water, rinse with clean water and dry to avoid streaking.

POINTS TO NOTE

Proper drainage is important to extend the lifetime of your windows and doors.

Remove any debris clogging drain holes. And ensure sliding door tracks are clean and free from debris.

Reduce condensation by removing or limiting moisture sources and improving ventilation. Excessive moisture can reduce performance and cause permanent damage.

WHAT NOT TO USE?

Never use solvent cleaners as they can damage the powdercoating on your windows and doors. Common solvents like petrol, acetates, thinners and Methyl Ethyl Ketone (MEK) are very damaging, including Jif.

Highly acidic, alkali and many common household solvent or alcohol-based cleaners are also not recommended.

HOW OFTEN

- Coastal - clean every 3 months
- Geothermal - clean every 3 months
- Industrial - clean every 3 months
- Rural - clean twice a year
- Residential - clean twice a year

PAINT SPLASHES, SEALANTS, CONCRETE AND MORTAR

After first testing a non-visible area, remove paint or sealant splashes with a cloth soaked in methylated spirits. Spirit must be washed off immediately with soapy water after use

During construction concrete and mortar splashes can damage your joinery.

SUNSCREENS

It is important to note that sunscreens containing Zinc or Titanium oxides, will damage the powdercoat surface of your joinery over time.

It is recommended that joinery which has come into contact with sunscreens, either during construction or in general, is cleaned with soapy water and then rinsed clean immediately.

FURTHER TIPS

Opening louvre windows to different angles will allow the sun to make contact evenly across the surface to assist with uniform colouration and drying.

CARING FOR YOUR HARDWARE AND ENTRY DOOR.

Maintain your hardware, components and entry door with proper use and regular cleaning. Help your windows and doors keep working for longer.

WHAT TO USE?

Wash your hardware every month with a mild cleaner like dishwashing liquid mixed with warm water. Adjust and lubricate your hardware as directed by your supplier.

- Clean hinges and window stays at the same time as your aluminium joinery, with a mild cleaner.
- Door closers should be checked and maintained. If doors are slamming shut, adjust or consult your supplier.
- Check for and replace all damaged components of your window and door system. This includes seals, gaskets, rubbers and rollers. Damaged components can reduce lifetime considerably.
- Entry door – look after as stated above; and clean panels and other surfaces by following the same guidance as for your windows and doors.
- Split hinges should be replaced. Wedging doors open can cause permanent damage.
- Timber panels (and louvres):
- Timber should be sealed around all 6 sides to ensure optimal performance and longevity – talk to your local fabricator for more information. For care and maintenance of your timber doors, please refer to your timber door supplier.

WHAT NOT TO USE?

Avoid washing with household cleaning sprays as they can be too aggressive and cause damage. Do not oil keyholes of locks. Do not slam covering new entry doors.

HOW OFTEN?

- Coastal – clean every month
- Geothermal – clean every month
- Industrial – clean every month
- Rural – clean every month
- Residential – clean every month