

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



Henare Waapu

Red LBP Inspector for Hawke's Bay

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✔ **Licensed Building Practitioner (LBP)**

Hi, I'm Henare, proud franchise owner and inspector for Red LBP Hawke's Bay.

✔ **Expertise in high end renovations, light commercial work and project management**

Born and raised in Omahu Hastings, I'm a local licensed builder with a broad range of skills and experience, both on and off the tools. My work spans high-end renovations, light commercial projects, and project management.

✔ **Hawke's Bay Business Award for 'Outstanding Community Contribution' for build services across Hawke's Bay**

Along with my wife, Arana, I have a genuine passion for seeing families and communities thrive through improved housing conditions.

This passion led us to be recognised at the 2022 Hawke's Bay Business Awards for Outstanding Community Contribution for our building services across the region.

✔ **17 years of building experience and current owner of Manzis Build**

Through my work with Red LBP, I am committed to being a trusted partner for Hawke's Bay homebuyers, providing the clarity they need to make informed decisions.

✔ **Educated in full immersion Māori at Te Kura Kaupapa Māori o Te Ara Hou**

My comprehensive house inspections and pre-purchase reports offer peace of mind, giving buyers a thorough understanding of their potential investment and the knowledge they need to move forward with confidence.

✔ **Skilled in renovations, alterations, and extensions, with a passion for problem-solving**

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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ASBESTOS IDENTIFICATION

84

PRE-PURCHASE BUILDING REPORT

| | |
|--------------------|--|
| Property Address | 151 Durham Drive, Havelock North, 4130 |
| Client | Whistle Trustees Limited |
| Date of Inspection | 28th July 2025 |
| Time | 9:30 am |
| Inspector | Henare Waapu National Certificate in Carpentry |
| LBP Number | 134953 |
| People Present | Owner, Inspector |
| House Occupied | Yes |



CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Company: ProInspect HB Ltd trading as RedLBP Hawke's Bay.
Client: Whistle Trustees Limited
Date of Inspection: 28th July 2025
Site Address: 151 Durham Drive, Havelock North, 4130
Inspector: Henare Waapu
Qualifications: National Certificate in Carpentry

| 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| Interior | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Services | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Accessory Units, Ancillary Spaces and Buildings | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

Certification:

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

Name: Henare Waapu

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.

THERMAL IMAGES

Any infrared images (thermal imaging) contained in the report are not part of or purport to be a thermal image report. The thermal imaging is what has been requested by the customer regarding assessing moisture ingress, exterior wall insulation or draft identification and not a weathertight assessment.

[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.

- It is recommended to engage a Licensed Building Practitioner in Carpentry to assess and report on the timber framing resting on the ground in the subfloor to ensure structural integrity and durability. Refer to Foundation section.

- The dwelling was originally built in the 1960s with a renovation, including but not limited to, kitchen, laundry and adding a second storey to the home. 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.

Areas not inspected or accessed fully:

Roof space - There was no viewable roof space as the roof was of a skillion construction.

Subfloor - Was only viewed from the access point.

Roof system - Was viewed using a drone.

Upper levels exterior cladding & joinery - Was viewed using a drone.

Every effort will be made to carry out a safe and thorough inspection; however, inaccessible areas will be assessed from the best possible vantage point, with photographs taken to document all visible areas.

This property features rooms that have had lowered ceilings installed. It is unknown how these have been constructed, or if any design input has been sought.

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 | 151 Durham Drive, Havelock North, 4130 |
| Legal Description | LOT 4 DP 386736 |
| Certificate of Title | 347196 |
| Land classification | Wind Zone - High - BRANZ - GIS. |
| Weather | Sunny |
| Soil | Wet |
| Site Exposure | Exposed |

BUILDING DESCRIPTION

The property was originally built in the 1960s and is located in Havelock North. It is a freehold title situated on a corner section that is gently undulating. The dwelling is two storey with five bedrooms, a separate office, three bathrooms and two separate toilets.

Internally, the house is heated by multiple heat pumps, a wood fire, and under-floor heating in the three tiled bathrooms. The water system is heated by three electric hot water cylinders. The internal linings are plasterboard and are decorated with paint. The floors are timber and chipboard or similar with floor coverings being tile, carpet and clear coated timber.

The foundation system is a site-specific design, with the dwelling being of timber-framed construction. The exterior joinery is timber and aluminium and is single-glazed. The property is clad with exterior insulation finishing system on a vented cavity with a paint coating. The roof is profiled metal. 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 east and includes hard landscaping that consists of a deck. Soft landscaping of lawn, gardens and trees.

BUILDING ELEMENTS

| Type | Inspected |
|--|----------------|
| Roof system | |
| Profiled metal | Limited access |
| Flashings & penetrations | Limited access |
| Guttering, downpipes, fascia & soffits | Limited access |
| Exterior cladding | |
| Plaster system over unknown substrate on a vented cavity. | Viewed |
| Exterior joinery | |
| Single-glazed aluminium joinery with timber reveals. | Viewed |
| Single-glazed timber joinery with timber reveals. | Viewed |
| Foundation | |
| Site-specific design | Limited access |
| Roof space | |
| Timber framed - roof | Not viewed |
| Wall framing & non-invasive moisture testing | |
| Timber framed - wall | Considered |
| Interior linings | |
| Plasterboard ceiling and wall linings, timber trims and doors. | Viewed |
| Entrance | Viewed |
| Toilet | Viewed |
| Toilet | Viewed |
| Laundry | Viewed |
| Kitchen | Viewed |
| Living room | Viewed |
| Dining room and lounge | Viewed |
| Bedroom 1 | Viewed |
| Ensuite | Viewed |
| Ensuite | Viewed |
| Ensuite | Viewed |
| Office | Viewed |
| Stairway | Viewed |
| Lounge | Viewed |
| Hallway | Viewed |
| Bedroom 2 | Viewed |
| Bedroom 3 | Viewed |

| | |
|------------------------|--------|
| Bedroom 4 | Viewed |
| Bedroom 5 | Viewed |
| Garage | Viewed |
| Swimming pool | |
| Swimming pool | Viewed |
| Spa pool | |
| Inbuilt spa pool | Viewed |
| Retaining walls | |
| Retaining walls | Viewed |

ROOF SYSTEM

Roofing material - Profiled metal - Long run.

Coating - Factory finish.

Condition of roofing material coating - Dents visible to the ribs of some sheets, refer to the photos below.

Fixings - Mixture of screw and nail. Over tightened screw fixings deforming the rubber washers.

Laps - Correctly lapped.

Corrosion or damage to the roofing material - None visible at the time of the inspection.

Moss, mould or lichen - Treatment required. Refer to photos.

Roof-to-wall junctions - No visible issues at the time of the inspection.

Membrane Roofing

Located - On eastern, northern and southern sides of the roof.

Material - Butyl rubber - "single-ply"

Fall - 2° - minimum 2.0° for flat roofing materials.

Ponding - None noted.

Outlets & Rainheads - Adequate and correctly fitted. Overflows visible.

Substrate - No visible issues.

Membrane securely fixed to the substrate - Yes, where visible.

Joints & Laps - No visible issues.

Upstand heights - Not visible.

Adequate clearances to cladding - May cause capillary action.

Any stormwater discharges from other roofs - Yes.

Surface damage - None visible.

Ageing or splitting - Not visible.

Blistering - None visible.

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

Type of roof construction - Combination of different styles. Flat roof and Mono-pitch.

Pitch of roofs - 5 - 10 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 and its systems were inspected using a drone, with the resulting images serving as the basis for comments and observations. While these images offer a more comprehensive analysis of the roof, any issues or damages that are not visible will not be included in the report. Only those items that are clearly visible during the inspection will be noted.

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.



Photo 3
Profile metal roof. Visible moss and lichen.



Photo 4
Profile metal roofing with nail fixings.

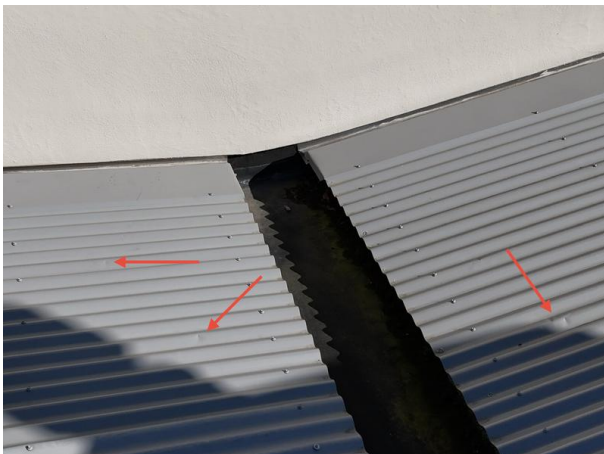


Photo 5
Some roofing iron sheets are dented.



Photo 6
Membrane roof on the southern side of the house.



Photo 7
Membrane roof on southern side of the house.

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

Barge - Viewable areas only.

Material type - Metal.

Finish - Factory finish.

Condition - Requires maintenance.

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

Apron - Viewable areas only.

Material type - Metal.

Finish - Factory finish.

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

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

Penetrations

Type - Pipes, venting, aerials and flues.

Flashing material - Rubber and metal.

Condition - Not fully visible.

Flashings - Back flashing in place.

Sealants - Not visible.

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

Recommendations:

Over time, sealants can deteriorate due to exposure to weather conditions, UV radiation, temperature fluctuations, and general wear and tear. Regular inspections of the roofing system should include a thorough examination of the sealants to identify any signs of degradation, such as cracks, gaps, or peeling. Checking the sealants involves visually inspecting the areas where they are applied, such as around vents, chimneys, skylights, and flashings. If any issues are identified, it is essential to address them promptly to prevent further damage and maintain the integrity of the roofing system.



Photo 8

Barge flashings installed. Visible moss and lichen.



Photo 9

Vent for ensuite extractor fan with back flashing installed.



Photo 10
Terminal vent for ensuite bathroom.
Sealed.



Photo 11
Flue for solid fuel burner in lounge with
flashings installed.



Photo 12
Flue for decommissioned solid fuel burner
in dining room.

Guttering

Type - External & internal.

Material - Copper & membrane.

Gutter guard - None.

Falls - Ponding visible.

Fixings/brackets - Maintenance required.

Obstructions - Areas requiring clearing.

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

Adequate outlets - Yes

Rainwater heads and droppers - Installed and functional at the time of inspection.

Moss and or lichen visible on or in the guttering system - Areas requiring treatment.

Downpipes

Material - uPVC.

Fixings - Maintenance required.

Brackets - Maintenance required.

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

Spreaders - Recommend installation of spreaders.

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

Discharge - Risers.

Fascia & bargeboards

Material - Timber.

Finish - Paint.

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

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 - Variable.

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

Recommendations:

The guttering system has areas where water is ponding. Ponding water can lead to premature wear, corrosion, and potential overflow during heavy rainfall, increasing the risk of water damage to the property.

It is recommended to install spreaders to downpipes that discharge onto lower roofs. This installation helps to distribute the flow of water evenly, preventing excessive water concentration in specific areas and reducing the risk of damage to the lower roofs.

It is recommended to clear the gutters regularly to ensure proper drainage and prevent potential issues. When gutters become clogged with debris such as leaves and twigs, water can overflow and accumulate on the roof or other parts of the building. This can lead to water damage and leaks. Keeping the gutters clean ensures efficient water flow away from the roof, protecting the property from moisture-related damage.



Photo 13
Internal guttering with visible water ponding and vegetation.



Photo 14
Rain water head on southern side of the house is clear at the time of inspection.



Photo 15
Downpipe on northern side of the roof, recommend installing spreader.



Photo 16
Copper guttering system on the western side of the house.

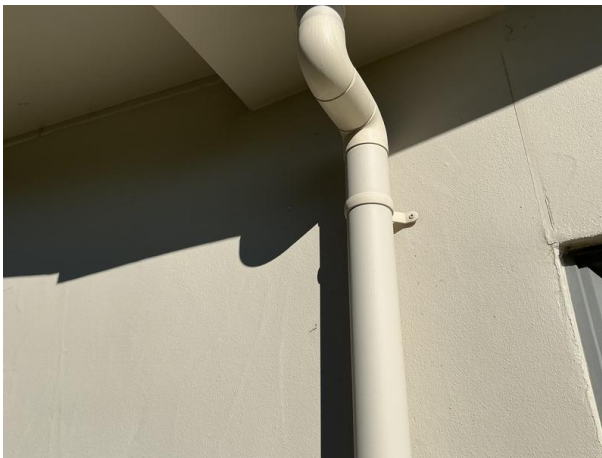


Photo 17
The screw to the down pipe on the eastern side of the house is loosely fitted.



Photo 18
Vegetation in the internal guttering, recommend cleaning.

EXTERIOR CLADDING

Plastered

Substrate - Fibre cement sheeting.

Vented cavity - Yes.

Finish - Paint.

Overall condition - No visible damages at time of inspection.

Control joints - Visible. Areas with uneven finishing - refer to photos.

Vertical cracking - None visible at time of inspection.

Cracking at window corners - None visible at time of inspection.

Horizontal cracking - None visible. Decorative plaster bands visible.

Staining or mould visible - None visible.

Window flashing details - Rebated window and door joinery with the insulated panel forming the drip edge.

Penetrations - Maintain all penetrations as required.

Handrail stanchions - No visible issues.

Fascia junctions - Penetrate cladding or coating.

Horizontal/flat surfaces - No visible issues.

Cladding to roof flashings and junctions - Apron flashings are weathertight.

Ground clearances - Further investigation required.

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

Visibility of the second-level areas was limited.

Recommendations:

It is recommended to have all service penetrations checked and sealed by a qualified professional to reduce the risk of moisture ingress.

It is recommended to seal the gas line and power cable cover on the western side of the house to reduce risk of moisture ingress.

Some areas around the dwelling, the minimum ground clearance have been compromised due to hard landscaping or gardens. This reduced clearance can lead to accelerated weathering of the cladding and increase the risk of moisture-related damage. To mitigate this, it is recommended to lower the ground levels where feasible or install strip or channel drains. These measures will help protect the cladding by minimising exposure to moisture.

It is recommended to regularly maintain the painted surfaces, in accordance with the manufacturer's recommendations for the specific cladding type, is essential to preserving weathertightness. Proper upkeep helps protect the cladding from environmental exposure, prevents deterioration, and ensures the building's exterior remains effective at repelling moisture.

Maintain a clear space between garden vegetation and the cladding, particularly around cavity vents and brick vents. This ensures proper ventilation of the wall cavities and cladding, promoting air circulation for effective drying. Adequate ventilation helps prevent dampness, reducing the risk of material deterioration and decay over time.



Photo 19

The cladding is plastered on to fibrous cement board over a cavity system. Photo taken at front entrance.



Photo 20

Ground clearance is reduced at the garage entrance.



Photo 21

Horizontal expansion joints to the sides of the windows on the eastern side of the house. No active cracking was observed at the time of inspection. Refer to supplementary thermal image (Photo 89).



Photo 22

Penetrations to cladding for gas line on western side of the house are not completely sealed.



Photo 23

The gas line and power cable cover on the western side of the house is not sealed.

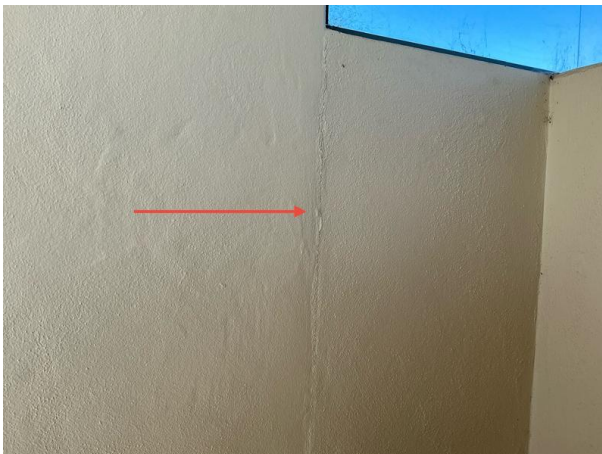


Photo 24

Uneven joint finishing at the wall junction in the north-western corner of the house. No active cracking was observed at the time of inspection. Refer to supplementary thermal image (Photo 81).



Photo 25

Cladding to apron flashing is within 30mm.

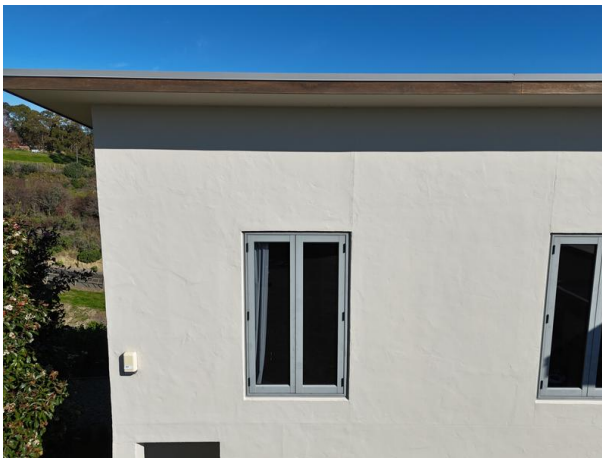


Photo 26

Vertical expansion joints to sides of windows on the eastern side of the house. No active cracking was observed at the time of inspection. Refer to supplementary thermal image (Photo 88).



Photo 27

Horizontal expansion joints to inter-floor level above garage door on the eastern side. No active cracking was observed at the time of inspection. Refer to supplementary thermal image (Photo 87).

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 - Clear of debris.

Reveals - Timber.

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

Damage - None visible at the time of the inspection.

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

Entrance doors - Timber door with aluminium frame.

Recommendations:

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

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.



Photo 28

Aluminium single glazed joinery. Sealed to plaster cladding.



Photo 29

Condensation trays and restriction stays to aluminium windows - functional.



Photo 30

All opening windows on the second level have functional restrictor stays.

Single-glazed timber joinery.

Coating - Exterior - Painted. Condition - No visible issues at the time of the inspection.

Exterior flashings - Some joinery would benefit from the installation of head flashings.

Scribers - Sealed.

Coating - Interior - Painted and Polyurethane. Condition - No visible issues at the time of the inspection.

Putty/Beadings - No visible issues at the time of inspection.

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

Hardware - Repairs and or maintenance required (refer to the photos below).

Opening sashes - All functional at the time of the inspection.

Reveals - Timber.

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

Recommendations:

Some window latches were loose and/or require minimal repairs, it is recommended these are remedied as part of general maintenance to the property to assist with draughts.

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



Photo 31

Timber window on western side of the house for garage is sealed on all sides.

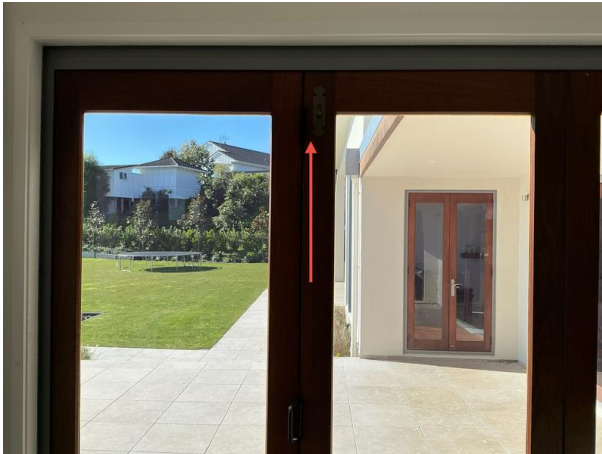


Photo 32
Maintenance recommended to lock on door in living room.



Photo 33
Timber doors with aluminium frames.

FOUNDATION

The subfloor space was viewed via the manhole located on the western side of the house.
The inspection was taken from the access hatch. Size - 600mm x 300mm.

Please note this is a restricted access area for inspection due to current NZ legislation (Health & Safety at Work Act 2015). Every effort will be made to safely conduct a thorough inspection; however, if certain areas are inaccessible, they will be observed from the best available vantage point within the inspector's line of sight. Photographs will be taken to document all viewable areas for reference.

Foundation type - Engineered.

Foundation wall - Timber framed.

Subfloor ventilation - Limited, due to the path on the eastern side and patio's on northern side of the house.

Piles - Timber.

Condition of piles - Connections to bearers are not all visible. Limited visibility of subfloor structure, only line of sight viewed from the access point.

Sub-floor timbers, type and condition - Suspended timber floor. Limited visibility of subfloor structure, only line of sight viewed from the access point.

Flooring - type and condition - Particle board and timber flooring boards.

Insulation - Polyester.

R value of insulation - Not known.

Coverage - Fit insulation where required.

Ground cover - None.

Ground condition - Dry at the time of the inspection.

Underfloor Space - Building materials visible.

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

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

Plumbing - Waste and water pipes visible - Unsupported.

Plumbing type - Polybutylene - Grey and uPVC.

Structural alterations - Yes. Extension to the kitchen and the laundry flooring.

Sub-floor Clearance - Where visible - 350 mm below the bearer.

Floor levels were checked using a self-leveling laser, all measurements checked are within BRANZ or MBIE recommendations -

- Finished floor slope no more than 1:200 = 5 mm per 1 metre - MBIE

- 5 mm maximum deviation in any 10 m length; 10 mm in total for lengths over 10 m - MBIE

- Flooring - individual sheets or boards flat and straight to within ± 6 mm for every 3 m of length - MBIE

- be level to within ± 10 mm within a single room or space - BRANZ

Ministry of Business, Innovation and Employment (MBIE)

Building Research Association of New Zealand (BRANZ)

The property had an overall level difference of 10mm (where measured) with a self-levelling laser.
This is not a floor level survey and only a spot-check.

Recommendations:

Remove all building materials from the subfloor area, as their presence can attract vermin and create a breeding ground for pests. Keeping the subfloor clean and free of obstructions is essential to maintaining proper ventilation and reducing the risk of pest infestations or damage to the building structure.

The subfloor area exhibits limited ventilation, which may not meet the requirements outlined in NZS 3604:2011 (New Zealand Standard for Timber-Framed Buildings). Adequate ventilation is critical to preventing moisture buildup, reducing the risk of timber decay, and maintaining the structural integrity of the building. It is recommended to have the subfloor ventilation assessed by a suitably qualified professional to determine compliance and implement any necessary improvements.

It is recommended to engage a Licensed Building Practitioner in Carpentry to assess and report on the

timber framing resting on the ground to ensure structural integrity and durability.

It is recommended to install a ground moisture barrier over any exposed soil in the subfloor area. This barrier helps to reduce moisture levels, minimising the risk of dampness, mold growth, and timber decay. Proper installation in accordance with best practices and building standards will improve overall subfloor ventilation.



Photo 34

The original concrete ring foundation is visible from the man hole.



Photo 35

There is timber framing sitting directly on the ground, propping the joists. The timber on the ground may be prone to moisture related deterioration over time.



Photo 36

Plumbing pipes and electrical wires supported in the foundation space. Insulation installed.



Photo 37

Visible particle board for flooring to the kitchen and laundry extension.



Photo 38

Floor level reading is level in lounge, 2m from datum.

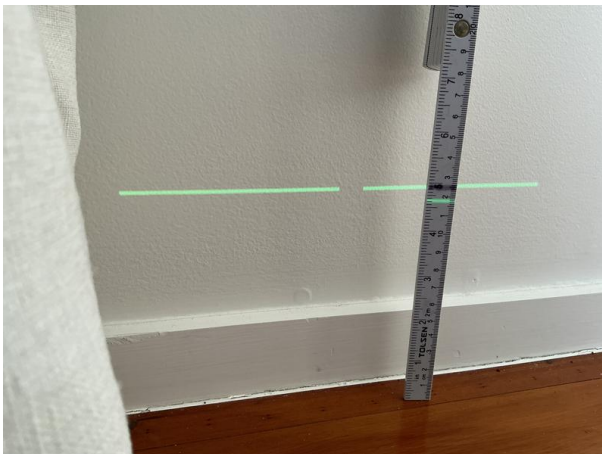


Photo 39

Floor level reading +7mm in dining room, 5m from datum.



Photo 40

Floor level reading -2mm in kitchen, 6m from datum.

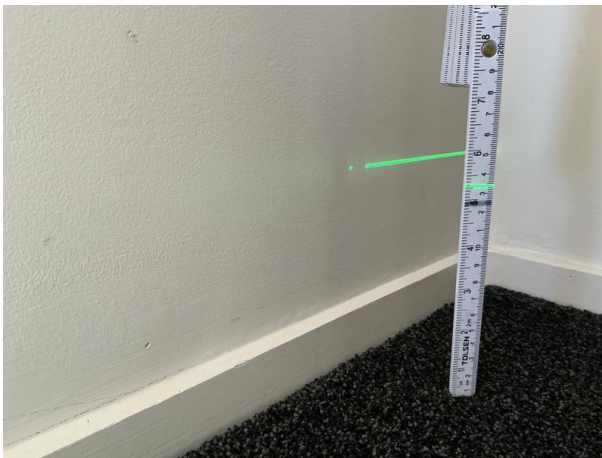


Photo 41

Floor level reading -10mm in bedroom 3, 4m from datum.



Photo 42

Floor level reading +8mm in bedroom 2, 6m from datum.

ROOF SPACE

Skillion roof

Moisture damage to interior ceiling linings - No visible signs during the inspection.

Type of construction - Enclosed.

Skillion & cathedral roofs by design do not have access to view either construction or if insulation is fitted.

Most properties with this type of roof construction over the past 50-odd years will have insulation, just to what degree cannot be easily established. The older the home the less insulation or thickness of insulation would be present.

This type of roof will or should also have ventilation allowing it to breathe and the condensation to escape. Thus maintaining the roofing structural integrity.

The condition of the roof framing is unknown.

WALL FRAMING & NON-INVASIVE MOISTURE TESTING

A base reading was taken to an interior wall using the non-invasive moisture metre - 99.

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

There are areas that were tested that had indications of elevated moisture levels, these were in the corner of the shower for the ensuite bathroom.

This is not an exhaustive list of all areas and further testing is recommended.

Protimeter Reachmaster Pro moisture metre is used for the testing of moisture levels in the dwelling. 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)

'Supplementary' moisture testing photos are a representative sample of the comprehensive testing conducted.

The condition of the internal framing is unknown.

Recommendations:

Have a suitably qualified building surveyor further investigate the indications of elevated moisture levels and weathertightness of the property.



Photo 43

Baseline moisture reading of 99 taken on interior wall. No indication of elevated moisture levels were detected.



Photo 44

Moisture reading of 92 to exterior wall on the northern elevation. No indications of elevated moisture levels were detected.



Photo 45

Moisture reading of 127 to exterior wall above the window on the southern elevation. No indications of elevated moisture levels were detected.



Photo 46

Moisture reading of 161 to the floor on the exterior of the shower ensuite in bedroom 4. No indications of elevated moisture levels were detected.



Photo 47

Moisture reading of 138 to the exterior of the shower ensuite in bedroom 4. No indications of elevated moisture levels were detected.



Photo 48

Moisture reading of 156 to the exterior of the shower ensuite in bedroom 2. No indications of elevated moisture levels were detected.



Photo 49

Moisture reading of 385 to the exterior of the shower ensuite in bedroom 1. Indications of elevated moisture levels were detected.



Photo 50

Moisture reading of 182 to the exterior of the shower ensuite in bedroom 1. No indications of elevated moisture were detected.

INTERIOR LININGS

Plasterboard ceiling and wall linings with a paint finish, timber trims and doors with a paint finish, carpet 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.

Entrance

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Entrance door - Timber door with aluminium frame.

Internal doors - Hollow core.

Floor coverings - Clear-coated timber.

Cupboards - Single - Door - Hollow core.



Photo 51
Entrance.

Toilet

Ceiling linings - Plasterboard - Paint finished.
Ceiling wall junction - Square stopped.
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 - Single.
Vanity - Floor mounted.
Taps & waste functional - Yes.
Water hammer - No noise or vibration noted.
Splashback - None, painted plasterboard - Sealed edge.
Leakage - None visible at the time of the inspection.
Type of plumbing - uPVC waste
Ventilation - Opening window sash.



Photo 52
Toilet.

Toilet

Ceiling linings - Plasterboard - Paint finished.
Ceiling wall junction - Square stopped.
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 - Single.
Vanity - Floor mounted.
Taps & waste functional - Yes.
Water hammer - No noise or vibration noted.
Splashback - Upstand - Sealed edge.
Leakage - None visible at the time of the inspection.
Type of plumbing - Metal.
Ventilation - Opening window sash.



Photo 53
Toilet.

Laundry

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Tiles.

Laundry tub/sink - Modern units, sink and benchtop joinery. Personal belongings stopping testing of taps and drainage.

Taps & waste - Not able to be tested.

Leaks - None visible at the time of the inspection.

Type of plumbing - uPVC waste

Washing machine discharge - Pipe on the side of the laundry tub.

Water hammer - Not able to be tested.

Cabinets - No visible issues.

Cupboards - The cupboard was unable to be fully inspected due to personal belongings.

Ventilation - Opening window. Mechanical - None.

Recommendations:

Although mechanical ventilation is not required in a laundry that has an external wall with an opening window, it is still recommended to install it. Mechanical ventilation helps to efficiently remove excess moisture and humidity, reducing the risk of condensation, mold growth, and long-term damage to surfaces. It also provides consistent airflow, ensuring better indoor air quality, especially in colder or humid conditions when windows may not be opened frequently.

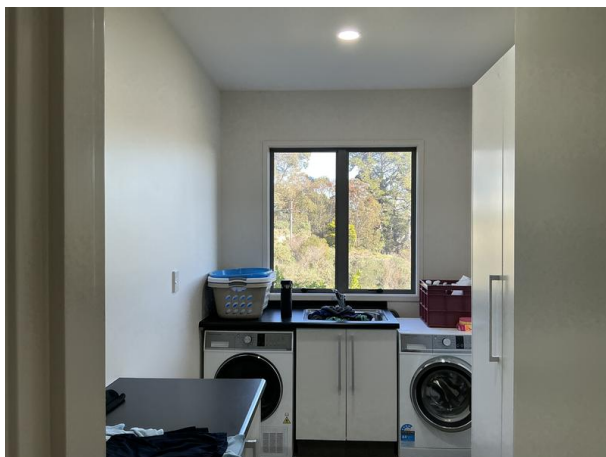


Photo 54
Laundry.

Kitchen

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

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 - Stone.

Benchtops level - Yes.

Damage - None visible at the time of the inspection.

Splashback - Tiled - 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 - Tiled.

Cooktop - Gas - Checked. Functional - Yes.

Oven - Powered on only - Functioning - Yes.

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

Floor coverings - Tiles.

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 55
Kitchen.

Living room

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Floor coverings - Tiles.



Photo 56
Living room.

Dining room and lounge

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Clear-coated timber.

Cupboards - Single - Door - Panel.



Photo 57
Dining room.



Photo 58
Lounge.

Bedroom 1

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Custom



Photo 59
Bedroom 1.

Ensuite

Ceiling linings - Plasterboard - Paint finished.
Ceiling wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Single-glazed - Standard 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 - Single
Vanity - Floor mounted.
Taps and waste - Functional - Yes.
Leakage - None visible at the time of the inspection.
Type of plumbing - uPVC waste.
Splashback - Tiled - Sealed edge.
Bath - Free standing.
Taps and waste functional - Yes.
Shower - Tiled with glass surround. 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 - No.
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.

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

Recommendations:

Water leakage is visible at the corner of the shower enclosure, particularly where water flow is directed toward these areas. It is recommended to engage a qualified professional to assess the issue and properly remove, reseal, and reinstall the affected components of the enclosure to prevent further leakage and potential water damage.

Inbuilt baths often require ongoing maintenance to ensure they remain watertight and functional. The long-term performance largely depends on the quality of the installation and regular upkeep. Common areas of failure include the junction where the bath meets the wall and around the tap fittings, as these are prone to water ingress if not properly sealed. It is recommended to routinely inspect these critical junctions for signs of wear, such as cracking, peeling sealant, or moisture damage, to prevent water from seeping into adjacent walls.



Photo 60
Ensuite.



Photo 61
Ensuite.

Ensuite

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Tile finished.

Exterior joinery - Aluminium - Single-glazed - Standard 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 - Single

Vanity - Floor mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste

Splashback - Tiled - Sealed edge.

Shower - Tiled with glass surround. No visible moisture issues.

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 - No.

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.

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

Recommendations:

Water leakage is visible at the corner of the shower enclosure, particularly where water flow is directed toward these areas. It is recommended to engage a qualified professional to assess the issue and properly remove, reseal, and reinstall the affected components of the enclosure to prevent further leakage and potential water damage.



Photo 62
Ensuite.

Ensuite

Ceiling linings - Plasterboard - Paint finished.
Ceiling wall junction - Square stopped.
Wall linings - Plasterboard - Tile finished.
Exterior joinery - Aluminium - Single-glazed - Standard 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 - Single.
Vanity - Floor mounted.
Taps and waste - Functional - Yes.
Leakage - None visible at the time of the inspection.
Type of plumbing - uPVC waste
Splashback - Tiled - Sealed edge.
Shower - Tiled with glass surround. No visible moisture issues.
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 - No.
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.

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



Photo 63
Ensuite.

Office

Ceiling linings - Plasterboard - Paint finished.

Ceiling defects - Cosmetic issues.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Not applicable.



Photo 64
Office.

Stairway

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Type of stairs - Closed.

Construction material - Timber.

Handrail - Secure.

Height of handrail - Under 900 mm.

Balustrade - (barrier) Timber.

Floor coverings - Carpet.



Photo 65
Stairway.

Lounge

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.



Photo 66
Lounge

Hallway

Ceiling linings - Plasterboard - Paint finished.
Ceiling wall junction - Square stopped.
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 67
Hallway.

Bedroom 2

Ceiling linings - Plasterboard - Paint finished.
Ceiling wall junction - Square stopped.
Wall linings - Plasterboard - Paint finished.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Painted timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Cupboards - Double - Doors - Hollow core.



Photo 68
Bedroom 2.

Bedroom 3

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double - Doors - Hollow core.



Photo 69
Bedroom 3.

Bedroom 4

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

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 70
Bedroom 4.

Bedroom 5

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Square stopped.

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 71
Bedroom 5.

Garage

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Garage door - Sectional - Double - Aluminium - Insulated - Automatic opener functional - Yes.

Internal doors - Hollow core.

Floor coverings - None.



Photo 72
Garage.

SWIMMING POOL

Permanent in-ground swimming pool.

Recommendations:

Residential pools must be inspected every three years. These mandatory inspections do not apply to small heated pools, such as spa pools and hot tubs, where the barrier is a safety cover.

Pool owners can choose who undertakes the mandatory inspection of their pool – either the territorial authority, or an independently qualified pool inspector (IQPI). The IQPI is a person accepted by the Ministry of Business, Innovation and Employment (MBIE) as qualified to carry out periodic inspections.



Photo 73
Swimming pool.



Photo 74
Swimming pool gate.



Photo 75
Pool house.

SPA POOL

Inbuilt spa pool

Recommendations:

Safety covers can be the barrier that restricts access to a small heated pool, such as a spa pool, where:

- the water surface area is 5m² or less
- the side walls of the pool are at least 760mm high above the adjacent floor
- the side walls cannot be easily climbed.

A safety cover must have signage indicating its child safety features, and must be able to:

- restrict entry of children under five years of age when closed
- withstand a foreseeable load
- be readily returned to the closed position.



Photo 76
Spa pool.

RETAINING WALLS

Retaining walls

Type - Timber.

Height of retaining wall - 1200mm.

Rotation - No signs of.

Moisture - None visible at time of inspection.

Damage - No.

Recommendations:

Drone viewed, visual inspection to exposed sections only.



Photo 77

Timber retaining wall along the western side of the house.



Photo 78

Retaining wall on the western side of the house.

THERMAL IMAGES

The following is a summary of the thermal images undertaken in the dwelling:

Internal imaging of shower enclosure, External walls.

Thermal imaging was undertaken on the below areas as requested. The images show the temperatures of the area and because of the infrared camera used, time of the day, and other contributing factors this may not show conclusive evidence and an invasive investigation may be required.

The images are not conclusive and only indicate temperature variations. A thermal imaging/infrared camera cannot see through walls, nor does it detect moisture. The infrared camera detects infrared radiation. All images taken are valid for the day of inspection only, due to various conditions outside of our control after the day of inspection.

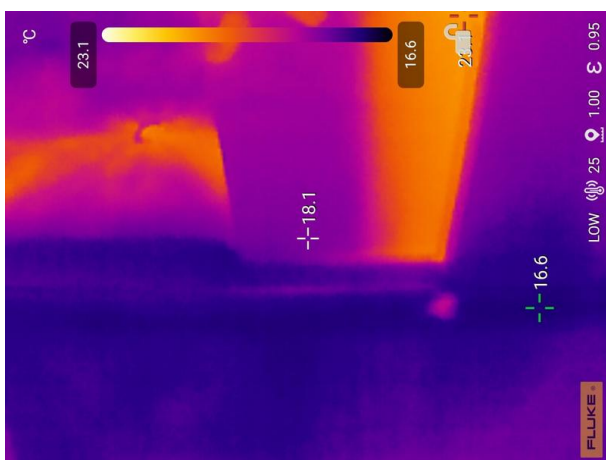


Photo 79

Visible temperature variation at exterior corner of bedroom 1 ensuite shower. Refer also to Photo 49.



Photo 80

Visible temperature variation at exterior corner of upper-level ensuite shower. Refer also to Photo 62.

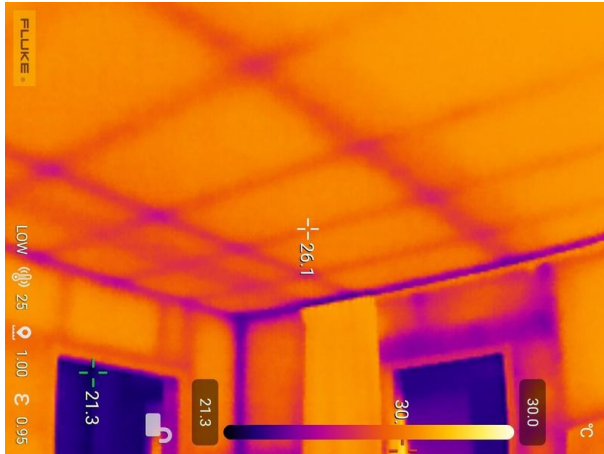


Photo 81

Thermal image of living room ceiling and exterior walls, adjacent to cracking on the exterior cladding in Photo 24. No notable temperature differences.

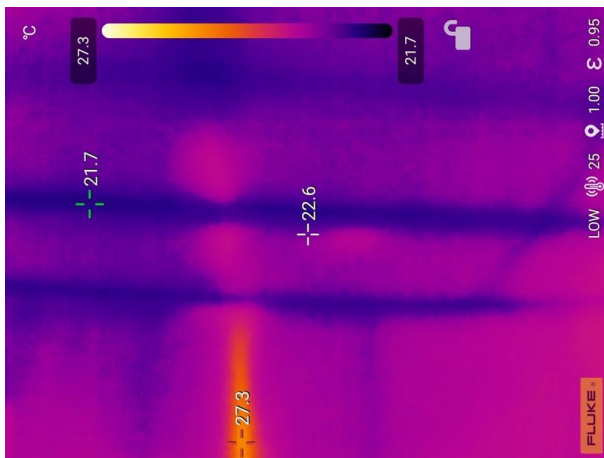


Photo 82

Thermal image of exterior wall in bedroom 4. No notable temperature differences.

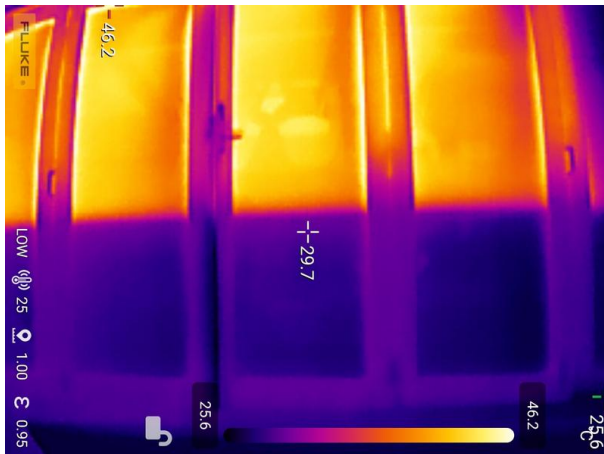


Photo 83

Thermal images of doors and external wall in dining room. No notable temperature differences.

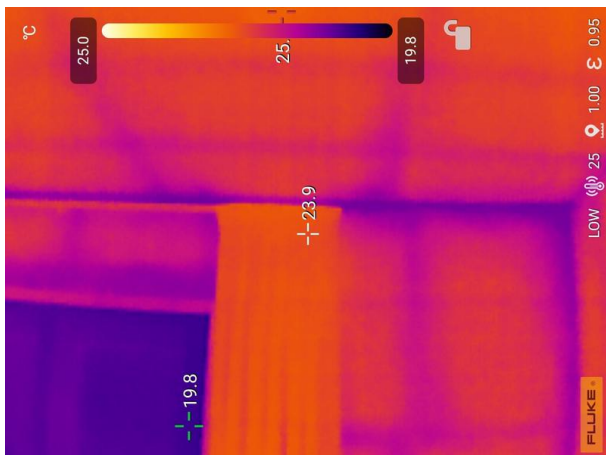


Photo 84

Thermal image of ceiling and exterior wall lining in bedroom 3. No notable temperature differences.



Photo 85

Thermal image to ceiling and exterior wall in bedroom 2. No notable temperature differences.



Photo 86

Thermal imaging of ceiling and exterior wall in lounge. No notable temperature differences.

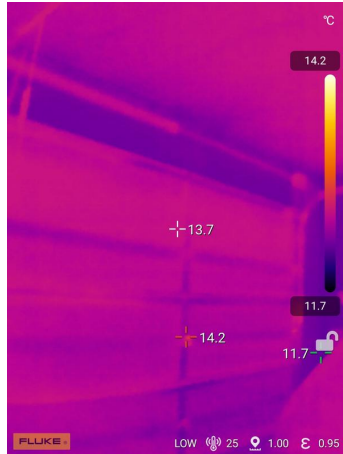


Photo 87

Supplementary thermal image to garage wall adjacent to horizontal expansion joints in Photo 27. No notable temperature differences.



Photo 88

Supplementary thermal image to lounge wall adjacent to vertical expansion joints above windows in Photo 26. No notable temperature differences.



Photo 89

Supplementary thermal image to hallway wall adjacent to horizontal expansion joints in Photo 21. No notable temperature differences.

CONCLUSION

A handheld FLUKE iSee was used for the inspection.

No abnormalities were discovered while investigating the perimeter walls for water ingress issues.

NON-STRUCTURAL SYSTEMS

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

| | |
|--|---|
| Driveway | Concrete |
| Boundary Fences | Timber |
| Paths | Concrete |
| Patio | Tiled patio |
| Plumbing, Drainage & Sewerage | Hot water, water supply, gully-traps, stormwater risers and sumps |
| Electrical | Electrical system |
| Heating | Heat pumps |
| Services | Power, water, security, data, gas, hotwater, smoke detection and aerals |

DRIVEWAY

Exposed aggregate with saw cuts
Cracking - Areas of cracking visible - functional.

Recommendations:

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



Photo 90
Driveway.

BOUNDARY FENCES

Western boundary fence. Unpainted timber fixed to timber rails with timber posts.

Alignment - No visible issues.

Post and rail condition - No visible issues.

Average height - 1.5 metres.

Western, northern and eastern boundary fences.

Wire fences with timber posts.

Condition of cladding - No visible issues.

Alignment - No visible issues.

Post and rail condition - No visible issues.

Average height - 1 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 91
Western boundary fence.



Photo 92
Wire fence along western, northern and eastern boundary.

PATHS

Exposed aggregate paths

Recommendations:

General upkeep and maintenance.



Photo 93

Exposed aggregate path on western side of the house. Areas of surface moss.

PATIO

Tiled patio

Recommendations:

General upkeep and maintenance.



Photo 94

Tiled patio on the northern side of the house.

PLUMBING, DRAINAGE & SEWERAGE

Gully traps, stormwater risers, sumps, water toby, septic systems and hot water system.

Water source - Town supply. The water toby is located at the driveway entrance.

Sewerage Disposal - On-site septic tank.

Water heating

Type - Mains pressure electric cylinder.

Capacity - 180L.

Approximate age - 27/5/2004

Seismic bracing - Strapping.

Area serviced - Ground level of the house.

Any visible defects - None visible.

Water heating

Type - Mains pressure electric cylinder.

Capacity - 180L.

Approximate age - 27/5/2004

Seismic bracing - Strapping.

Area serviced - Second level of the house.

Any visible defects - None visible.

Water heating

Type - Mains pressure electric cylinder.

Capacity - 25L.

Approximate age - 17/02/2004

Seismic bracing - Secure in place.

Area serviced - Laundry

Any visible defects - None visible.

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.

Maintaining a septic tank in New Zealand is crucial for ensuring the system efficiency and longevity. Here are some key points for septic tank maintenance:

Regular Inspections. Septic tanks should be inspected every 6 to 18 months.

Depending on usage and tank size, septic tanks generally need to be pumped every 2 to 3 years.

Use Biodegradable Soaps, this helps in the quick breakdown of wastes and avoids foaming.

Proper waste disposal, avoid flushing non-biodegradable materials and chemicals that can disrupt the bacterial balance.



Photo 95

The water toby is located at the driveway entrance.



Photo 96

There are stormwater drains to collect surface moisture of the driveway and car park area.



Photo 97

Gully trap for laundry and second story bathroom.



Photo 98
Gully trap for kitchen on the side of the house.



Photo 99
Downpipe western side of the house.



Photo 100
Septic storage tank on western side of the house.



Photo 101

The cover to the septic tank is cracked recommend repair.

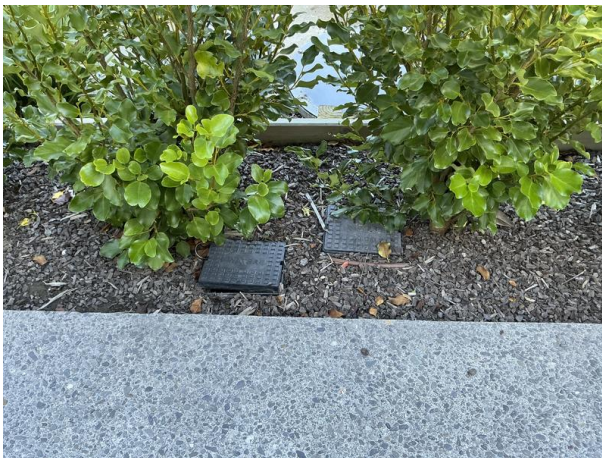


Photo 102

Water toby's to western side of the house for swimming pool.



Photo 103

Riser on northern side of the house.



Photo 104

Riser on eastern side of the house.



Photo 105

Gully trap for ensuite on southern side of the house.



Photo 106

Riser located on south side of the house.



Photo 107

Downpipe on southern side of the house discharges into pipe connected to stormwater system.

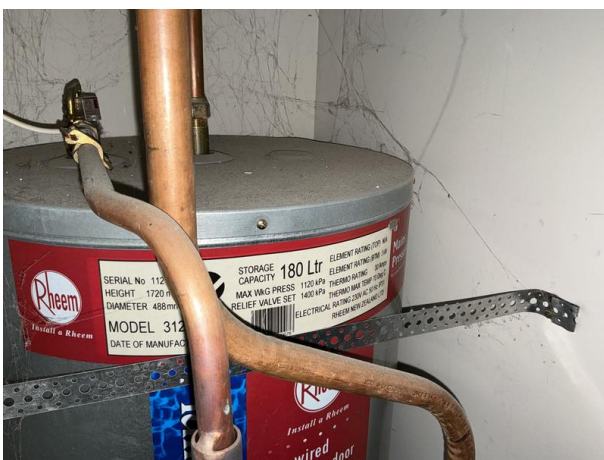


Photo 108

Hot water cylinder under the staircase for the ground level of the house.



Photo 109

Hot water cylinder in the hallway cupboard for the second level of the house.



Photo 110

Hot water cylinder in the laundry cupboard to service the laundry.

ELECTRICAL

Electrical

Electrical sockets - All accessible sockets and light switches throughout the house were tested at the time of the inspection - Refer to below for non-functional or faulty sockets, light switches or bulbs.

Distribution board location - Garage.

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

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

Electrical connection - Underground supply.



Photo 111

The meter board is located on the southern side of the house.



Photo 112

The earthing rod and data cable are located on the southern side of the house.



Photo 113

There is a missing lightbulb in the soffit on the southern side of the house.



Photo 114

The distribution board is located in the garage.



Photo 115

There are several lights in the kitchen that aren't in working order.

HEATING

Heat pump / ventilation system - Power connected at the time of inspection, full operation not tested.

Manufacturer - Daikin.

Location - Second level.

Kilowatt rating - Heating - 15kW - Cooling - 12.5kW

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

Manufacturer - Daikin.

Location - Bedroom.

Kilowatt rating - Heating - 3.7kW - Cooling - 3.5kW

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

Manufacturer - Daikin.

Location - Living room.

Kilowatt rating - Heating - 5.8kW - Cooling - 5kW

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

Manufacturer - Daikin.

Location - Lounge.

Kilowatt rating - Heating - 8.1kW - Cooling - 7.1kW

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

Manufacturer - Oasis.

Location - Swimming pool, spa pool.

Kilowatt rating - Heating - Unknown kW - Cooling - Unknown kW.

Solid fuel burner.

Location - Lounge.

Under-floor tile heating located in bedroom 1 ensuite.

Operational - Off at the time of the inspection.

Controller located - Ensuite wall.

Under-floor tile heating located in the bedroom 2 ensuite.

Operational - Off at the time of the inspection.

Controller located - Ensuite wall.

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.

Check with territorial authority for solid fuel burners compliance.

It is recommended to seal the opening of the decommissioned solid fuel burner in the dining room to prevent unnecessary draughts. Also check that there is a chimney cap in place to prevent moisture entering the chimney.



Photo 116
Exterior heat pump unit located on the western side of the house.



Photo 117
Exterior heat pump to service second story.



Photo 118
Exterior heat pump unit located on western side of the house.



Photo 119
Exterior heat pump unit located on the western side of the house.



Photo 120
Heat pump for swimming pool.



Photo 121
Heat pump unit in living room.



Photo 122
Heat pump unit in lounge.



Photo 123
Heat pump unit in bedroom 1.



Photo 124
Ventilation duct for heat pump/ventilation system.



Photo 125

There is a woodburner fireplace in the lounge.



Photo 126

There is a decommissioned fireplace in the dining room with aerial cables routed through the flue.



Photo 127

Control panel for heat pump in bedroom 1.



Photo 128

Control panel for heated flooring in kitchen. Disconnected.



Photo 129

Control panel for under-floor tile heating in bedroom 1 ensuite.



Photo 130

Control panel for under-floor tile heating in bedroom 2 ensuite.

SERVICES

Services/systems tested.

Fire warning & control systems - Linked to security system.

Heating systems - Powered on only.

Central vacuum systems - Not applicable.

Ventilation systems - Operating at the time of inspection.

Heat transfer system - Not applicable.

Security systems - Tested - No.

Security cameras - Not applicable.

Electricity services - Tested - Yes.

Gas services - Tested - Yes.

Gas bottle storage - Tested - No.

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 - Not applicable.

Water filters - Not applicable.

Stormwater soak pits - Not applicable.

Distribution board - Tested - No.

Header tank - Not applicable.

Communications hub - Not applicable.

Automatic garage door opener - Tested - Yes.

Ceiling fan - Not applicable.

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 131

There is a gas bottle on the western side of the house to service the cooktop in the kitchen, the gas fire and cooker on the patio.

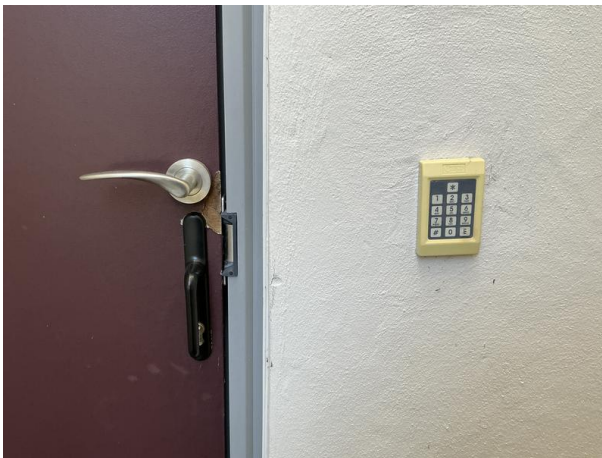


Photo 132

Keypad for door into garage.



Photo 133

Interlinked smoke detectors throughout the home. Not tested.



Photo 134

Sky and tv aerial fixed to chimney.

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, weathertight 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 building 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.

ASBESTOS IDENTIFICATION

The following is a summary of possible building materials that may contain asbestos:

Interior, possible ACM (Asbestos Containing Material).

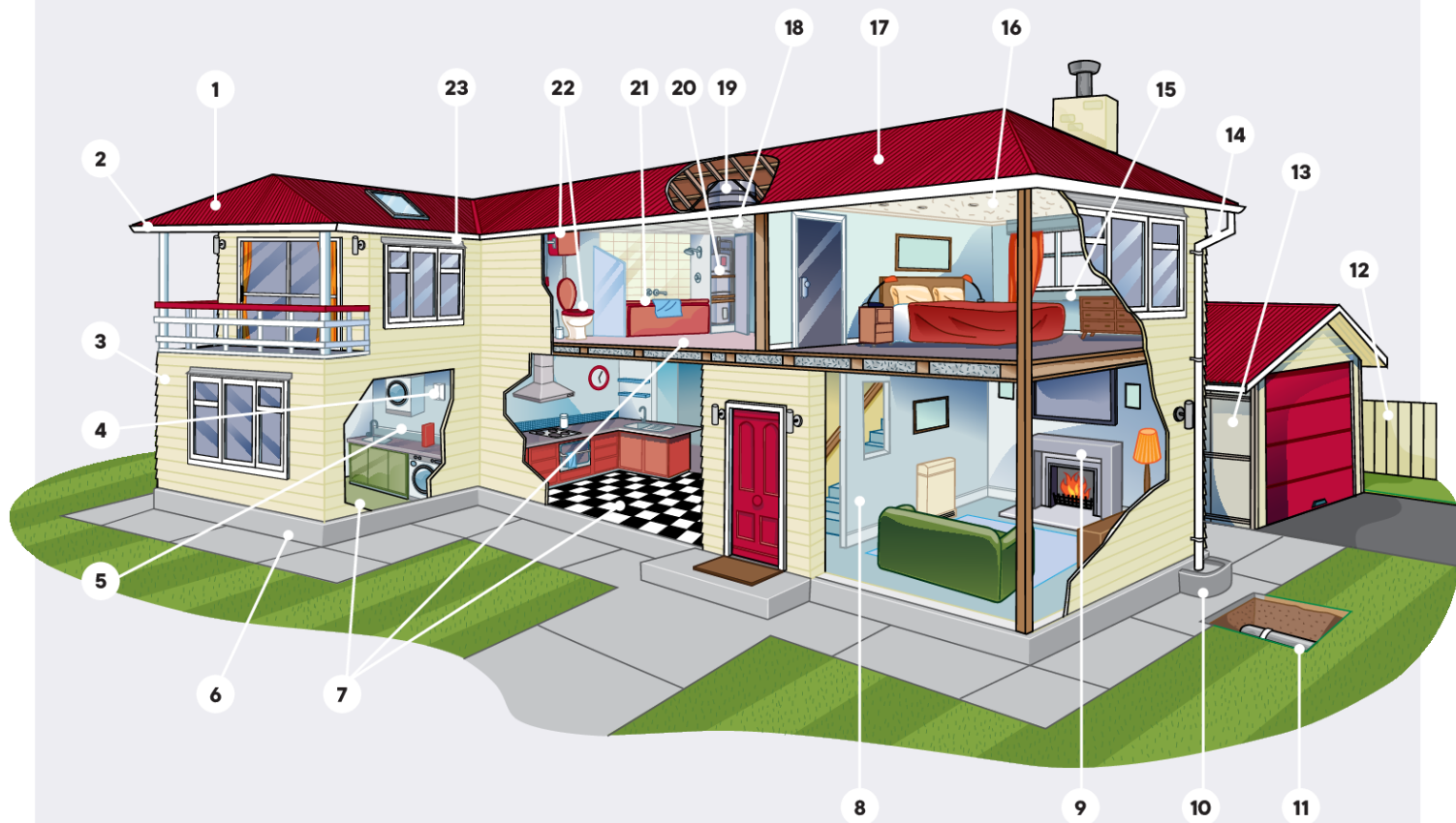
Fibrous cement sheeting.

Recommendations:

This product is non-friable, meaning when dry may not be crumbled, pulverised or reduced to powder by hand pressure (for example materials containing asbestos that have been mixed with cement or other hard bonding materials).

Have this tested for asbestos before undertaking any invasive works, such as drilling, cutting or sanding.

POTENTIAL ASBESTOS LOCATIONS IN A PRE-2000 HOUSE



- | | |
|--|---------------------------------|
| 1 ACM roofing panels, eg Super Six | 13 ACM clad garage |
| 2 Soffits | 14 Gutters and downpipes |
| 3 Compressed sheeting (asbestos containing material) | 15 ACM interior window panel |
| 4 Electrical meter board | 16 Textured ceiling |
| 5 Wet area lining substrate | 17 Loose fill insulation |
| 6 Cladding, including baseboards | 18 ACM ceiling tiles |
| 7 Vinyl flooring | 19 ACM water tank |
| 8 ACM partition wall | 20 ACM hotwater cupboard lining |
| 9 ACM surrounding fireplace | 21 ACM bath panel |
| 10 ACM stormwater trap | 22 ACM toilet seat and cistern |
| 11 ACM stormwater and sewage piping | 23 Exterior window flashing |
| 12 ACM fence panels | |