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SOLD ON KĀPITI



Presale Building Report.

15 Pitoitoi Street, Otaihanga, Paraparaumu 5036



Contact Details

Date: 16/08/25

Reference:15

Weather: Sunny

For the dwellings located at: 15 Pitoitoi Street, Otaihanga, Paraparaumu 5036

This property inspection and report was carried out exclusively for: Anthony Hawkins & Stanley Hawkins

Building Inspector: Simon Murray
Licensed Building Practitioner Reg: BP110160
Registered Master Inspector Reg: 2425031254WT



90 Degrees Limited.
16 Falla Street, Paraparaumu Beach,
Paraparaumu, Kāpiti.
5032

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simon@90degrees.nz

Agency: N/A

Agent: N/A

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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 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. 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.

LIMITATIONS OF INSPECTION AND REPORT

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 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 moulds, 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, 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.

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 testing 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 mould, 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, stigmatized 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. The 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.

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).

VENDORS DISCLOSURES

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.

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 without prior arrangement. 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.

Asbestos

Asbestos was used in many building products up until the late 1980's. Once importing asbestos fibre was banned in the early 80's, stock and supplies were allowed to be used.

Cladding
Soffits
Roofing
Plastered ceilings
Plastered foundations
Vinyl flooring
Log burner seals

Asbestos, if left undisturbed is Ok, if you require to remove or work on anything that may contain asbestos it should be tested prior, and a professional contractor employed.

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.

Construction Overview

The property is a single-level, timber framed dwelling, constructed in 1985, built on concrete spread footing foundations and concrete piles, consisting of 3 bedrooms, 1 bathroom. The property is well built to the methods at the time of construction, with no visual signs of any structural issues.



Roof/Facias/Spouting

The roof is corrugated profile iron, nail fixed, all iron, flashings and fixings are in place and average condition for its age, the paint coating has worn and flaked in many areas, the roof is functioning without any issues sighted. The PVC spouting and downpipes are all in place, just the front run needs adjustment and new jointers, all needs cleaning out to ensure it can drain properly. The timber facias are in need of paint maintenance in some areas where paint is starting to flake.



Paint coating flaking.

Cladding

The cladding is direct fixed Weatherside weatherboard. Weatherside was a cladding product used in the 1980's and removed from the market due to its durability issues, as a pulp based timber product and not resilient to moisture if the painting surface is not maintained. We found all the cladding to be in a good well maintained condition with no issue sighted.



External Joinery

The joinery is aluminium single glazed units, all in working order, just maintenance to seals, hinges and latches is due to ensure they continue to function without issue. They have also been installed without head flashings, although all are well sealed and weathertight.



Subfloor/Foundations

The concrete spread foundations and concrete piles are all in good condition with no visual sign of any structural issues sighted. All subfloor timber framing and connection are in place and good order, the underfloor foil insulation was banned in 2016 due to its ability to conduct electricity and a fatal accident, as it was installed prior to the ban it can remain, although not repaired if required, instead replaced with an alternative. If Healthy Homes compliance is needed a polythene vapour barrier is required over bare ground.



Grounds

The property is fully fenced and gated, with a stand-alone garage in good condition. The front deck is well constructed and maintained, no issues sighted.



Interior

During the inspection we have concentrated on building faults, not commenting on minor cosmetic issues. Minor defects are common to most properties and may include minor blemishes, corrosion, cracking, weathering, general deterioration, unevenness and physical damage to materials and finishes. It's common for most of these defects to be rectified over the first few years of ownership or as redecoration and renovation are undertaken. (New Zealand Standard 4306: 2005). Generally the property is in good condition through-out.

Walls: Gib, Timber T&G, Good

Ceilings: Gib, Timber T&G, Good

Stairs, Handrails, Balustrade: None

Door and Frames: Good

It is the vendor and agents' responsibility to disclose any known faults at the time of sale.

Electrical

Electrical systems have been inspected however this is not a detailed assessment with testing carried out, but rather a visual inspection switching on fittings, the fuse box and visible wiring is in an acceptable age and state.



Wiring type: TPC, Good

Heating systems: Log burner

Security system: None

Plumbing

Plumbing systems have been inspected however this is not a detailed assessment with pressure testing carried out, but rather a visual inspection only running fittings, all was in good working order at the time of inspection.



Plumbing material type: Copper, PVC, Good

DuxQuest: None sighted

Hot water systems: Electric cylinder Model: 312.135.13, Manufactured: 13/06/2017

Roof Space

The roof space is dry and shows no visual sign of any weathertightness or structural issues. The pink batts is old and has flatten to 50mm and a secondary insulation should be installed over the top.

Roofing Underlay: Bithumious paper, Good

Roof framing type: Timber truss, Good

Ceiling construction: Timber frame, Good

Insulation: Pink batts

Insect,Pest infestation: None



Kitchen/Laundry

The kitchen is tidy and well presented, the cook top range hood is not ducted, filter only.

Kitchen flooring: Varnished particle board.

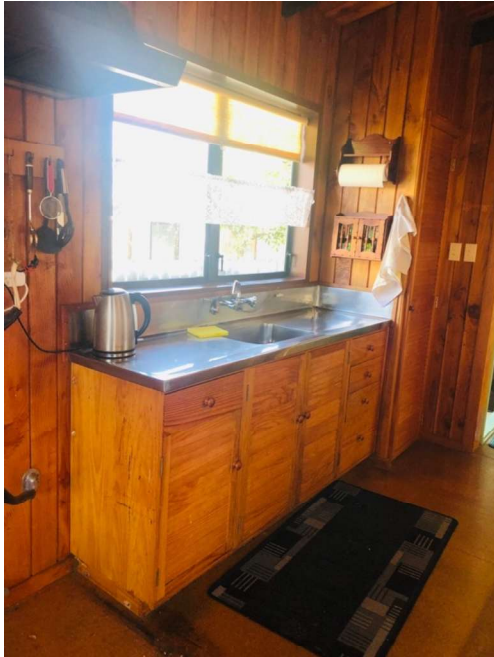
Kitchen ventilation: Window.

Laundry flooring: Varnished particle board.

Laundry basin: Good.

Laundry ventilation: Window.

Dryer ducting: None.

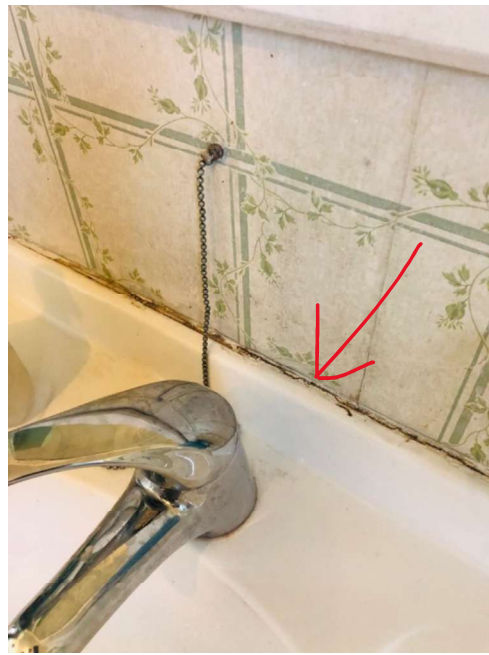


Bathroom

We have tested the bath, basin and shower for leaks, none found. The basin needs sealing to the wall, all is in good working order.

Bathroom flooring: Varnished particle board.

Bathroom ventilation: Window only.



Living areas

The living area is tidy and well presented, heated by a log burner, this will require servicing and certification prior to use by new owners for their new insurance policy.



Bedrooms

The bedrooms are tidy and well-presented, hallway smoke alarms are required, the rule is no more than three meters from any bedroom door.



Moisture testing

Using an industry standard Protimeter probe and scanner we can see the moisture percentage indicated. This is a non-invasive survey; the condition of the internal framing isn't known.

Due to this being a non-invasive survey, we're unable to comment on the timber framing or its structural integrity, however a very high moisture content of 20% for prolonged periods could result in decay.

We have tested all joinery opening, penetrations and roof connections, also, lower ground level bottom plates, all areas of the property had normal dry readings of between 6-14%.



Dry 11%



Dry 9%

Conclusion

The property is well built to the methods at the time of construction, with no visual sign of any structural issues.

The roof whilst old and paint surface flaking is functioning without issue, just the spouting needs cleaning and the front run adjusted with new jointers.

The ceiling insulation is flat and best upgraded with a new layer over the top, the underfloor foil insulation can remain, although easily cut out and replaced with more efficient batts. Should Healthy Homes compliance be needed and polythene vapour barrier will be required over the bare ground of the subfloor.

The Weatherside weatherboards are still in good condition and providing they are painted regularly should remain functional.

The log burner will require servicing and certification prior to use by new owners for their new insurance policy.

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

If you require any more information or advise you can contact me on the details above.

Regards



Simon Murray

