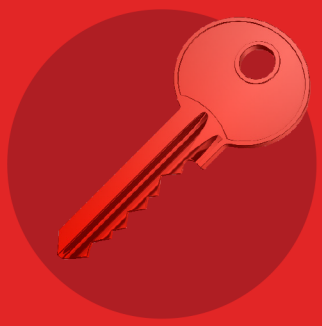

RED LBP PRE-PURCHASE REPORT

- **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

REDLBP

GOLD STANDARD GUARANTEE

LICENSED BUILDING PRACTITIONER • BUILDING CONFIDENCE •

0800 113 191 • REDLBP.CO.NZ

PRE-PURCHASE

MEET YOUR INSPECTOR

Shannon Faulkner

Red LBP Inspector for Christchurch South

027 303 7128
shannon.faulkner@redinspect.co.nz
/redlbpchchsouth
/shannonbfaulkner

- **Licensed Building Practitioner (LBP)**
- **19+ years in the building industry, residential and commercial**
- **Completed a 4 year BCITO apprenticeship, qualifying with a national certificate in carpentry**
- **In 2022 undertook the renovations/remodel for Castro's at Riverside Market**
- **Experienced Pre-Purchase House Inspector**

Hi, I'm Shannon, franchise owner and inspector for Red LBP Christchurch South.

With over 19 years of experience in the building industry and serving as a Red LBP inspector since June 2020, I bring in-depth knowledge and proven expertise to every inspection. Since launching my own building company in 2015, I've applied the skills I first developed during my apprenticeship, where I trained under an 'old school' chippy and an exarmy-trained builder. Their keen eye for detail and outside-the-box approach shaped my professional foundation, which I continue to apply today.

Beyond inspections and construction, I stay fit and active by playing hockey, hitting the slopes for snowboarding in winter, and keeping up with regular exercise.

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.

TABLE OF CONTENTS

PRE-PURCHASE BUILDING REPORT

Property Address	29 Neville Street, Spreydon, Christchurch 8024
Client	Rachel Bartlett
Date of Inspection	22nd August 2025
Time	9:00 am
Inspector	Shannon Faulkner National Certificate in Carpentry. Licensed Building Practitioner
LBP Number	LBP110353
People Present	Inspector, Owner
House Occupied	Yes

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Company:	Ragnarok Building Inspection Ltd trading as RedLBP Christchurch South
Client:	Rachel Bartlett
Date of Inspection:	22nd August 2025
Site Address:	29 Neville Street, Spreydon, Christchurch 8024
Inspector:	Shannon Faulkner
Qualifications:	National Certificate in Carpentry. Licensed Building Practitioner

The following areas of the property have been inspected:	Yes	No	Limited	N/A
Site	☑	☐	☐	☐
Subfloor	☐	☐	☑	☐
Exterior	☑	☐	☐	☐
Roof Exterior	☐	☐	☑	☐
Roof Space	☐	☐	☑	☐
Interior	☑	☐	☐	☐
Services	☑	☐	☐	☐
Accessory Units, Ancillary Spaces and Buildings	☐	☐	☑	☐

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: Shannon Faulkner **Date:** 22nd August 2025

Signature:  (for and on behalf of RED LBP)

An inspection that is carried out in accordance with NZS 4306:2005 is not a statement that a property complies with the requirement of any Act, regulation or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details.

Note * please refer to TERMS of ENGAGEMENT

SCOPE OF REPORT, LIMITATIONS & CONDITIONS

PRE-PURCHASE BUILDING REPORT

The report should be seen as a reasonable attempt to identify any Significant Fault or Defect visible at the time of the visual Inspection rather than an all-encompassing report dealing with the home from every aspect. The reporting of any Significant Fault or Defect is on an exceptional basis, rather than reporting on items, which are in acceptable condition for their age.
"Significant Fault or Defect" is defined in the Standards as – "A matter which requires substantial repairs or urgent attention and rectification."
A Significant Fault or Defect will be addressed in the Executive Summary section of the report as maintenance or remedial work.

This report type is to identify the structural aspects of the dwelling, and report on the type, location, and defects/damages of each aspect. It is not designed to replace the input from an engineer, however, will highlight any items that require further investigation from other professionals.

This report is designed to satisfy the requirements of lenders and homeowners that the property will fulfil the requirements of the Standards.
This report is not a defects list and should not be construed as such. The property report does not contain any assessment in relation to any item which is subject to a special purpose report (items will be mentioned as they are part of the property).

1) The scope of the report will be limited to:
- **a.** Significant defects
- **b.** Particular attributes
- **c.** Gradual deterioration; and
- **d.** Significant maintenance required

2) It will exclude:
- **a.** Legal title
- **b.** Building warrant of fitness and services prescribed on a compliance schedule
- **c.** Planning, resource consent issues
- **d.** Building consent issues
- **e.** Long term maintenance planning
- **f.** Rental property tenancy inspections
- **g.** Heritage obligations
- **h.** Compliance the Body Corporate rules, the terms of memorandum of cross lease or a company title occupation agreement.
- **i.** LIM – Land Information Memorandum

GENERAL
The Report is to be used by the Client only as guidance for evaluation of the condition of the premises and is not intended as an all-encompassing Report dealing with the Premises from every aspect. This report should be seen as a general guide from a trade professional providing a snapshot of the property and its elements. It is not designed to advise a potential buyer on the advisability of purchase, rather to provide enough information to satisfy the client and the lender on the elements of the property from a general perspective.

The inspection should not be misused as a form of compliance inspection as per the local authorities, nor should it be used as any guarantee or warranty of the present or future adequacy or integrity of any of the systems reported on in the property.

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

Please note that although moisture readings will be taken and will be reported on if they are deemed to be outside of a general tolerance, this does not replace the recommendations of a trade qualified weathertightness expert, and any readings taken are of a non-invasive type only. Any descriptions presented within this report, are based on trade knowledge and experience. These should be taken as general estimates only, based on the opinion of the (LBP) Licenced Building Practitioner completing the report and there may be cause for variation.

Should any disputes arise due to the content of this report, this will be actioned as per the terms and conditions accepted at the time of booking the inspection.

In all inspections, the inspector will not touch or move vendor's, tenant's or occupant's possessions or other items within the house and RedLBP inspectors will not be responsible for linings, flooring and other areas not able to be seen because of such possessions or items obscuring line of sight observations. This applies equally where carpeting, mats and so on might be obscuring/covering a view of any issues or defect in concrete or wooden flooring. The Inspector shall not disassemble equipment, or undertake any intrusive or destructive inspection, moving of furniture, appliances or stored items, or excavation.

The report is valid only for the day of the inspection, after which time the premises will require re-inspection to determine the currency of the report together with any changed circumstances which may affect the premises.

This report contains information obtained by inspection, sampling, testing or other means of investigation. Unless specifically stated otherwise in this report, RedLBP has relied on the accuracy, completeness, currency, and sufficiency of all information provided to it by, or on behalf of, the Client or any third party, and has not independently verified the information provided. RedLBP accepts no responsibility for errors or omissions in, or in the currency or sufficiency of, the information provided.

This report must be read in its entirety, it may not be reproduced in part by any individual.

Only the named owner of the report may use the information contained within the report.

The purchaser of this report has purchased the right to review the information contained within the report. All information remains the sole property of RedLBP Ltd.

This report has been produced as a result of a visual-only inspection of what was seen at the time and day of the inspection. The report is general in nature and is not intended as a substitute for professional advice. Nor does it purport to a survey plan of the site of the building. If further clarification is needed on any comments or any explanation at all, is required on any part of the report or photos then please contact the writer as soon as possible.

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

RedLBP T&C's

EXECUTIVE SUMMARY

The overall condition of the house is **average.** This is in context of the average condition of similar buildings of approximately the same age, type of construction and material type.
NZS 4306:2005
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.
For further detail regarding the overall condition rating, refer to the Conclusion at the bottom of the report.

Routine maintenance is recommended across several areas, including:
- Roof fixings and lichen removal
- Guttering alignment and bracket spacing
- Moisture staining to joinery reveals and blocked weep-holes
- Cracking and loose bricks in the veneer
- Mould and torn underlay in the roof space
- Moisture damage to cabinetry in wet areas
- Low pitch and torn lining in the carport roof

Moisture readings were generally within acceptable tolerances, with isolated elevated readings noted for further investigation.

Areas not inspected or accessed fully:
Roof space - Was only viewed from the access point.
Subfloor - Was only viewed from the access point.
Roof system - Was only viewed from the ladder.
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.

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	29 Neville Street, Spreydon, Christchurch 8024
Legal Description	FLAT 2 DP 66429 ON LOT 2 DP 13847 HAVING SHARE IN 914 M2
Certificate of Title	CB39A/288
Land classification	Wind Zone - Low - BRANZ - GIS. District Plan - Residential Suburban Land Technical Category - TC2
Weather	Mostly sunny and 4°C
Soil	Wet
Site Exposure	Sheltered

BUILDING DESCRIPTION

The property was originally built in the 1990s and is located in Spreydon. It is a cross-lease title situated on a flat rear section. The foundation system is a perimeter concrete ring with piles, supporting timber-framed construction. The property is clad with splitface masonry brick and fibrous cement weatherboard, finished with a paint coating. The exterior joinery is aluminium and is single-glazed. The roof is finished with profiled metal. A single-capacity carport is detached from the house, and the driveway is constructed from shingle.

The dwelling is single storey with three bedrooms, one bathroom, and a separate wash cupboard. Internally, the property has heating that is provided by a wall-mounted heat pump located in the main living area. The water system is heated by an electric hot water cylinder. Internal linings are timber and softboard, decorated with polyurethane. The floors are chipboard or similar, with vinyl and carpet floor coverings throughout.

Generally, the property has a north-facing living aspect and includes hard landscaping that consists of a deck and concrete paths. Soft landscaping includes 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	
Split face masonry brick	Viewed
Fibrous cement weatherboard (Horizontal)	Limited access
Exterior joinery	
Single-glazed aluminium joinery with timber reveals.	Viewed
Foundation	
NZS3604 - Type B2	Limited access
Roof space	
Timber framed - roof	Limited access
Wall framing & non-invasive moisture testing	
Timber framed - wall	Considered
Interior linings	
Timber and softboard ceiling and wall linings, timber trims and doors.	
Living/Dining	Viewed
Kitchen	Viewed
Laundry	Viewed
Hallway	Viewed
Toilet	Viewed
Bedroom 1	Viewed
Bathroom	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed
Outbuildings	
Carport	Limited access

ROOF SYSTEM

Roofing material - Profiled metal - Long run.
Coating - Factory finish.
Condition of roofing material coating - No visible issues at the time of the inspection.
Fixings - Nail.
Laps - Correctly lapped.
Corrosion or damage to the roofing material - None visible at the time of the inspection.
Moss, mould or lichen - Areas noted, refer to the photos below.

Type of roof construction - Gable roof.
Pitch of roofs - 20 - 25 degrees.
Pitch appropriate for materials - Yes.
Deflections of roof planes - No visible deflections in the roof lines at the time of the inspection.

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.

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

Recommendations:

The roof displayed visible signs of 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.

Considering the age of the roof, it appears to be in a maintainable condition. To preserve it condition and extend its lifespan, it is recommended to prioritise the maintenance of the paint coating and replacement of some fixings. This should be undertaken in the near future.

Maintenance recommendations:

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

Photo 3
The roof is in a serviceable condition.

Photo 4
Painted patch observed to the roof, further investigation recommended.

Photo 5
Lichen visible to the southern elevation.

Photo 6
An example of a popped nail. Multiple popped nails were observed on the roof.

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

Ridges - Viewable areas only.
Material type - Metal.
Finish - Factory finish.
Condition - No visible issues at the time of the inspection.
Laps - Refix down areas required.

Penetrations
Type - Pipes.
Flashing material - Rubber.
Condition - Areas requiring maintenance.
Flashings - No back flashing installed.
Sealants - Signs of ageing.
Signs of leaking - None visible at the time of the inspection.

Recommendations:

It is recommended that future maintenance includes the installation of a watershed back flashing beneath any EPDM boot flashing where the pipe diameter exceeds 85 mm or covers one or more trough's. In accordance with E2/AS1.

Flashing Laps
Laps in flashings should comply with the following criteria:
- Water must flow over a lap, not into it,
- a lap must not rely solely on sealant, sealed laps must be mechanically fixed at 50 mm centres, and
- end laps must be a minimum of 150 mm for unsealed laps and 100 mm for sealed laps.

Photo 7
Barge flashing is reliant on sealant to maintain weathertightness.

Photo 8
Roof penetration is showing signs of ageing.

Guttering
Type - External.
Material - uPVC.
Gutter guard - None.
Falls - Areas requiring realignment.
Fixings/brackets - Additional brackets recommended.
Obstructions - Areas requiring clearing.
Damage/Corrosion/Leaks - None visible at the time of inspection.
Adequate outlets - Yes - No visible issues.
Moss and or lichen visible on or in the guttering system - Areas noted.

Downpipes
Material - uPVC.
Fixings - No visible issues at the time of the inspection.
Brackets - Maintenance required.
Damage - No visible issues at the time of the inspection.
Leakage, blockages - No visible issues at the time of the inspection.
Discharge - Risers.

Fascia & bargeboards
Material - Timber.
Finish - Paint.
Condition - Paint flaking and missing, areas requiring maintenance.

Soffits & eaves
Material - Fibrous cement sheeting.
Finish - Painted.
Damage, rot or corrosion - Areas requiring maintenance.
Soffit width from cladding to fascia - 500 - 600mm
Eaves & soffit widths measured from the external face of wall cladding to the outer edge of the overhang, including the fascia.

Recommendations:

The uPVC guttering system displays areas of water ponding, which suggests inadequate fall and/or sagging between support points. Ponding in uPVC profiles can accelerate UV degradation, promote microbial growth, and increase the risk of overflow during heavy rainfall, potentially leading to water ingress and damage to adjacent building elements. To resolve this, the guttering should be realigned to maintain a consistent fall toward the droppers, ensuring efficient drainage. Additionally, supplementary uPVC-compatible brackets should be installed at reduced intervals—typically no more than 600–750 mm apart—to reinforce the profile

and prevent future deflection. All corrective work should be undertaken by a qualified professional in accordance with manufacturer specifications and relevant installation standards.

Sections of the timber fascia are starting to exhibit areas of decay requiring repair. Any areas of rotten timbers should be removed and replaced by a suitably qualified professional. Remaining sound timbers should be prepared by sanding back any loose or flaking paint, followed by the application of a suitable sealer coat and redecoration. These works are recommended to prevent further deterioration.

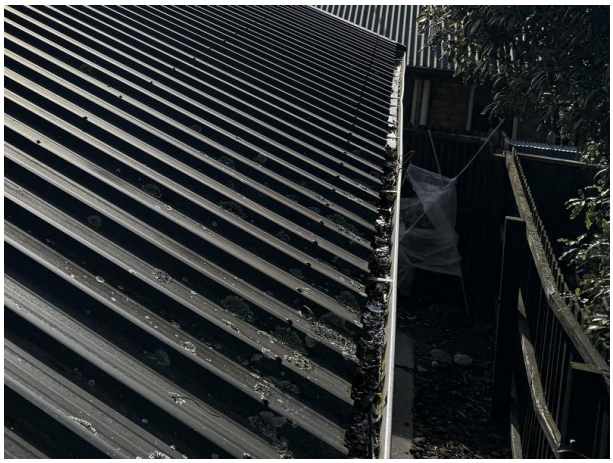

Photo 9
Guttering on the southern elevation has areas of ponding and debris.

Photo 10
Guttering to the north elevation has areas of ponding and other obstructions.

Photo 11
Discolouration and grime observed to the soffits, general maintenance recommended.

Photo 12
The ends of the barge boards are showing signs of deterioration.

Photo 13
An example of deterioration to the fascia. The apex of the soffit is missing the jointer capping.

EXTERIOR CLADDING

Material - Summer Hill Stone.
Finish - Factory.
Erosion or spalling - None visible.
Mortar erosion - None visible.
Cracking - Cracking to the veneer and mortar.
Loose bricks - Some loose bricks to top course beside windows & doors.
Brick to foundation alignment - No visible issues at the time of inspection.
Vent holes - Clear at time of inspection.
Movement or cracking - Areas as shown in photos below.
Penetrations - Seal and maintain any penetrations as required.
Dampness or moisture damage - None visible at the time of inspection.
Lime leaching - None visible at the time of inspection.

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

Recommendations:

The exterior cladding has visible cracks that require professional repair. Cracks in the cladding can serve as entry points for moisture, potentially allowing water to penetrate behind the cladding and reach the timber framing. If left unaddressed, this can lead to issues such as rot, structural damage, or compromised insulation. Prompt and professional repairs are essential to maintain the integrity of the cladding system and prevent further deterioration.

Photo 14
The dwelling is clad in a Summer Hill Stone veneer.

Photo 15
An example of step cracking was observed, with multiple areas displaying this pattern across most elevations of the property.

Photo 16
The top brick next to the window on the west elevation is loose.

Photo 17
Cracking observed to the mortar under the window of bedroom 1.

Photo 18
Window flashing-to-sill junctions require maintenance to ensure weathertightness.

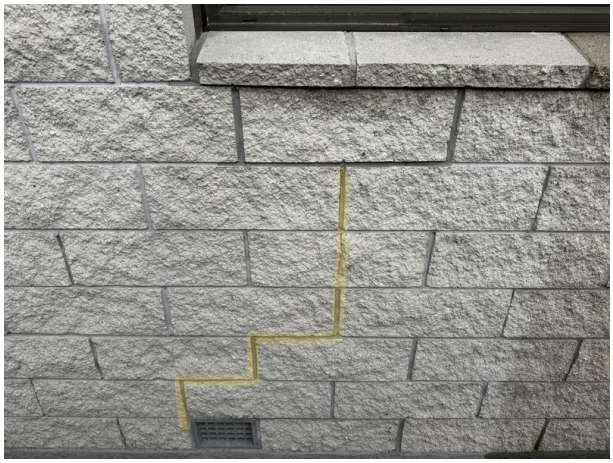

Photo 19
Step cracking and cracking through the veneer observed on the east elevation under the dining room window.

Photo 20
Heap pump penetration cap appears inadequately sealed to the cladding.

The gable ends are clad in a fibrous cement weatherboard.
Finish - Painted.
Condition of finish - Chalking Maintenance required.
Damage or maintenance required - Areas noted in photos below.

Recommendations:

The exterior paint system of the home is showing signs of deterioration. This degradation compromises the protective barrier provided by the paint, leaving the underlying materials vulnerable to environmental elements such as moisture and temperature fluctuations. Over time, this can lead to more severe issues, including water ingress, rot, or corrosion.
To restore the integrity of the exterior, we recommend repainting of the home.

Photo 21
Chalking and deterioration to fibrous cement weatherboard at gable ends.

EXTERIOR JOINERY

Single-glazed aluminium joinery.
Coating - Powder coated.
Joinery rubbers - No visible issues at the time of inspection.
Aluminium - Requires cleaning.
Hardware - Functional at the time of the inspection.
Tracks, drainage channels & weep-holes - Multiple blocked weep-holes.
Reveals - Timber.
Finish - Polyurethaned - Requires maintenance.
Damage - Moisture damage to the polyurethaned surfaces.
Exterior flashings - Timber headboards installed.
Exterior brick sills - Some sills do not have minimum 15° fall away from the joinery.
Scribers and/or seals - Visible gaps.
Entrance doors - Metal door and aluminium frame.

Recommendations:

There is moisture staining to the timber reveals. Indications of elevated moisture readings were detected, this may be due to condensation, or the joinery leaking. This should be monitored for signs of moisture. This may be due to wind-driven rain or condensation.

To prevent the condensation from forming, upgrading or a new ventilation system such as an HRV, DVS, I-Vent or similar should be considered. These greatly reduce any moisture in the home.

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

Although the glazing would have complied at the time of construction, it is recommended to install safety glass in wet areas, such as bathrooms and laundries.
Current standards are all glazing less than 2.0m from the floor including glass shelving is required to be Grade A safety glass, framed and unframed shower doors, screens and bath enclosures. There are specific requirements around double and triple glazing (safety glass is required on the inner pane). Where bathroom, ensuite and spa room doors are glazed, the glazing must be safety glass. BRANZ The joinery needs to have any condensation/moisture addressed daily.

Photo 22
Condensation noted to multiple windows throughout the dwelling..

Photo 23
The bottom corners of multiple windows throughout the dwelling show signs of moisture damage.

Photo 24
Some windows throughout the dwelling require cleaning at the time of inspection.

Photo 25
Most of the brick windowsills do not a 15° fall. The laundry window sill is flat.

FOUNDATION

The subfloor space was viewed via the manhole located in the the wardrobe of bedroom 1..
The inspection was taken from the access hatch. Size - 405mm x 665mm.

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 - Type B2 - Perimeter concrete beam, concrete and or timber piled foundation, heavyweight cladding.
Foundation wall - Perimeter concrete beam.
Subfloor ventilation - Vents.
Piles - Precast concrete.
Condition of piles - Connections to bearers are not all visible.
Sub-floor timbers, type and condition - Suspended timber floor - Timber treatment was not tested.
Flooring - type and condition - Particle board - Flooring type only visible at the access point.
Insulation - Polystyrene.
R value of insulation - R1.5.
Coverage - Acceptable.
Ground cover - Polythene - Requires some maintenance.
Ground condition - Not visible below the dwelling due to the presence of the moisture barrier.
Underfloor Space - Tidy.
Electrical - Modern TPS (Tough Plastic Sheath) wiring visible - Unsupported.
Non-Electrical wiring - Aerial/Data - Visible - Unsupported.
Plumbing - Waste and water pipes visible - Unsupported.
Plumbing type - uPVC.
Structural alterations - None visible.
Sub-floor Clearance - Where visible - 450 mm below the bearer.

Photo 26
Subfloor view from access hatch—concrete piles and polythene ground cover visible.

Photo 27
Floor levels were checked using a DeWalt self levelling laser. All measurements were within MBIE tolerances.

ROOF SPACE

The ceiling space was viewed from the top of a ladder via a manhole located in the hallway. Access hatch size - 520mm x 620mm.

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

Roof frame construction and connections - Manufactured timber trusses. Connections were not all visible.
Condition - Refer to photos
Roofing underlay - Bituminous self-supporting paper. Condition - Torn and mold visible
Ceiling construction - Not visible.
Vermin and insects - Signs of vermin.
Electrical - None visible.
Non-Electrical wiring - Aerial/Data - None visible.
Plumbing - Hot water cylinder.
Plumbing type - Copper and lagged, so not visible.
Insulation - Polyester.
Thickness of insulation visible - Over 150mm.
Coverage - Blanket - Fitted between or over joists - Full coverage where visible.
Discharges into the roof space - None.
Stored items - No.

Recommendations:

Despite the presence of ventilation in the roof space, visible mould on the roofing underlay suggests that airflow may be obstructed or internal humidity levels remain elevated. It is recommended to clear any blocked vents, ensure insulation does not impede airflow paths, and treat the affected underlay with a suitable mould-resistant product. Moisture sources such as bathroom or laundry exhausts should be confirmed to discharge externally, and a positive-pressure ventilation system (e.g. HRV, DVS, or similar) may be considered to further reduce internal humidity. Ongoing monitoring is advised to ensure mould does not reappear.

Evidence of vermin activity was noted in the roof space. It is recommended to engage a licensed pest control specialist to implement an appropriate trapping or baiting programme and monitor effectiveness. Seal any identified entry points once activity has ceased to prevent re-infestation.

Damaged or torn roofing underlay should be repaired in accordance with the manufacturer's specifications to ensure it performs as intended and meets the requirements outlined under Clause B2 Durability of the New Zealand Building Code. Proper repairs are essential to maintain the underlay's role in providing secondary protection against moisture ingress, enhancing the roof system's overall weathertightness.

Photo 28
An example of the roof space.

Photo 29
Areas of the roofing underlay have torn.

Photo 30
Further investigation is recommended into the discolouration of the purlins to the southwestern end of the dwelling.

Photo 31
Mould visible to the underside of the roofing underlay. Further investigation required.

Photo 32
Roof strap bracing has been cut where the hot water cylinder has been installed. Further investigation recommended.

WALL FRAMING & NON-INVASIVE MOISTURE TESTING

Timber due to age and construction type - The condition of the internal framing is unknown.

Moisture content readings have not been corrected to take into account timber species, preservative treatment or temperature. The readings obtained are therefore only indicative, and are to be used to indicate locations of likely moisture ingress and the likely overall condition of the timber framing.

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.

Photo 33
A base reading of 122 was taken from an internal wall using a non-invasive moisture meter. Based on industry guidelines, this is typically interpreted as a dry reading.

Photo 34
Indications of elevated moisture readings noted to the floor at the corner of the laundry tup. Further testing and investigation recommended.

Photo 35
Indications of elevated moisture readings were detected to the corners of most windows. Windows were in the process of being cleaned at the time of inspection.

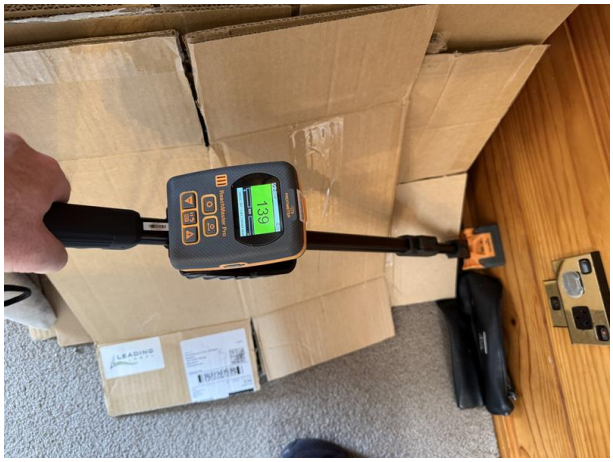

Photo 36
Supplementary moisture testing photo, no indications of elevated moisture.

Photo 37
Supplementary moisture testing photo, no indications of elevated moisture.

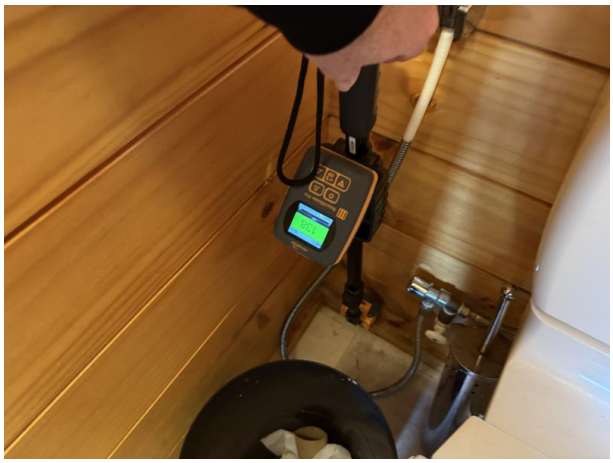

Photo 38
Supplementary moisture testing photo, no indications of elevated moisture.

INTERIOR LININGS

Softboard ceiling and timber wall linings with a polyurethane finish, timber trims and doors with a clear-coat finish, carpet and vinyl 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.

There are areas to most of the home's interior that are not viewable due to personal belongings and furniture obstructing the view under or behind. These areas should be checked for defects on handover inspection. RedLBP has no liability for defects and damages not being able to be viewed.

Living/Dining

Ceiling linings - Softboard tiles - Factory finish.
Ceiling defects - Sagging.
Ceiling wall junction - Scotia.
Wall linings - Timber - Varnished.
Wall defects - Cosmetic issues.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.
Floor coverings - Carpet.

Photo 39
Living room.

Photo 40
Dining room.

Kitchen

Ceiling linings - Softboard tiles - Factory finish.
Ceiling defects - None visible at the time of the inspection.
Ceiling wall junction - Scotia.
Wall linings - Timber - Varnished.
Wall defects - Cosmetic issues.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.
Internal doors - Hollow core.
Benchtop - Sealed to cabinet/wall junction - Upstand.
Benchtop material - Laminate.
Benchtops level - Yes.
Damage - General wear & tear.
Splashback - Upstand.
Cabinetry - Functional - Yes. Material type - Laminate.
Cabinetry requires maintenance - Yes.
Water hammer - No noise or vibration noted.
Sink - Leaks or visible issues - No.
Faucet functional - Yes.
Type of plumbing - uPVC waste and braided wire.
Cooktop - Electric - Checked. Functional - Yes.
Oven - Powered on only - Functioning - Yes. Oven door does not close fully.
Mechanical ventilation - Functional - Yes. Externally vented - Yes.
Floor coverings - Vinyl.
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 41
Kitchen.

Laundry

Ceiling linings - Softboard tiles - Factory finish.
Ceiling defects - Cosmetic issues.
Ceiling wall junction - Scotia.
Wall linings - Timber - Varnished.
Wall defects - Cosmetic issues.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.
Internal doors - Hollow core.
Floor coverings - Vinyl.
Laundry tub/sink - Built-in MDF with stainless steel tub. Moisture damage visible.
Taps & waste - Not able to be tested.
Type of plumbing - uPVC waste and unknown.
Washing machine discharge - To the waste under the tub.
Water hammer - Not able to be tested.
Cupboards - Single - Door - Hollow core. The cupboard was unable to be fully inspected due to personal belongings.
Ventilation - Opening door or window. Ducting for dryer. - Externally vented - Yes.

Photo 42
Laundry.

Photo 43
Moisture damage observed to the laundry tub.

Hallway

Ceiling linings - Softboard - Factory finish.
Ceiling defects - None visible at the time of the inspection.
Ceiling wall junction - Coving.
Wall linings - Timber - Varnished.
Wall defects - Cosmetic issues.
Internal doors - Hollow core.
Floor coverings - Carpet.
Cupboards - Single - Door - Hollow core.

Photo 44
Hallway.

Toilet

Ceiling linings - Softboard tiles - Factory finish.
Ceiling defects - None visible at the time of the inspection.
Ceiling wall junction - Scotia.
Wall linings - Timber - Varnished.
Wall defects - None visible at the time of the inspection.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.
Internal doors - Hollow core.
Floor coverings - Vinyl.
Condition of floor coverings - No visible issues.
Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.
Single or dual flush - Dual.
Ventilation - Opening window sash.

Photo 45
Toilet.

Bedroom 1

Ceiling linings - Softboard tiles - Factory finish.
Ceiling defects - None visible at the time of the inspection.
Ceiling wall junction - Scotia.
Wall linings - Timber - Varnished.
Wall defects - Cosmetic issues.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Cupboards - Single - Door - Hollow core.

Photo 46
Bedroom 1.

Bathroom

Ceiling linings - Softboard tiles - Factory finish.
Ceiling defects - Dampness and moisture damage.
Ceiling wall junction - Scotia.
Wall linings - Timber - Varnished.
Wall defects - Cosmetic issues.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.
Internal doors - Hollow core.
Floor covering - Vinyl.
Vanity - Floor mounted. Damaged cabinetry.
Taps and waste - Functional - Yes.
Leakage - None visible at the time of the inspection. and Water damage visible to the cabinetry.
Type of plumbing - uPVC waste and copper.
Splashback - Upstand - Edge not sealed.
Shower - Enclosed shub. 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 - Yes.
Heated towel rail - No.

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

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

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.

The statement regarding the shower pressure (adequate or inadequate) reflects the inspector's opinion based on the pressure observed during the inspection and is subjective to their judgment.

Maintenance recommendations:

Inbuilt baths or shubs 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 47
Bathroom.

Bedroom 2

Ceiling linings - Softboard tiles - Factory finish.
Ceiling defects - None visible at the time of the inspection.
Ceiling wall junction - Scotia.
Wall linings - Timber - Varnished.
Wall defects - Cosmetic issues.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.
Cupboards - Double - Doors - Hollow core.

Photo 48
Bedroom 2.

Bedroom 3

Ceiling linings - Softboard tiles - Factory finish.
Ceiling defects - Dampness and moisture damage.
Ceiling wall junction - Scotia.
Wall linings - Timber - Varnished.
Wall defects - Cosmetic issues.
Exterior joinery - Aluminium - Single-glazed - Standard glass - Varnished timber reveals.
Internal doors - Hollow core.
Floor coverings - Carpet.

Recommendations:

Monitor the ceiling tiles for signs of moisture ingress and remediate as required.

Photo 49
Bedroom 3.

Photo 50
Moisture damage to ceiling tiles—tested dry at time of inspection.

OUTBUILDINGS

Carport

Foundation system - Concrete slab on grade.
Timber construction.
Cladding - Trellis.
Roofing - Profiled metal.
Linings - None.

Recommendations:

The pitch of the carport roof does not meet the minimum 3° required for this profiled metal roofing, increasing the likelihood of water ponding and wind-driven ingress beneath flashings. This can lead to premature corrosion, moisture damage, and reduced service life of the roofing system. It is recommended to either re-pitch the roof to meet the minimum slope requirement or install a secondary drainage system and upgraded flashings designed to resist backflow under low-slope conditions. All remedial work should comply with manufacturer specifications and NZMRM Code of Practice.

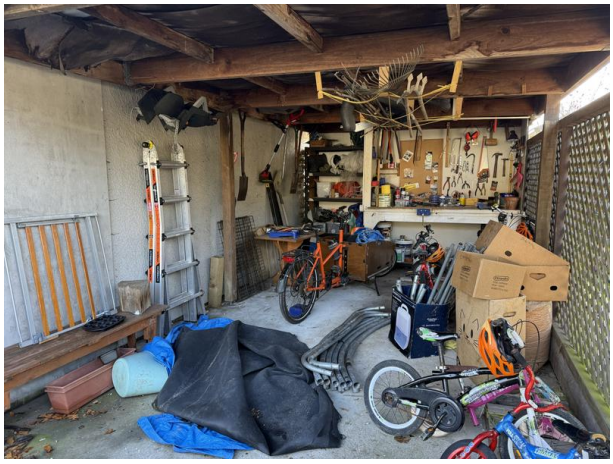

Photo 51
Carport.

Photo 52
Torn roofing paper and water damages observed to the roof framing.

Photo 53
The pitch of the carport roof does not meet the minimum 3° required for this profiled metal roofing, increasing the likelihood of water ponding and wind-driven ingress beneath flashings.

NON-STRUCTURAL SYSTEMS

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

Boundary Fences	Timber & profiled metal
Paths	Concrete
Deck	Timber
Electrical	Electrical system
Plumbing & Drainage	Water source, drainage, and heating
Heating	Heat pump
Ventilation	Ventilation system
Services	Services

BOUNDARY FENCES

Painted timber palings and profiled metal fixed to timber rails with timber posts.
Condition of cladding - Damage (refer to photos).
Alignment - Areas of rotation noted.
Post and rail condition - Areas requiring repair or replacement.
Average height - 1.8 metres.

Pedestrian front and side gates.
Material - Timber.
Functional - Misaligned.
Hinges - Functional.
Latches - Misaligned.

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 54
An example of the timber fence and gate to the northern boundary of the property.

Photo 55
Deterioration observed to the fence post and rail by the clothesline.

Photo 56
Rotation observed to the southern boundary fence.

PATHS

Plain concrete.
Saw cuts - Yes.
Cracking - Areas of cracking visible.
Subsidence - Areas of subsidence noted.

Recommendations:

The concrete paths and back steps are exhibiting localised subsidence, as indicated by differential settlement up to 25 mm and cracks wider than 3 mm. This movement may create a trip hazard, impede surface drainage, and accelerate further deterioration. If further settlement or new cracking occurs, seek advise from a suitably qualified professional.

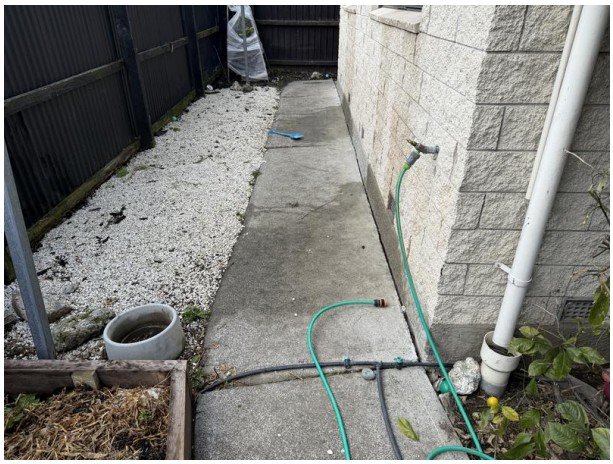

Photo 57
Concrete path - Functional. Cracking and subsidence observed.

Photo 58
Concrete back steps have slumped away from the dwelling.

Photo 59
Concrete steps have pulled away from the dwelling leaving a gap at the back door. This may allow water to enter the subfloor space.

DECK

Timber deck over timber substrate with screw fixings.
Connected to dwelling - Yes.
Condition of visible timbers - No visible deterioration of timbers.
Located on the north of the home, accessed from the living room.

Recommendations:

General upkeep and maintenance.

Photo 60
Deck - Functional.

ELECTRICAL

Electrical connection - Underground supply.
Metre box - Location - On the South side of the dwelling.
Earth stake - Location - Unable to be located.
Distribution board location - Hallway.
Electrical sockets - All accessible sockets throughout the house were were operational.
Lights/Light switches - All accessible lights and light switches throughout the house were operational.

Recommendations:

Engage a registered electrician for all repairs and maintenance.

Photo 61
Metre box.

Photo 62
Distribution board.

PLUMBING & DRAINAGE

Water source - Town supply.
The water toby is located at the end of the driveway.
Sewerage Disposal - Council sewer.

Drainage
Gully traps - No visible issues at the time of inspection.
Stormwater risers - No visible issues at the time of inspection.

Water heating
Type - Unknown.
Capacity - Unknown.
Approximate age - Unknown.
Seismic bracing - Recommend installing seismic bracing.
Area serviced - Entire house.
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:

A handheld bidet sprayer has been installed using the toilet's water supply. While this is a common retrofit, it is recommended to confirm that the installation includes a backflow prevention device to comply with G12/AS1 and prevent potential contamination of potable water. If not present, a licensed plumber should install a suitable vacuum breaker or dual-check valve. Regular inspection for leaks or hose deterioration is also advised to prevent water damage to surrounding finishes

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.

Photo 63
An example of a uPVC stormwater riser. All downpipes are discharging into the risers.

Photo 64
Gully trap.

Photo 65
Hot water cylinder located in the roof space. Timbers have been installed on two sides.

Photo 66
Bidet sprayer installed adjacent to toilet with shared water supply

HEATING

Heat pump - Power connected at the time of inspection, full operation not tested.
Manufacturer - Mitsubishi.
Location - Dining.
Kilowatt rating - Heating - 5.8kW - Cooling - 5.0kW

Maintenance recommendations:

Regularly clean the filters of your heat pump to maintain optimal performance. The frequency of cleaning depends on the unit's location and usage, typically ranging from every 4 to 12 weeks. Units placed in areas with higher dust or debris accumulation may require more frequent cleaning, while those in cleaner environments may need less frequent maintenance. This ensures efficient operation.

Photo 67
External heat pump unit.

Photo 68
Internal heat pump unit.

VENTILATION

Ventilation system
Manufacturer - Unknown.

Recommendations:

Ventilation system filters should be inspected annually and replaced periodically or as required by the manufacturer.

Photo 69
Ventilation system installed in the roof space.

Photo 70
An example of a ventilation system vent.

SERVICES

Services/systems tested.

Fire warning & control systems - Tested - No.
Heating systems - Powered on only.
Central vacuum systems - Not applicable.
Ventilation systems - Tested - No.
Heat transfer system - Not applicable.
Security systems - Not applicable.
Security cameras - Not applicable.
Electricity services - Tested - Yes.
Gas services - Not applicable.
Gas bottle storage - Not applicable.
Water services - Tested - Yes.
Hot water services - Tested - Yes.
Foul water services - Tested - Yes.
Grey water recycling system - Not applicable.
Rainwater recycling system - Not applicable.
Solar heating - Not applicable.
Solar power/panels/inverter - Not applicable.
Aerials & antennae - Tested - No.
Shading systems - Not applicable.
Telecommunications - Tested - No.
Lifts - Disabled access - Not applicable.
Water pump - 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 - Not applicable.
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 71
Satellite aerial installed.

Photo 72
TV aerial installed.

Photo 73
Fibre connection to the property.

Photo 74
An example of a smoke alarm.

Photo 75
Fibre ONT box located in the laundry.

CONCLUSION

Moisture can cause structural damage and reduce property value. It is strongly recommended that any areas with elevated readings or visible staining be further investigated to determine the source and extent of moisture ingress.

Routine inspections and timely maintenance help identify and address minor issues before they escalate. Specific areas requiring maintenance have been noted in this report. Engaging licensed professionals for repairs or renovations ensures compliance with safety standards and reduces the risk of costly rework.

It would be beneficial to obtain records of the earthquake repair works sign-off documentation for future reference.

The floor levels in our opinion are at acceptable tolerances. There are indications of undulations and minor slopes at random locations, however, this is to be expected of older properties.

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

Data presented in this report was sourced from commonly used industry references. While efforts were made to ensure accuracy, some information could not be directly verified, and its reliability may vary.

Overall Condition Rating Explanation
In this report, the overall condition of the property is classified as average.
These terms below are used to provide a general summary of the home's condition at the time of inspection.
* Below Average: The property has notable issues such as deferred maintenance, structural problems, or other significant concerns that may require attention.
* A**verage: 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.

Asbestos Disclaimer
The property was constructed during a period when some building materials may have contained asbestos. While the use of asbestos declined significantly by the 1990s, certain products—particularly in roofing, cladding, or textured coatings—may still be present.
No asbestos testing was undertaken as part of this inspection. Asbestos-containing materials typically pose minimal risk if they are in good condition and left undisturbed. However, if renovation or demolition is planned, appropriate precautions and professional assessment are recommended.

Note: Due to current NZ legislation (Health & Safety at Work Act 2015)
We will only provide a very limited visual inspection of the subfloor area that can be seen from the manhole location (within a 2m radius).
If you have any concerns about the condition of the subfloor we recommend engaging a qualified contractor to provide you with a specialist subfloor inspection report.

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.