

Independent Builders Report

Total Home Inspection Services Porirua City Ltd

Fri 21 Feb 2025



21 Matai Rd, Raumati South, Paraparaumu, 5032, New Zealand

Inspector: Will Suhr

For the sole purposes of Stephen Alves

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



Date & Time

Date

Fri 21 Feb 2025

Time

8:00 AM

Weather

Light Rain 17°C

Inspector's Details

Name

Will Suhr

Mobile

[021749455](tel:021749455)

Customer's Details

Name

Stephen Alves

Street Address

21 Matai Rd

Location

Paraparaumu

Email

N/A

Agent's Details

Name

No agent specified

Company

N/A

Date Generated

Date

-

Note

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



Onsite Details

Onsite Inspection Details

Details

House Orientation

East facing

Height of dwelling

3 levels

Slope of Section

Gentle/Flat

Up to 10 Degrees

Persons Present

Owner and Inspector

Property Details

General, Fixtures and Landscape

Fixtures

Garage

Double garage with internal access

Carport

No carport

Shed

The sheds were not inspected

Clothes Line

Rotating type

Landscape

Driveway

Pavers

Paths

Pavers & Tiles

Stairs External

Concrete

Lawns and Gardens

Well maintained

Retaining Walls

Timber

Landscape Gallery



The paved driveway is mostly flat and in good condition



The brick and steel fencing is solid and secure



Example, south side. The timber fencing is deteriorating in some areas. Mostly intact at the time of inspection. Maintenance required to some areas in the future.



The gates are functional



The deck and roof structure to the rear of the section is visibly in good condition and is constructed to a good standard



The condition of the retaining walls is consistent with the age of the property.

The retaining walls will require ongoing monitoring. No sign of significant damage or movement at the time of inspection.



Damaged tiles to the north side should ideally be replaced



Well established vegetation to the section

Roofing

Material Type

Decramastic Tiles

Finish

Pre-finished

Comment

The Decramastic Tile roof is still effective but is showing signs of deterioration. The Lichen and rust requires attention. The split tile near the flue should be replaced. Consider replacing other dented tiles as they are prone to premature deterioration and splitting. Any lifting nails should be replaced with a more effective fixing type.

The roof requires a full assessment from an experienced roofing company who works with decramastic tiles. Recommend discussing all options with an experienced roofing company so an informed decision can be made. There was no visible signs of failure from the accessible areas of the ceiling cavity below at the time of inspection. T.H.I.S is unable to confirm if the decramastic tile contains asbestos. An asbestos sample and test will need to be done before undertaking any work to the tiles.

Inspection Method

Accessed by ladder

Condition

Average / Reasonable

Spouting

Type

UPVC spouting

Condition

Important gutters are kept clean and clear as part of routine maintenance

Fascia

Type

Timber

Condition

Average / Reasonable

Soffit Eaves

Type

Fibre Cement Sheet

Condition

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

Chimney

Type

Steel flues x 2

Type

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

Roofing Gallery



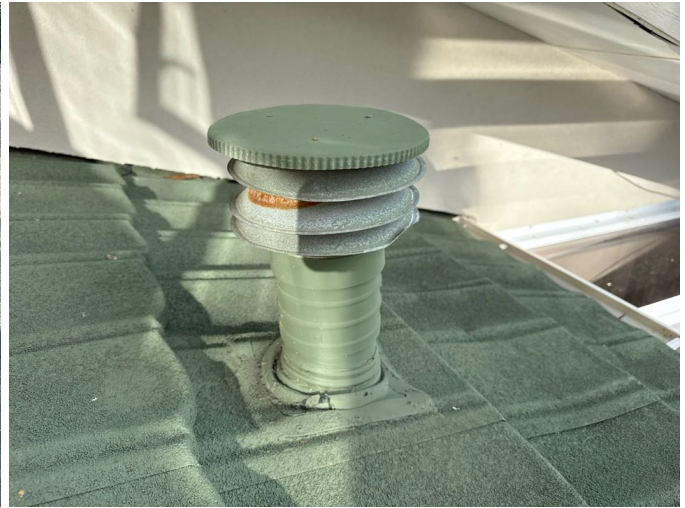
Some Decramastic tiles prior to 1990 can potentially contain Asbestos fibres in the glues used to adhere the stone chips. There are no risks associated with pressed metal roof tiles containing Asbestos if they remain in good condition and left undisturbed. There are a number of specialists roof coating companies, qualified to advise on maintenance and remedial work in the future when required.



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



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



The small steel flue has some isolated surface rust that would be treated with rust converter. The roof penetrations are effectively sealed. The perimeter of the boot flashing at the base is finished with silicone which has a limited lifespan. The condition of the silicone seals should ideally be checked periodically and some replacement should be expected over time.



The main steel flue appears to be secure. Isolated surface rust requires attention.



A small amount of surface rust to the tiles on the upper west side



There is a split tile near the main flue which should be replaced



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



The Lichen growth should be chemically treated to prevent it spreading.
The spraying of Lichen with a chemical treatment is recommended every 2-3 years as part of ongoing roof maintenance. Lichen growth will speed up deterioration to the roof surface and will need to be monitored and treated as required.



Example, west side lower roof near washing line. The nails have failed at various locations along the bottom row of tiles. These should be replaced with a more effective fixing type.



The glass roof is intact and was showing no evidence of leak issues at the time of the inspection

Cladding

Cladding Primary

Type

E.I.F.S (External Insulation Finishing System) - directly fixed over the original fibre cement sheets (no cavity system)

Condition

Maintenance required

Finish

Plastered and Painted

Comment

The plastered polystyrene cladding requires regular checks to ensure the structure meets the durability requirements of the building code. This cladding type is a higher risk cladding due to a number of risk areas identified below. With any direct fixed monolithic cladding, maintenance is of the utmost importance. It is vital that the perimeter of all exterior joinery and penetrations are well sealed to the cladding and any cracks that develop are immediately sealed as part of routine cladding inspections. Direct fixed fibre cement cladding is of a higher risk due to the fact that once moisture enters between the cladding and framing it has no way of escaping or quickly drying out.

It is generally accepted that exterior claddings of this type need to be repainted every 6-8 years with an elastomeric paint system and re-sealing the joinery to the cladding at the same time to ensure the system remains watertight and will also prevent moisture ingress occurring into the internal framing.

There were a number of current cracks and surface wear sighted on the day of the inspection that will need to be repaired by an exterior plastering professional prior to a paint upgrade.

Due to the design this house has a number of risk areas associated with direct fixed monolithic cladding. These include but are not limited to:

- Insufficient cladding/ground clearances
- Directly fixed cladding with no cavity system
- Penetrations, including joinery
- 3 levels
- No control joints detailed
- Fascia/wall junctions
- Cladding cracks.

NOTE: No evidence of cladding failure could be found during internal moisture scanning. There also does not appear to be any council records relating to the EIFS cladding (overclad) installation. The owner

provided a warranty from the installer however the council has not provided any information regarding the legality of the cladding when approached by the owner. The owner has quotes available for repairs to the cladding. Potential purchasers will need to do their own due diligence with regard to the overclad system and if council consent was required.

The risk areas noted are not necessarily causing any failure currently but will need to be monitored and maintained accordingly. The more risk areas that can be eliminated will improve the overall performance of the dwelling and reduce the risk of water tightness issues.

Cladding Secondary

Type	Finish
N/A	N/A
Condition	Comment
N/A	N/A

Window Cladding

Type	Flashings
Mostly Single Glazed Aluminium + 1 Double Glazed Aluminium Bifold Door unit	Fitted where required
Condition	Comment
Exterior is in average condition	Cracking to the sills requires professional repair. Windows and doors are considered a weather tightness risk area and a good seal must be maintained at all times. At the time of the inspection all non invasive moisture checks completed beneath the windows and doors were within the normal range.

Cladding Gallery



The front faces to the East



The polystyrene cladding was installed at an unknown time and was possibly installed over the original fibre cement cladding. The owner disclosed that there is no council record of this cladding addition. Note the owner has a warranty for the cladding from 2007.



The surface condition of the garage door is good



The South side



Cladding penetrations in general are a weather tightness risk area. Penetrations such as taps, screw fixings, gas or water pipes etc. A good seal must be maintained around all cladding penetrations over time to prevent issues.

No evidence of failure could be found.



The typical single glazed aluminium window (EIFS) detail is rebated into the cladding with a specific flashing system, most of which is concealed. A head flashing appears to be installed however T.H.I.S is unable to confirm the presence of sill or side flashings.



The window edges are reliant on the paint finish and the sealant for weather proofing. This is considered a weather tightness risk area. Cracking can occur along the edges of the joinery and result in the ingress of water into the interior of the framing cavity. Applying a silicone type sealant joint to the edges of the windows and doors can aid in preventing water ingress. These seals have a functional life span and need to be replaced at intervals. This is considered only a temporary measure to prevent water ingress.



Hairline cracking to the sills indicates that maintenance is due. Cracks like these can sometimes allow moisture inside the structure. This can be very difficult to detect during a standard non invasive inspection.



Roof supports are solid and secure



Sub floor vents installed in some areas



Reasonable clearance between the roof and the cladding



Poor ground clearance can sometimes result in moisture ingress via capillary action, a particularly high risk due to the bottom plate being at risk of decay. The current building code requires a 150mm clearance between the internal floor height and the sealed ground and 225mm to unsealed ground. At the time of the inspection all non invasive moisture tests completed to the bottom plate at these locations presented within the acceptable range.



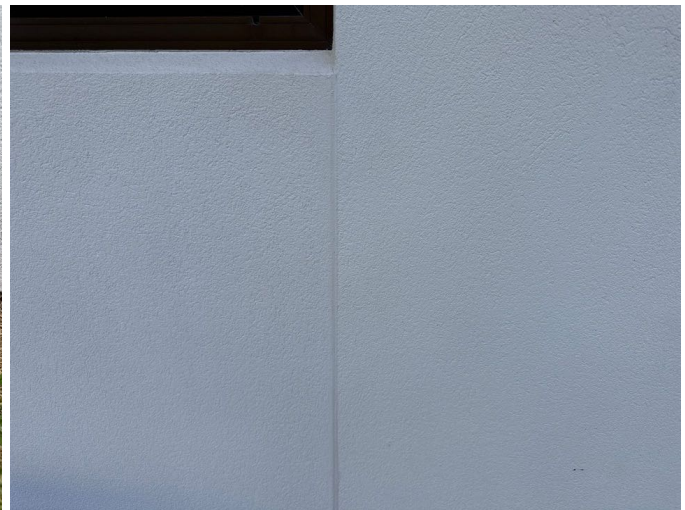
The West side



Damage to the cladding requires professional repair



Further surface damage requires repair



The sealed joints appear to be at the sheet joints and don't appear to be expansion joints which would allow movement.



This hole in the cladding is a high weather tightness risk. Water proofing improvements are required.



The hairline cracking is commonly the first sign that a paint upgrade is required



The North side



Average paint quality to the timber fascia, barge boards and fibre cement soffit linings



A double glazed aluminium bifold door unit has been installed by the patio. The unit appears to be effectively flashed and is in good condition.



This appears to be evidence that the cladding is installed directly over the original fibre cement sheets



The gaps in the base sheets should be water proofed better. Installing face soakers would be a good improvement.



A side flashing was sighted on the right side of the single glazed aluminium door unit. These are an effective water proofing detail however we are unable to confirm the present of these at all locations.



The barge board/cladding junction is a common weather tightness risk area which must be kept thoroughly sealed



This section of EIFS cladding is loose and bulging out slightly. This has resulted in the creased appearance at the join. This section should be secured better by a qualified EIFS installer/experienced licensed builder.



Example. Poorly sealed penetration. Improvement required. Weather-tightness in these areas relies solely on a good seal between the item and the cladding. Sealing improvements recommended to prevent the risk of internal damage.



The cladding in the conservatory is likely still to be present underneath the EIFS cladding. This type is a plastered fibre cement (stucco type finish).



Example, Sub floor. The original fibre cement sheets appear to be still in place with the EIFS cladding installed directly over them.

Foundations

Perimeter

Type

Concrete and concrete block

Condition

No current concerns sighted

Internal

Type

Concrete slab, timber framing and suspended timber floor

Condition

No current concerns sighted

Base Cladding

Type

None

Condition

N/A

External Ventilation

Type

A few grills are present

Ground Condition

Dry

Flooring

Type

Only Particleboard sighted

Condition

Mostly covered by the insulation and floor linings

Access or Doors

Position

South side

Condition

Reasonable access

Bearers/Joints

Type and Condition

Wire connections

Comments

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

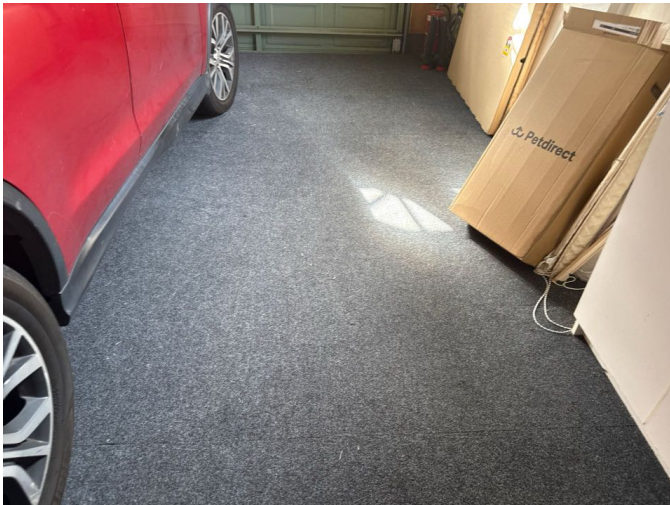
Foundations Gallery



Very limited space to sight the concrete block foundation but where visible it appears solid. No damage or significant deterioration could be found at the time of inspection.



Timber piles support the conservatory. There is no access beneath this area therefore it was not inspected.



The garage floor is covered by carpet. The carpet is in good condition.



The concrete block perimeter is raised in the garage which has effectively lifted the timber framing above the ground. Although I am unable to comment on the presence of this detail at all locations, the raised framing is a good detail where the ground levels are elevated.



Asbestos pieces sighted in various locations. The Asbestos should be safely removed by an industry professional and certified safe before anyone enters the area.



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

Polyester insulation is installed in the sub floor. No labelling present to indicate the R-Value of the material.

The thermal resistance rating or R-Value is the measure used most commonly in the building and construction industry to determine a material's ability to resist the transfer of heat. The higher the R-Value the better thermal resistance the product will provide.

Services

Security

Burglar Alarm

Yes but not tested

Exterior Lights

Exterior lights noted

Smoke Sensors

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

Security Window Locks

None

Alarm Control Panel

By the internal garage door

Security Lights

Security lights noted

Security Door Locks

Standard locks

Security Gallery



Security camera system installed. Untested.



Security control panel installed by the garage

Electrical

Power Connection

Under ground

Meter Board Condition

Average for age

Switch Board Type

Circuit breakers

Meter Board Position

South side

Switch Board Position

In garage

Electrical Gallery



No flashings around the meter board. This is a potential weather tightness risk. The cover should be removed so the gaps can be sealed.



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

Plumbing

External Plumbing

Drainage Under Floor

Concealed in the concrete foundation

Section Run Off

No sign of significant runoff concerns

Downpipes

UPVC

Gas Meter Position

Bottled system on the south side

Gully Traps

No sign of blockages or recent overflows

Stormwater

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

Driveway Paving Sump

None

Toby Position

Front of property

Internal Plumbing

General Condition

Repairs have been completed since the original inspection

Type

Buteline. The Dux Qest has been removed (disclosed by the owner). T.H.I.S is unable to comment of the plumbing types inside walls and in concealed locations.

Plumbing Gallery



The gas system is not tested as part of this inspection. T.H.I.S recommends that gas appliances are serviced regularly to ensure correct combustion, maintaining optimum efficiency and correct performance of safety devices prior to use.



The condition of the pool, filtration or heating were not checked as part of the inspection process. The pool fencing was not checked to determine if it complies with the pool fencing act.



Most Dux Qest appears to have been replaced



The leaking Dux Qest pipe should be replaced. Dux Qest pipes in service. T.H.I.S recommends full replacement of this plumbing type. Dux Qest was commonly used in the 70's and 80's and is a failed building product which has the potential to cause damage if left in place. NOTE: The owner advised that the Dux Qest has now been replaced (23/09).

Water Heating

System - Header Tank

Mains Pressure

Unit - Condition

Good visual condition

System - Header Tank Tray

N/A

Unit - Year of Manufacture

Unknown

Water Heating Gallery



South side.

For reliable operation, gas continuous water heaters in residential applications should be serviced every two years. Servicing and repair should only be carried out by authorised personnel. No visible signs of issues that may affect the performance of the gas water heater.



The presence of the insulation over the pipes will help prevent UV damage

Bathrooms

Bathroom

Name

Bathroom

Bath

Acrylic

Toilet

Dual flush china/acrylic

Heater

Under Tile heating and towel rail

Moisture Scanning

Common failure areas examined. No unusual readings taken

Shower

Acrylic linings and base, glass frame and sliding door

Vanity Unit

Pre-finished double unit

Tapware

Good working condition

Ventilation

Mechanical ventilation

Comments

The bathroom has been well maintained and is in good condition. Well sealed and good detailing throughout. No concerns at the time of inspection.



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



The back of the bath is well sealed. The tap is functioning well.



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



The base of the shower is well sealed



Good water pressure noted. No sign of current leaks from the shower frame during water testing.



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



The moisture levels to the external walls were within the normal range

Shower room

Name

Shower room

Bath

No bath

Toilet

No toilet

Heater

Heated towel rail

Shower

Acrylic lining and base with glass door

Vanity Unit

No sink

Tapware

Good working condition

Ventilation

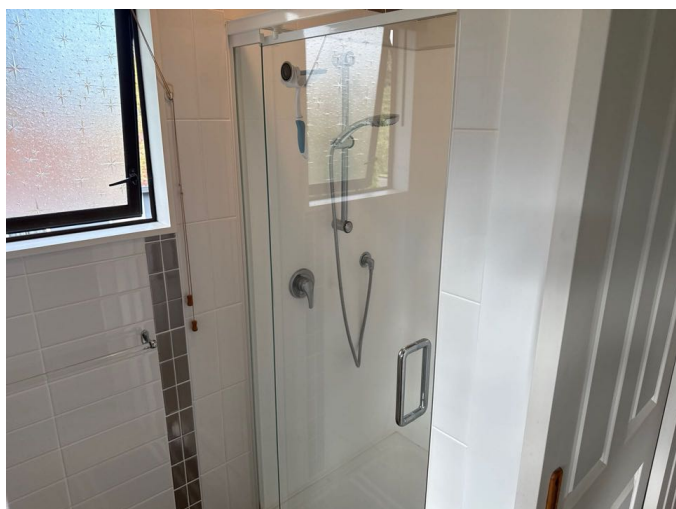
No mechanical extraction. Due to the design, external extraction may be difficult. A shower dome is an option to contain moisture within the shower enclosure.

Moisture Scanning

Common failure areas examined. No unusual readings taken

Comments

The shower room has been well maintained and is in good condition. Well sealed and good detailing throughout. No concerns at the time of inspection.



The room is clean and tidy



The base of the shower is well sealed



Good water pressure noted



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

Ceiling Cavities

Ceiling Cavity

Name

Ceiling Cavity

Roof Type

Trusses

Roof Condition

Insulation Type

Maintenance recommended

Double layer of batts

Insulation Comments

Hatch Type

We were unable to identify the R-value of the insulation product. The underside of the roof was examined where possible. There was no unusual moisture staining or timber decay sighted. Insulation should be kept 200mm clear of the old down lights. T.H.I.S recommends fitting low heat LED down lights to mitigate the clearance requirements. Not all downlights were able to be inspected. There were no significant issues sighted in the ceiling cavity at the time of inspection.

Hatch

Hatch Location

Vermin Type

Hallway

None Sighted

Vermin Comments

No current activity sighted

Ceiling Space / Borer

Roof Structure

Trims

Not expected for age

Not expected for age

Exterior Cladding

Subfloor

Not expected for age

Not expected for age

Comments

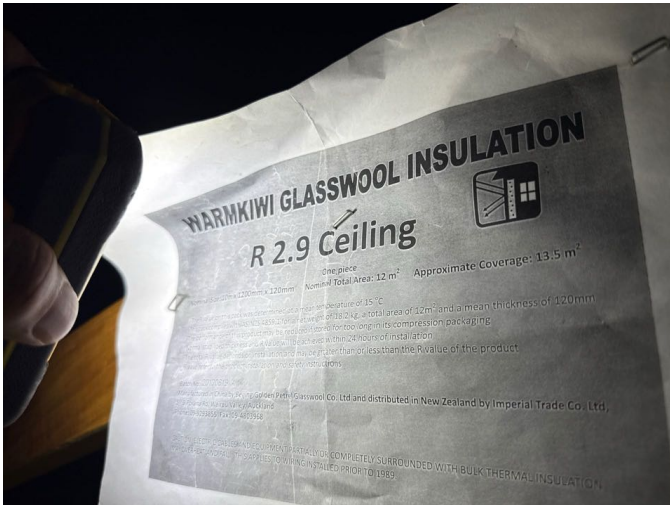
No activity sighted. Not expected or common for the age of the dwelling.



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



Double layer of insulation installed in the top ceiling cavity



The top layer of insulation has an R-Value of 2.9



Where there are older types of recessed downlights, insulation must be kept 200mm away or 100 mm with a fixed guard to prevent the lights, ceiling materials or insulation from overheating. Recessed downlights labelled "CA80" or "CA90" can have insulation abutted against them. BRANZ recommends replacing older downlights with surface-mounted lights or with IC or IC-F recessed downlights that can have insulation placed over them.

Kitchens

Kitchen

Name

Kitchen

Elements

Part of oven electric

Dishwasher

Yes but not tested

Benchtops

Stone

Tapware

Good working order

Moisture Scanning

Common failure areas examined. No unusual readings taken

Oven

Free standing electric

Rangehood Extract

Vented through roof

Waste Disposal

Yes and functioning

Sinks

Stainless steel

Units

Melteca

Comments

The kitchen has been well cared for and is in good condition. No concerns sighted.



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



The kitchen cabinetry and tile floor are in good condition



The range hood extraction unit is functioning

Laundries

Laundry

Name

Laundry

Washing Machine Waste

Integrated into tub

Dryer Vent

None

Heating

No heating

Moisture Scanning

Common failure areas examined. No unusual readings taken

Laundry Tub

Stainless tub on timber base

Tapware

Average for age

Other Fittings

No other fittings sighted

Ventilation

Through open door only

Comments

The laundry is in good condition. No sign of flooding damage or significant deterioration at the time inspection.



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



There was no evidence of current plumbing issues beneath the tub



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

Living

Conservatory

Room Type

Conservatory

Wall Linings

Painted plaster board

Painted and plastered Fibre Cement sheets

Internal Doors

Glazed timber bifold doors

Ventilation Ducting

Passive window ventilation

Mositure Scanning

Common failure areas examined. No unusual readings taken

Floor Coverings

Tiles

Ceiling Linings

Aluminium and Glass panels

External Doors

Single Glazed Aluminium double doors

Heating

No heating

Comments

Generally tidy and well maintained condition

Living Gallery



The tiles are intact and are well adhered to the floor beneath



The doors and windows are functional



There was no evidence of current leaks beneath the roof. Conservatory roofs are prone to leak issues and condensation which will need to be monitored and maintained accordingly.



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

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

Living

Room Type

Living

Wall Linings

Painted & Plastered Plasterboard

Internal Doors

Glazed timber bifold doors

Glazed Timber Sliding Door

Ventilation Ducting

Passive window ventilation

Mositure Scanning

Common failure areas examined. No unusual readings taken

Floor Coverings

Carpet and Tiles

Ceiling Linings

Varnished Timber Panels

External Doors

Double Glazed Aluminium bifold door

Heating

Heatpump and Fireplace

Comments

Well maintained condition

Living Gallery



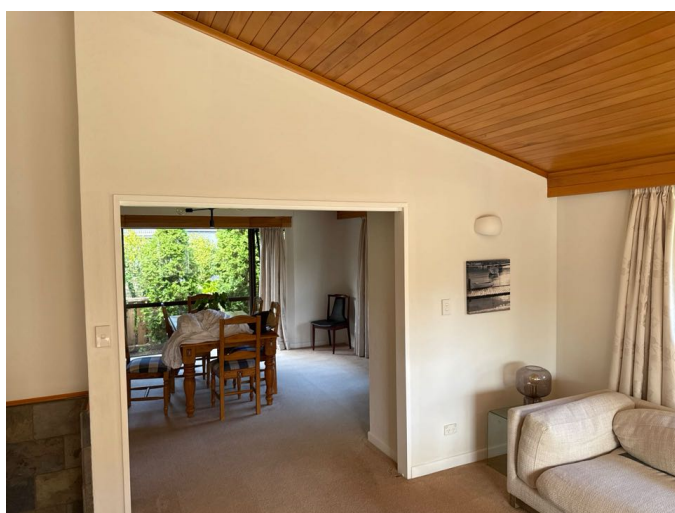
The fireplace and chimney were not checked as part of the inspection process. All fireplace manufacturers stipulate an annual service and insurance companies require evidence of due care and maintenance in the event of a claim. Purchasers should check when the fireplace was last serviced prior to the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



Heat pump installed,untested.
Heat pumps require regular servicing to be efficient.
The manufacturers instructions should be checked
and understood with regards to future servicing
requirements.



The bifold doors and windows are functioning



The internal linings and carpet are intact good
condition



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

Dining

Room Type

Dining

Wall Linings

Painted plaster board

Internal Doors

Glazed Timber single door

Ventilation Ducting

Passive window ventilation

Mositure Scanning

Common failure areas examined. No unusual readings taken

Floor Coverings

Carpet

Ceiling Linings

Varnished Timber Panels

External Doors

No external doors

Heating

Heating from the adjoining living area

Comments

Well maintained condition

Living Gallery



The windows are functional



The internal door is functional



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

Bedrooms

Room Type

Bedrooms

Wall Linings

Painted plaster board

Internal Doors

Hollow core

Single glazed aluminium sliding door to bedroom 1

Ventilation Ducting

Passive window ventilation

Mositure Scanning

Common failure areas examined. No unusual readings taken

Floor Coverings

Carpet

Ceiling Linings

Painted plaster board

Pinex Tiles to bedroom 1

External Doors

No external doors

Heating

No heating

Comments

The interior has been well maintained over time and is in good overall condition. Minimal wear sighted.

Living Gallery



Bedroom 1



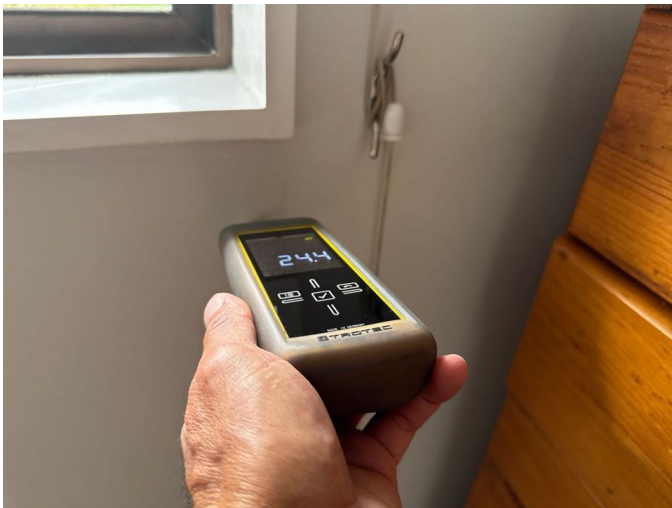
The internal doors are functioning well. Door stops installed behind the doors.



Consider installing handles on the wardrobe doors to make access easier



The sliding door is functional



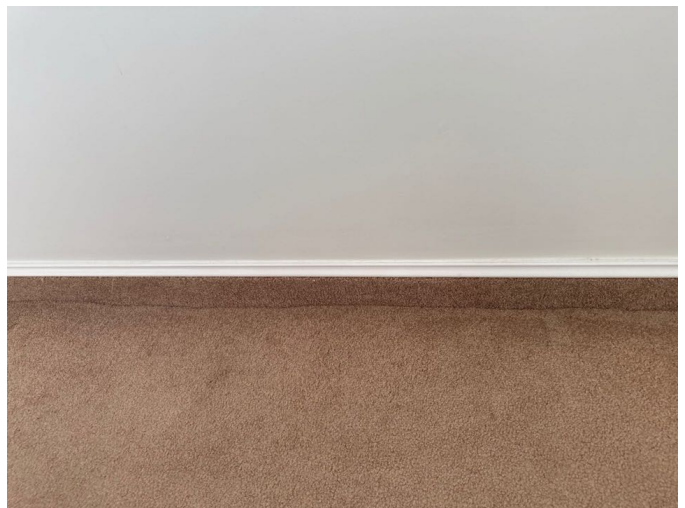
Moisture levels to the external walls scanned within the normal range at the time of inspection



Bedroom 2



The ceiling fan is functioning



The condition of the internal linings and carpet is good



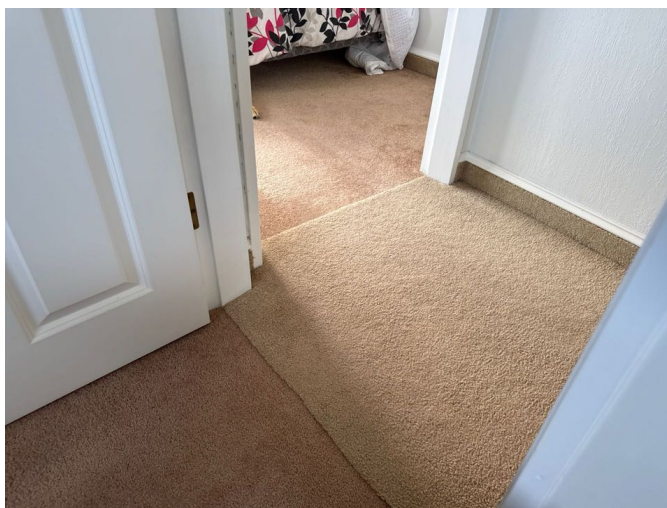
Moisture levels to the external walls scanned within the normal range at the time of inspection



Bedroom 3



The windows are functioning throughout



Older carpet in bedrooms 3 & 4. Tidy condition.



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



Bedroom 4



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

Toilets

Toilet

Name

Toilet

Toilet

Dual flush china/acrylic

Vanity Unit

Tapware

Pre-finished type

Good working condition

Heating

Ventilation

No heating

Passive window ventilation

Comments

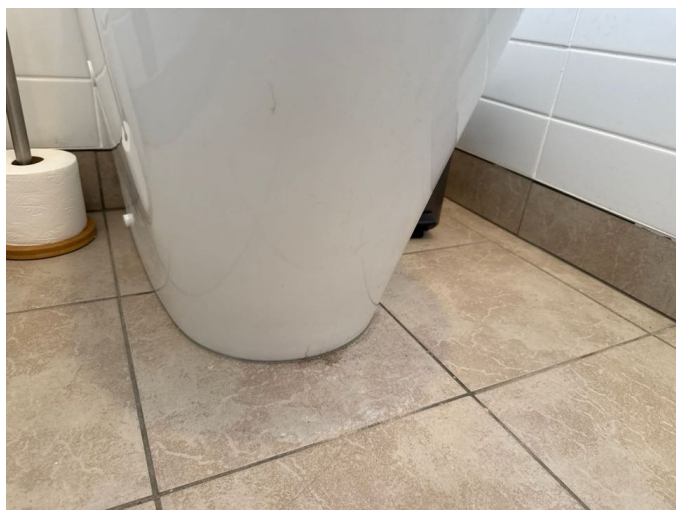
Moisture Scanning

The toilet (room) is tidy and has been well maintained. The toilet and vanity are well sealed and functioning well.

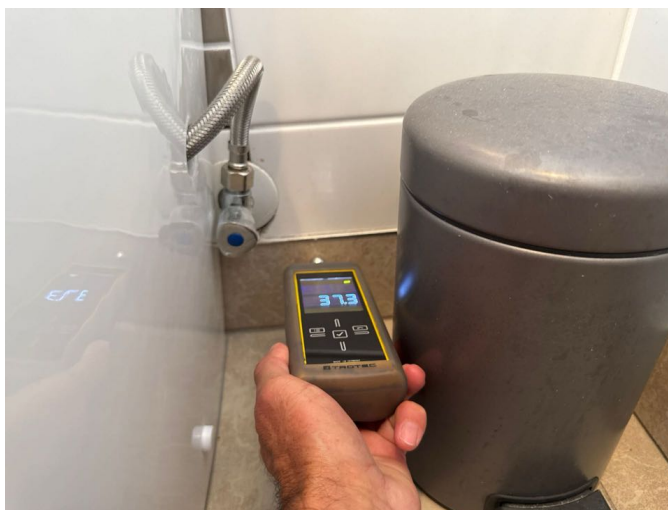
Common failure areas examined. No unusual readings taken



The sink is well sealed to the wall. The tap is functioning. No visible concerns with the water feeds or waste beneath the sink.



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



Moisture levels behind the toilet scanned within the normal range at the time of inspection

Galleries

Gallery

Name

Gallery



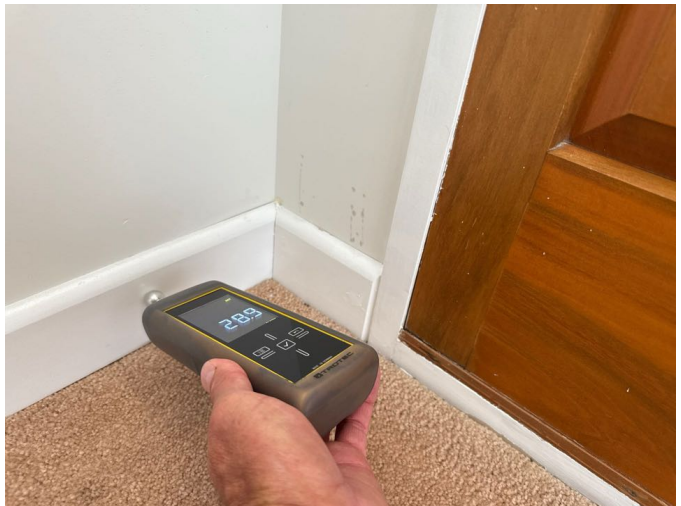
Under tile heating to the kitchen. Untested.



The timber stairs and balustrade are solid and secure



Heatpump to the east end of the hallway by the entrance. Untested.



The moisture levels to the external walls by the south entrance were within the normal range



Not all areas of the garage could be fully inspected due to the presence of stored items. A full inspection is recommended once cleared. This applies to all concealed locations throughout the house.



The moisture levels under the upper level east hallway window were within the normal range



Example. Upper level hallway ceiling. Minor cosmetic wear noted.

Overview

Overview

Overview Comments

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

The weather was warm and sunny on the day of the inspection and there had been no rain for approximately 48 hours prior. Note there had been an extended dry patch of weather since mid January.

The 3 level timber frame dwelling has a 240m² floor area and was completed in 1984. The home has 4 bedrooms, 2 living areas and 2 bathrooms. The flat 1939m² section is mostly enclosed by fencing. The front faces to the East.

The dwelling appears in an average/good overall condition and is generally tidy throughout the interior. The exterior has some obvious age related wear and tear.

The moisture levels were thoroughly checked inside the home with a non invasive moisture meter. All areas checked were within the normal range at the time of the inspection. T.H.I.S notes that no evidence of cladding failure could be found during the inspection.

This was a visual inspection using a non invasive moisture meter (Trotec T660), which has limitations. The meter used measures to a depth of 40mm. The numbers observed on the screen are a scale of electrical activity (dielectric constant), not a percentage. Moisture readings can be taken as an indication only and any recommendations are based on visually available evidence and the inspectors knowledge of building materials and risk areas. Readings on the moisture meter can be affected by items such as metal straps, fixings, the density of materials and condensation. Elevated moisture is generally documented once we have conducted our own due diligence in determining its relevance. Note a reading within the normal range is 0 - 50 for this particular meter.

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

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

Roofing - The Decramastic Tile roof is still effective but is showing signs of deterioration. The Lichen and rust requires attention. The split tile near the flue should be replaced. Consider replacing other dented tiles as they are prone to premature deterioration and splitting. Any lifting nails should be replaced with a more effective fixing type.

The roof requires a full assessment from an experienced roofing company who works with decramastic tiles. Recommend discussing all options with an experienced roofing company so an informed decision can be made. There was no visible signs of failure from the accessible areas of the ceiling cavity below at the time of inspection. T.H.I.S is unable to confirm if the decramastic tile contains asbestos. An asbestos sample and test will need to be done before undertaking any work to the tiles.

EIFS Cladding - There were a number of current cracks and surface wear sighted on the day of the inspection that will need to be repaired by an exterior plastering professional prior to a paint upgrade. See the main cladding section for the associated weather tightness risks for this cladding type.

While all attempts have been made to identify the weather tightness risk areas and find signs of failure both

current and historic, moisture damaged timber can be contained behind well sealed cladding due to maintenance upgrades over the years. The only definitive way to check the condition of the timber framing is to carry out invasive moisture testing to the identified risk areas. It is also worth noting that a pre-purchase/pre-sale report using only non-invasive equipment cannot guarantee any house to be weathertight.

Plumbing/Dux Qest - A plumber should be engaged to replace the leaking pipe in the sub floor and ALL other Dux Qest in the property. NOTE: The Dux Qest has been replaced since the original inspection (disclosed by owner).

Personal belongings and furniture limited a full and thorough inspection of all areas of the homes interior. We recommend that when the property is vacant, a final inspection be carried out prior to settlement and areas hidden by furnishings, stored items and appliances be checked for any defects or moisture ingress.

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

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

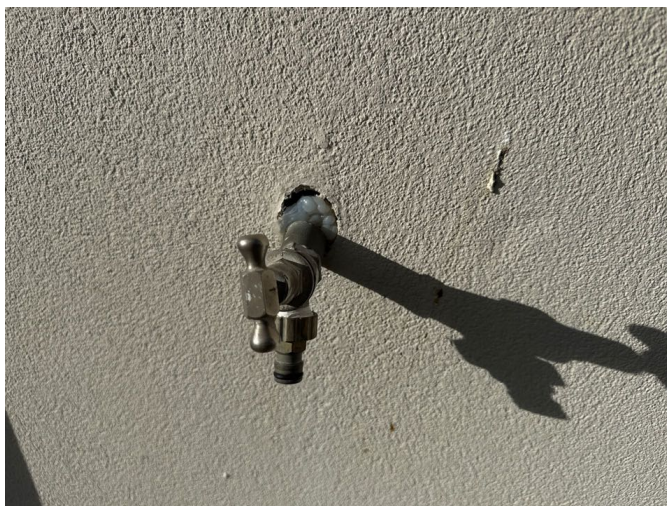
Please note that this report does not provide any guarantee that items/areas inspected will not fail at a later date. Information within the report pertains strictly to observations on the day of the inspection.

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

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



Damaged tiles to the north side should ideally be replaced



Example. Poorly sealed penetration. Improvement required. Weather-tightness in these areas relies solely on a good seal between the item and the cladding. Sealing improvements recommended to prevent the risk of internal damage.

Status

Site Status

Inspected

Exterior Status

Inspected

Roof Space Status

Viewed where possible

Services Status

Partially inspected

Subfloor Status

The foundation was inspected where possible

Roof Exterior Status

Inspected

Interior Status

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

Accessory Unit Status

Briefed over

Certificate

CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Client: Stephen Alves

Site Address: 21 Matai Rd, Raumati South, Paraparaumu, 5032, New Zealand

Inspector: Will Suhr

Company: Total Home Inspection Services Porirua City Ltd

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

Overview Comments: The council property file was not viewed as part of the inspection. T.H.I.S recommends the council property file be viewed by purchasers as part of their due diligence. The weather was warm and sunny on the day of the inspection and there had been no rain for approximately 48 hours prior. Note there had been an extended dry patch of weather since mid January. The 3 level timber frame dwelling has a 240m² floor area and was completed in 1984. The home has 4 bedrooms, 2 living areas and 2 bathrooms. The flat 1939m² section is mostly enclosed by fencing. The front faces to the East. The dwelling appears in an average/good overall condition and is generally tidy throughout the interior. The exterior has some obvious age related wear and tear. The moisture levels were thoroughly checked inside the home with a non invasive moisture meter. All areas checked were within the normal range at the time of the inspection. T.H.I.S notes that no evidence of cladding failure could be found during the inspection. This was a visual inspection using a non invasive moisture meter (Trotec T660), which has limitations. The meter used measures to a depth of 40mm. The numbers observed on the screen are a scale of electrical activity (dielectric constant), not a percentage. Moisture readings can be taken as an indication only and any recommendations are based on visually available evidence and the inspectors knowledge of building materials and risk areas. Readings on the moisture meter can be affected by items such as metal straps, fixings, the density of materials and condensation. Elevated moisture is generally documented once we have conducted our own due diligence in determining its relevance. Note a reading within the normal range is 0 - 50 for this particular meter. General maintenance and further professional assessment and remediation is advised to a few areas which will prevent the risk of more costly repairs in the future. The main areas of risk and recommended maintenance are listed below but the report should be read and understood in full. Roofing - The Decramastic Tile roof is still effective but is showing signs of deterioration. The Lichen and rust requires attention. The split tile near the flue should be replaced. Consider replacing other dented tiles as they are prone to premature deterioration and splitting. Any lifting nails should be replaced with a more effective fixing type. The roof requires a full assessment from an experienced roofing company who works with decramastic tiles. Recommend discussing all options with an experienced roofing company so an informed decision can be made. There was no visible signs of failure from the accessible areas of the ceiling cavity below at the time of inspection. T.H.I.S is unable to confirm if the decramastic tile contains asbestos. An asbestos sample and test will need to be done before undertaking any work to the tiles. EIFS Cladding - There were a number of current cracks and surface wear sighted on the day of the inspection that will need to be repaired by an exterior plastering professional prior to a paint upgrade. See the main cladding section for the associated weather tightness risks for this cladding type. While all attempts have been made to identify the weather tightness risk areas and find signs of failure both current and historic, moisture damaged timber can be contained behind well sealed cladding due to maintenance upgrades over the years. The only definitive way to check the condition of the timber framing is to carry out invasive moisture testing to the identified risk areas. It is also worth noting that a pre-purchase/pre-sale report using only non-invasive equipment cannot guarantee any house to be weathertight. Plumbing/Dux

Qest - A plumber should be engaged to replace the leaking pipe in the sub floor and ALL other Dux Qest in the property. NOTE: The Dux Qest has been replaced since the original inspection (disclosed by owner). Personal belongings and furniture limited a full and thorough inspection of all areas of the homes interior. We recommend that when the property is vacant, a final inspection be carried out prior to settlement and areas hidden by furnishings, stored items and appliances be checked for any defects or moisture ingress. Should further investigation, advice or remediation be recommended in the course of this inspection, a suitably qualified professional should be sought, to advise on the state of any and all similar issues throughout the property. Failure to do so, T.H.I.S accepts no liability relating to any claim regarding any/all items recommended for further investigation or remediation. Please note that this report does not provide any guarantee that items/areas inspected will not fail at a later date. Information within the report pertains strictly to observations on the day of the inspection. This report should be seen as a reasonable attempt to identify any significant defects at the time of the visual inspection. While some minor defects maybe noted, it is unrealistic for the inspector to comment on all minor imperfections in this standard property inspection report. Any structure constructed prior to 01 January 2000 may contain asbestos. Materials that contain asbestos were widely used for plastering internal ceiling linings, claddings, soffit linings, floor coverings and many other products / materials that are evident within a building / dwelling. Care must be taken with these materials and testing MUST be performed if there is any doubt that asbestos may be evident. Do not sand, cut, drill or damage any material that may contain asbestos. Testing should always be performed if in doubt.

Site Status: Inspected

Subfloor Status: The foundation was inspected where possible

Exterior Status: Inspected

Roof Exterior Status: Inspected

Roof Space Status: Viewed where possible

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

Services Status: Partially inspected

Accessory Unit Status: Briefed over

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

Certification

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



Inspector: Will Suhr

Date: Fri 21 Feb 2025

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

Terms and Conditions

SECTION 1 - SCOPE OF INSPECTION

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

SECTION 2 - LIMITATIONS OF INSPECTION AND REPORT (GENERAL)

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

This report:

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

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

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

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

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

SECTION 4 - REASONABLE ACCESS

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

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

SECTION 5 - VENDOR INSPECTIONS

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

SECTION 6 – CONFIDENTIALITY AND LIMITATION OF LIABILITY

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

SECTION 7 – CANCELLATION POLICY

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

Glossary:

Electrical / General

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

Good

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

Generally Good

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

Average / Reasonable

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

Poor

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

Hardware

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

Deck Over Living

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

External Deck

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

Header Tank

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

Cladding

Exterior wall linings.

Gully Trap

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

Water Toby

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

Soffit / Eaves

Horizontal or pitched linings under the roof overhang.

Fascia

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

Council Property File:

Lim Report

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

Property File

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

Recommendation

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

Comment for this property

Recommend viewing of Council Building file.

MOISTURE DETECTION METHODS

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

PROTIMETER SurveyMaster BLD5365

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

FOR USE WITH:

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



TROTEC T660 MOISTURE METER

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

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

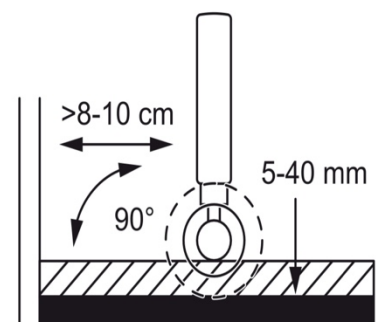
Utilising capacitance method, up to 40mm from the surface. Where moisture is located, the readings from the meter, which are displayed on the LCD, increase significantly. (Note: Metal also increases the readings of capacitance meters)

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

MEASURING PRINCIPLE

The measuring is effected according to the dielectric measuring principle.

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



GENERAL ROOF MAINTENANCE

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

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

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

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

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

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

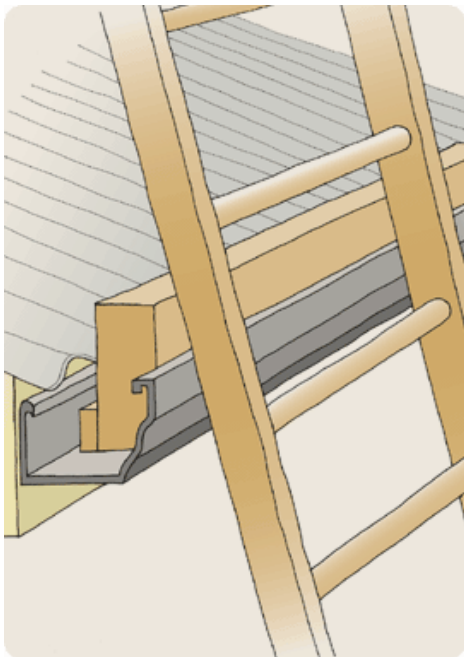
ANNUAL MAINTENANCE CHECKS

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

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

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

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



When working on a roof:

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

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

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

BUILDUP OF SALTS AND DIRT

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

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

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

DAMAGED/UNSTABLE TV AERIAL OR RECEIVER DISH

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

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

CRUMBLING CHIMNEY MORTAR

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

CORROSION OF FLUE PIPE, COWL OR FASTENINGS

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

INSECURE METAL FLUE

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

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

CORRODED GALVANISED METAL FLASHINGS

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

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

LIFTED OR DISLODGED FLASHINGS

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

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

PONDING WATER

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

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

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

TREES

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

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

MAINTENANCE

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

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

GENERAL AREAS OF EXTERIOR MAINTENANCE ARE:

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

GOOD MAINTENANCE IS CRITICAL WITH CERTAIN MATERIALS OR SYSTEMS INCLUDING:

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

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

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

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

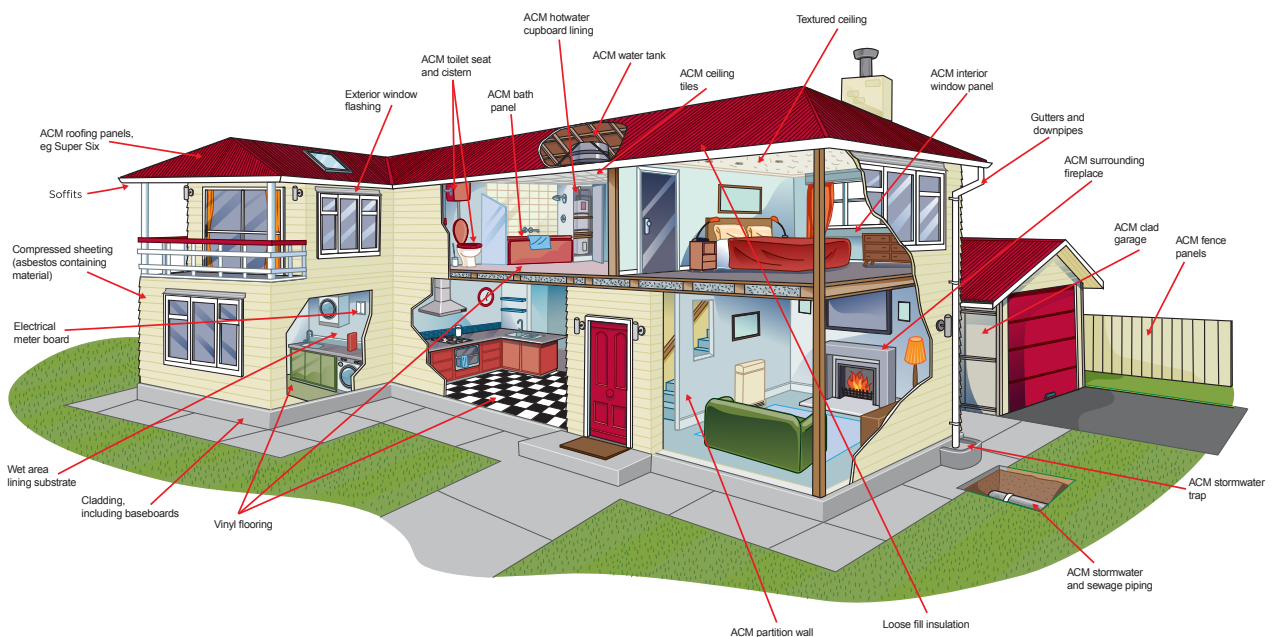
ASBESTOS

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

WHERE DOES ASBESTOS HIDE?

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

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



For further information visit:

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

www.asbestosaware.co.nz

CARING FOR YOUR JOINERY.

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

WHAT TO USE?

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

POINTS TO NOTE

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

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

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

WHAT NOT TO USE?

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

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

HOW OFTEN

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

PAINT SPLASHES, SEALANTS, CONCRETE AND MORTAR

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

During construction concrete and mortar splashes can damage your joinery.

SUNSCREENS

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

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

FURTHER TIPS

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

CARING FOR YOUR HARDWARE AND ENTRY DOOR.

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

WHAT TO USE?

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

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

WHAT NOT TO USE?

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

HOW OFTEN?

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

STATEMENT OF PASSING OVER INFORMATION

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

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

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

SOLD ON KĀPITI



COPY FOR YOUR
INFORMATION

stoanz

WARRANTY

stoanz Ltd

72 Abel Smith Street,
Wellington, New Zealand.
Tel: 0064 (04) 384 9827
Fax: 0064 (04) 384 9828
Fax: Orders: (04) 384 3090
email: info@sto.co.nz
internet: www.sto.co.nz

Date: 3rd August 2007

Applicator: BM Scott Limited / Sto Number 170

Building/Main Contractor: N/A

Contract: Re clad over existing fibre cement sheet.

Contract Address: 21 Matai Street – Raumati South – Kapiti Coast

Client: The Owner **Robb**

Practical Completion: June 2007

TA / Consent No. Kapiti District Council – Consent No; N/A

Specification No: Sto Specification SS1576 SS105RFF EPS SK 1.0mm

QA Number: QA SS105RFF **Colour Match:** Sto Color Maxicryl - ½ Tea

Substrate: Timber framing to NZS 3604/3602

Sto System: Sto Plaster System on EPS Sheet including Sto uPVC flashings and details that constitute the Sto Therm Plaster System all installed in accordance with the current Sto specification and drawings.



Terms and conditions of Sto Material Warranty No: W01576 105FF EPS SK

1. This warranty is limited to the specific Sto materials supplied by Stoanz Limited for the above contract.
The warranty period is for ten (10) years from practical completion and warranties that the material components of the **Sto Plaster System** will meet the relevant clauses in the New Zealand Building Code for, **B1 Structural, B2 Durability; E2/AS1 External Moisture; and F2 Hazardous Building Material** for a building element with only normal maintenance requirements as defined in the Sto Specification and Sto Maintenance Schedule.
2. The warranty guarantees the fitness of purpose of the materials supplied for the contract in accordance with the Sto specification, documentation, technical data sheets and any other specific written instructions supplied by Stoanz Ltd.
This Warranty is specific to the **Sto Plaster System** as nominated above.

3. The warranty is not an application or process guarantee which is the responsibility of the applicator. A Sto QA works certificate must be completed and signed off as part of the warranty process and a PS3 Workmanship Warranty from the Sto applicator shall be included as part of the Sto Warranty Documentation.
4. Any work to the finished surfaces or alteration of the end use of the structure requires prior written approval from Stoanz Limited.
5. There shall be no liability for Stoanz Limited or the Sto Applicator in respect of damage to or deteriorations in performance of the coatings caused by Act of God, exceptional weather conditions, earthquakes, fire or riot civil commotion, vandalism, nuclear explosions or fall out, damage caused by objects dropped from above, bursting or other forms of destruction or failure of gas or fluid carrying pipes or other vessels, electrical faults, negligence or damage by the main contractor, Owner and/or occupier of the building and/or any visitors to the building on which the coatings are applied, or any criminal act, or any physical damage from mechanical causes spillage of any substance or disruption of the surface to which the coatings are applied by any natural disturbance of the structure. There will be no liability for consequential damage and the Light Reflectance Value of the colour selected must be within the specified value for the cladding material used.
6. In the event that faulty materials have been supplied for the contract Stoanz Limited will on written notification rectify, replace or reimburse the principal against the costs of rectification or upgrading of the surfaces where such materials have been used so that the original warranty period and performance are met.
7. In the event of a dispute arising from the interpretation or action regarding the warranty the decision of a mutually acceptable arbitrator will be final and binding.

Signed: 
Peter Andersen

On behalf of Stoanz Limited

Date: 3rd August 2007



Company Seal:



APPLICATOR WARRANTY (PS3) No W01576

DATE:

3rd AUGUST 2007

SPEC No.

S1576 SS105RFF40EPS SK

PROJECT:

RE CLAD OF EXISTING RESIDENCE FOR MR & MRS ROBB

QA FORM No:

SS105RFF

The QA forms must be completed by all relevant parties and either supplied with the warranty or held by the applicator and be available on request during the warranty period.

WARRANTY PERIOD:

Five Years

from Practical Completion

JUNE 2007

SITE ADDRESS:

21 MATAI STREET – RAUMATI SOUTH – KAPITI COAST

BUILDING CONSENT No:

KAPITI DISTRICT COUNCIL – CONSENT No N/A

ISSUING AUTHORITY:

APPLICATOR:

BM SCOTT LIMITED - STO No 170

The registered Sto Applicator certifies that they have undertaken and completed the specified system at the above address in accordance with the Sto specification, Sto documentation, Sto typical or project specific details, Sto TDS sheets, any Stoanz Ltd written instructions and all other relevant contract documentation to which the building has been constructed using products supplied by Stoanz Ltd.

The Sto Applicator warrants the application of the Sto System for a period of five (5) years from the date of practical completion in accordance with **NZBC – B2. 3.1C – B2.3.2**

In the event of any premature breakdown in the Sto Plaster System, which is directly attributable to any application defect or non-compliance of the applied Sto system, the Sto Applicator guarantees to unhesitatingly acknowledge their obligations to repair the defects.

This applicator warranty is issued to the Client and is to be read in conjunction with the Stoanz Limited warranty. The Warranty is null and void unless payment has been made in full for the work carried out. The property owner is to maintain the system and any dissimilar materials that affect the system with a regular maintenance and inspection schedule. Any damage or defects must be rectified immediately.



SPECIFIED SYSTEM APPLIED as per box

SS 105 Sto Therm Plaster System on Polystyrene	☒
SS 106 Sto Therm Classic Plaster System on 40/60 Polystyrene	☐
SS 202 StoArmat Miral Plaster System on Concrete Blocks	☐
SS 303 Sto Lite Plaster System on Fibre Cement Sheet	☐
SS 404 Sto Armat Plaster System on 7.5 Taped Fibre Cement Sheet	☐
SS 405 Sto Lastic Jointing System on 7.5 Taped Fibre Cement Sheet	☐
SS 500 Sto Miral Plaster System on Veneer Brick	☐
SS 505 StoArmat Miral Plaster System on Veneer Brick	☐
SS 606 Sto Poro Plaster System on Hebel Panel or AAC Block	☐
SS 707 StoArmat Miral Plaster System on Concrete Reinforced EPS Block	☐
SS Specific Numbered Sto Plaster System Specification No	SPEC 1576

Any conditions that may be applicable to the warranty are:

.....

.....

.....

The undersigned confirms that the work was completed in accordance with the Sto specification, details and Documentation using products supplied by Stoanz Limited and that a facsimile copy of this executed Sto Warranty will be sufficient evidence that an original Sto Warranty has been executed.

Date:..... Authorized Signatory:.....

On behalf of:.....

Name.....

Sto Plaster System Maintenance Schedule

Sto as an international company is in the business of maintaining and enhancing the values of buildings. Sto AG represents many years of experience gained from numerous regions worldwide to provide functional and aesthetically durable plaster systems, in order to maintain these finishes and the buildings exterior the following maintenance is required and we recommended it is undertaken by a Sto Applicator.

-  The Sto plaster system must be regularly washed at least annually using water or mild chemical clean with particular attention to non-rain washed areas. Most localised grime can be removed with a warm water / detergent solution brushed on and rinsed off with fresh water. Care must be taken to avoid damaging the surface, joinery seals, building components and adjacent surfaces.
-  It is important to monitor the condition of the plaster system in relationship to the following; building sealants, joinery, material transitions, stress points, narrow widths, parapets & balustrade tops, dissimilar material junctions, handrails, roofs, gutters, decks for any deterioration or defects so as repairs / remedial action can be initiated immediately.
-  Ground levels must be maintained in accordance with the Building Code (100mm to paved and 175mm to ground). Grass, moss and weeds must be cut or removed regularly. Interior floor levels must always be above ground level unless specifically designed with appropriate waterproofing.
-  Vegetation should be trimmed back from wall surfaces to prevent physical damage and encourage light and air circulation to discourage mould growth on the surface, areas beneath decks should be kept clear and cleaned at least annually.
-  Tanking, foundations, paths and decks adjacent to the plaster system should be checked to ensure they are not damaged and all drainage points & clearances are clear. Paths & paving should be laid with against a slip layer to prevent settlement / contact damaging the plaster.
-  All penetrations through the plaster system must be examined to establish that they are weather tight and any fixtures checked that they are secure. Any new penetrations and fixings must be in accordance with the Sto details.
-  Physical damage must be repaired using the appropriate Sto Plaster System and any areas of cladding identified as faulty must be temporally sealed until a Sto Applicator can initiate remedial work.
-  When recoating is required in the eighth year to maintain long-term film integrity this must be carried out using the appropriate Sto Coating System. Where a colour change is required Stoanz Ltd should be consulted for a specific recommendation.