

GRIFFIOEN.

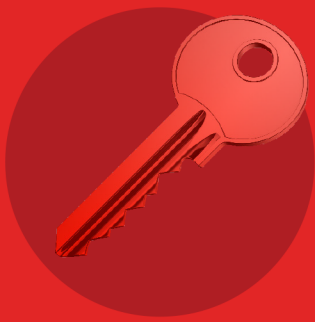
BUILDING INSPECTION REPORT

Statement of Passing Over: This building inspection has been supplied by the vendor in good faith. GRIFFIOEN. (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Prospective purchasers are advised to seek their own independent advice as to the condition of the property either prior to, or as a condition of, purchasing the property.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



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



0800 113 191 • REDLBP.CO.NZ

PRE-PURCHASE



YOUR INSPECTOR



Jamie Chapman

Red LBP Inspector for Christchurch North

- ☎ 027 724 0904
- ✉ jamie.chapman@redinspect.co.nz
- f /redlbpchristchurchnorth
- in /in/jamie-chapman-redlbp

- ✔ **Licensed Building Practitioner (LBP)**
- ✔ **12 years experience working in the building industry**
- ✔ **2 years of international building experience in Brisbane**
- ✔ **Built spec homes while working as a foreman**
- ✔ **Known for punctuality and maintaining a strong reputation for quality work**

Hi, I'm Jamie, franchise owner and inspector for Red LBP Christchurch North.

I am a Licensed Building Practitioner and qualified builder with over 12 years of experience in the industry. Born and raised in Christchurch, I expanded my expertise in Brisbane, gaining two years of international building experience before returning home in 2017. I have built several spec homes in Christchurch while also working as a foreman, further refining my skills in construction management.

Recognising the need for a career shift that would allow me to stay within the industry I'm passionate about, I took the opportunity to invest in a Red LBP franchise. This role enables me to apply my extensive building knowledge to help clients make informed property decisions.

When I'm not conducting inspections, you'll find me out on my mountain bike or spending time with my wife and our two dogs. I take great pride in my professionalism, punctuality, and the reputation I've built within the industry.

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

TITLE PAGE	1
YOUR INSPECTOR	2
TABLE OF CONTENTS	3
PRE-PURCHASE BUILDING REPORT	4
CERTIFICATE OF INSPECTION	5
SCOPE OF REPORT, LIMITATIONS & CONDITIONS	6
EXECUTIVE SUMMARY	8
PROPERTY IDENTIFIERS	9
BUILDING DESCRIPTION	9
BUILDING ELEMENTS	10
ROOF SYSTEM	11
EXTERIOR CLADDING	18
EXTERIOR JOINERY	22
FOUNDATION	25
ROOF SPACE	29
WALL FRAMING & NON-INVASIVE MOISTURE TESTING	32
INTERIOR LININGS	35
OUTBUILDINGS	45
THERMAL IMAGES	49
CONCLUSION	53
NON-STRUCTURAL SYSTEMS	54
DRIVEWAY	55
BOUNDARY FENCES	56
PATHS	57
DECK	58
ELECTRICAL	59
PLUMBING, DRAINAGE & SEWERAGE	61
HEATING	64
SERVICES	65
CONCLUSION	68
ASBESTOS IDENTIFICATION	69

PRE-PURCHASE BUILDING REPORT

Property Address	10 Sophora Place, Parklands, Christchurch 8083
Client	Simon McSherry
Date of Inspection	27th October 2025
Time	3:30 pm
Inspector	Jamie Chapman National Certificate in Carpentry
LBP Number	BP137228
People Present	Inspector, Owner, Other
House Occupied	No



CERTIFICATE OF INSPECTION IN ACCORDANCE WITH NZS 4306:2005

Company: JBC Builders Limited Ltd trading as RedLBP Christchurch North
Client: Simon McSherry
Date of Inspection: 27th October 2025
Site Address: 10 Sophora Place, Parklands, Christchurch 8083
Inspector: Jamie Chapman
Qualifications: National Certificate in Carpentry

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.

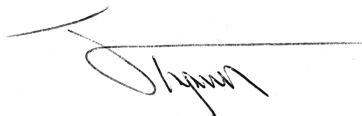
Certification:

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: Jamie Chapman

Date: 27th October 2025

Signature:



(for and on behalf of RED LBP)

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

Note * please refer to TERMS of ENGAGEMENT

SCOPE OF REPORT, LIMITATIONS & CONDITIONS

PRE-PURCHASE BUILDING REPORT

The report should be seen as a reasonable attempt to identify any Significant Fault or Defect visible at the time of the visual Inspection rather than an all-encompassing report dealing with the home from every aspect. The reporting of any Significant Fault or Defect is on an exceptional basis, rather than reporting on items, which are in acceptable condition for their age.

"Significant Fault or Defect" is defined in the Standards as – "A matter which requires substantial repairs or urgent attention and rectification."

A Significant Fault or Defect will be addressed in the Executive Summary section of the report as maintenance or remedial work.

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

This report is designed to satisfy the requirements of lenders and homeowners that the property will fulfil the requirements of the Standards.

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

1) The scope of the report will be limited to:

- a. Significant defects
- b. Particular attributes
- c. Gradual deterioration; and
- d. Significant maintenance required

2) It will exclude:

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

GENERAL

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

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

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

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

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

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

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

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

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

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

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

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

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

THERMAL IMAGES

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

[RedLBP T&C's](#)

EXECUTIVE SUMMARY

The overall condition of the house is average. This is in context of the average condition of similar buildings of approximately the same age, type of construction and material type.

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.

It is recommended to engage a Licensed Building Practitioner (LBP) specialising in roofing for a thorough assessment and report.

Refer to the Roof System for further details.

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.

This Executive Summary identifies significant faults and defects and significant deferred maintenance only.

Less significant items are recorded within the relevant sections of the report and are not summarised here.

We kindly request that you review the report in its entirety.

PROPERTY IDENTIFIERS

Address	10 Sophora Place, Parklands, Christchurch 8083
Legal Description	LOT 19 DP 37884
Certificate of Title	CB16F/279
Land classification	Wind Zone - Medium (BRANZ - GIS). Residential Suburban. Land Technical Category Three TC3
Weather	Showers
Soil	Wet
Site Exposure	Sheltered

BUILDING DESCRIPTION

The property was originally built in the 1970s and is located in Parklands. It is a freehold title situated section that is flat.

The dwelling is single storey with three bedrooms and one bathroom. Internally, the property has heating that is provided by a wall mounted heat pump which is located in the main living area. The water system is heated by externally mounted gas califont. The internal linings are plasterboard and softboard which are decorated with paint. The floors are chipboard or similar with floor coverings being vinyl and carpet.

The foundation system is a perimeter concrete ring with piles, with the dwelling being of timber-framed construction. The exterior joinery is aluminium and is single-glazed. The property is clad with direct fixed fibrous cement sheeting and splitface masonry brick with a paint coating. The roof is masonry tiles.

There is a garage, that is detached from the house, with single capacity. The driveway is asphalt. Generally, the property has a living aspect of north and includes hard landscaping that consists of a deck and concrete paths. Soft landscaping of lawn and gardens.

BUILDING ELEMENTS

Type	Inspected
Roof system	
Masonry tiles	Limited access
Flashings & penetrations	Limited access
Guttering, downpipes, fascia & soffits	Limited access
Exterior cladding	
Split face masonry brick	Viewed
Profiled timber sheeting	Viewed
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	Not viewed
Interior linings	
Plasterboard and softboard ceiling and wall linings, timber trims and doors.	
Entrance, Hallway	Viewed
Bedroom 1	Viewed
Living room	Viewed
Kitchen, Dining room	Viewed
Laundry	Viewed
Bedroom 2	Viewed
Bedroom 3	Viewed
Bathroom	Viewed
Outbuildings	
Garage	Limited access

ROOF SYSTEM

Masonry tile roofing

Surface finish - Unknown.

Condition of surface - Deterioration of the surface coating.

Tile and mortar condition - Cracked and or broken tiles visible.

Ridges/Hips/Barges - No visible issues at the time of the inspection.

Type of roof construction - Gable roof.

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.

Recommendations:

Due to the amount of cracked and chipped Masonry tiles noticed around the roof system, as well as the surface fading and moss, mould, or lichen visible, it is recommended to have a licensed roofer advise further on the roof system.



Photo 3

Masonry tiles are located over the roof system.



Photo 4

Surface fading and signs of moss, mould or lichen were visible on the roof system.



Photo 5

Corner chipping of the tiles were noticed and common around the roof system.



Photo 6

A couple cracked masonry tiles were also noticed in a couple locations.



Photo 7

A pitch has been installed on the south side of the roof system.



Photo 8

Example on the amount of chipped masonry tiles that was common around the roof system.



Photo 9

Corrosion was visible under this timber located on the flat metal roof above the back entrance.

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.

Valleys - Viewable areas only.

Material type - Metal.

Finish - Factory finish.

Condition - Requires maintenance.

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

Ridges - Viewable areas only.

Material type - Masonry.

Finish - unknown.

Condition - Requires maintenance.

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

Penetrations

Type - Pipes.

Flashing material - Lead.

Condition - Not fully visible.

Flashings - Not fully visible at the time of the inspection.

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



Photo 10

Dirt and debris was visible inside the north side metal valleys. Keep the valleys clean and clear for sufficient water flow.



Photo 11

Roof penetrations with lead flashings are located on the north side of the dwelling.

Guttering

Type - External.

Material - uPVC.

Falls - Ponding visible.

Fixings/brackets - Functional.

Obstructions - Areas requiring clearing.

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

Adequate outlets - Yes.

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

Moss and or lichen visible on or in the guttering system - None visible at the time of the inspection.

Downpipes

Material - uPVC.

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

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

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.

Areas requiring maintenance.

Soffits & eaves

Material - Fibrous cement sheeting.

Finish - Painted.

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

Soffit width from cladding to fascia - 400 - 500mm

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

Recommendations:

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

There are areas of the timber fascia and barge that require sanding back any loose flakey paint, apply a sealer coat then redecoration to prevent further deterioration. Some sections may require replacing above the back entrance.



Photo 12

Paint flaking and ageing was noticed on the timber fascia and barge boards. Due for maintenance.



Photo 13

Signs of possible rotting were visible on the barge boards located outside of the back entrance. Sections may require replacing.



Photo 14

Water ponding in the north side gutter system is visible. Recommend cleaning this gutter of debris to check for water flow.



Photo 15
Painted fibre cement soffits is located around the dwelling.



Photo 16
PVC downpipes are located on the dwelling.

EXTERIOR CLADDING

Material - Split face masonry brick.

Finish - Painted.

Erosion or spalling - None visible.

Mortar erosion/issues - None visible.

Cracking - Cracking to mortar.

Loose bricks - None visible.

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.

Efflorescence - None visible at the time of the inspection.

Maintenance recommendations:

Regular inspection and maintenance of the brickwork are essential to preserve durability and weathertightness. Repoint or repair areas where mortar joints have deteriorated or eroded to prevent moisture ingress. Remove any organic growth, moss, or lichen from the brick surfaces using a suitable cleaning method to prevent ongoing decay. Ensure all flashings, control joints, and sealants at junctions and penetrations are intact and maintained. Repainting or sealing should only be undertaken with vapour-permeable coatings appropriate for masonry construction to allow the wall to breathe and minimise the risk of trapped moisture.



Photo 17

Painted split face masonry bricks are located around most of the dwelling.

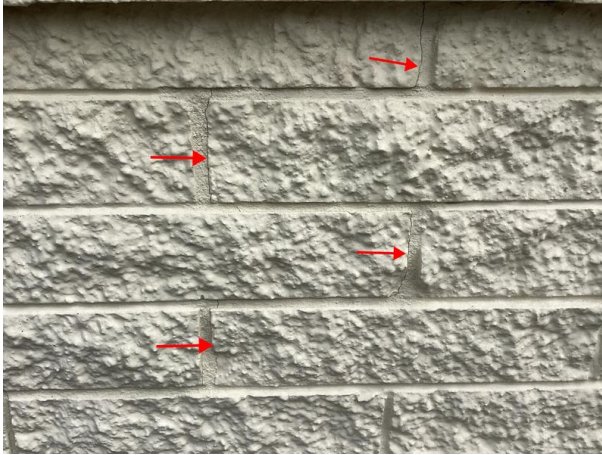


Photo 18

Minor mortar step cracking is visible on the East and West side of the dwelling.



Photo 19

It is recommended to seal this junction on the North/East corner of the dwelling as some gaps were noticed.



Photo 20

There were a couple unsealed penetration holes noticed around the dwelling. It is recommended to seal these.

Type - Fibrous cement sheeting.

Vented cavity - No. Directly fixed to the framing.

Fixings - A couple popped or loose fixings were noticed. Recommend securing these back in and ensure the fixings are sealed.

Finish - Paint.

Overall condition - Maintenance required.

Vertical cracking - None visible.

Cracking at window corners - None visible.

Horizontal cracking - None visible.

Staining or mould visible - Nothing visible.

Window flashing details - No head flashings were installed.

Penetrations - Some require resealing.

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:

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



Photo 21

Fibre cement sheeting is located on the gable ends and around some external walls.



Photo 22

Keep the fibre cement sheeting well maintained and painted.



Photo 23

A couple unsealed penetration holes were noticed around the dwelling.



Photo 24

An unused penetration hole was visible above the gas bottle station. Ensure this is sufficiently sealed.

EXTERIOR JOINERY

Single-glazed aluminium joinery.

Coating - Anodised.

Joinery rubbers - Shrinking or pulling away from corners.

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

Hardware - Functional at the time of the inspection.

Reveals - Timber.

Finish - Painted. Requires maintenance.

Damage - None visible at the time of the inspection.

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

Scribers and/or seals - Visible gaps.

Entrance doors - Timber door and frame.

Garage joinery - Single-glazed.

Defects - Refer to the photos below.

Recommendations:

Where the cladding is fibre cement sheeting, no head flashings were installed. This was common at the time of construction. It is recommended to keep these well sealed and maintained. Above some windows were not sealed however, there were no visible issues when viewed from inside the dwelling.

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

To prevent water and draughts from entering, it is recommended to replace or properly re-seat the rubber seals on the exterior of the joinery. By doing so, you can ensure a tight seal that effectively safeguards against water & draught ingress.



Photo 25

Single glazed aluminium windows are located around the dwelling.



Photo 26

Where the cladding is fibre cement sheeting, no head flashings were installed. This was common at the time of construction.



Photo 27

A couple window rubbers were shrinking or pulling away from the corners.



Photo 28

Some timber window reveals are overdue from maintenance.



Photo 29

Example of a timber window reveal that is overdue for maintenance and repainting.



Photo 30

Due to the age in style of these windows, no condensation channel or weep holes are installed. It's important to keep moisture to a minimum and the reveals well maintained.

FOUNDATION

The subfloor space was viewed via the floor hatch located in the Laundry with approximately 40% visibility inside the subfloor.

The inspection was taken from the access hatch.

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 - Concrete.

Condition of piles - Limited visibility of subfloor structure, only line of sight viewed from the access point.

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

Flooring - type and condition - Timber flooring

Insulation - Basic silver foil.

R value of insulation - Not known.

Ground cover - None.

Ground condition - Dry at the time of the inspection.

Underfloor Space - Tidy.

Electrical - None visible.

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

Plumbing - Waste and water pipes visible

Plumbing type - uPVC and glued uPVC.

Structural alterations - None visible.

Sub-floor Clearance - Where visible - 450 mm below the bearer.

The floor levels were checked using a self-levelling laser and are within acceptable tolerances as set out by MBIE.

There are indications of undulations and minor slopes at random locations, however, this is to be expected of older properties.

Tolerances as per MBIE guide to tolerances, materials and workmanship in new residential construction 2015. as per below:

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

Ministry of Business, Innovation and Employment (MBIE)

The property had an overall level difference of approximately 20mm (where measured) with a self-levelling laser. This is not a floor level survey and only a spot-check.

Recommendations:

A ban has been declared on the installation and/or repair of foil insulation in residential buildings with existing electrical installations. This ban is due to safety concerns associated with the method of attaching the foil to the building. It relates to Building Code Clause G9 Electricity. This ban is declared from 1 July 2016.



Photo 31

A concrete ring foundation with vent holes is located around the dwelling.



Photo 32

The floor levels were spot checked around the dwelling using a self levelling laser.

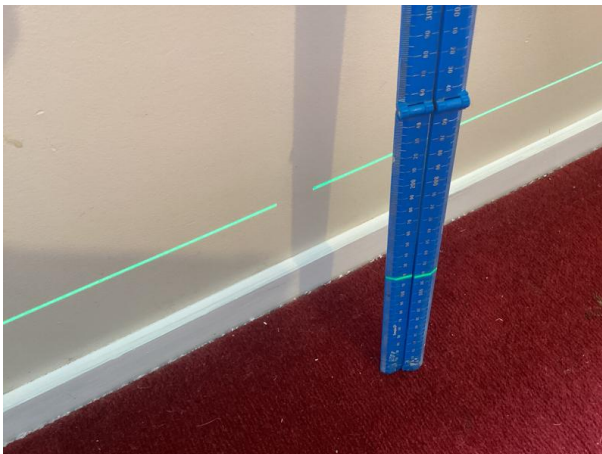


Photo 33

No significant or noticeable deviations were identified. The property had an overall level difference of approximately 20mm (where measured)



Photo 34

View of inside the subfloor. Limited access and visibility due to the plumbing located around the subfloor access hatch.



Photo 35

Silver foil insulation is visible in the subfloor.



Photo 36

It is recommended to sufficiently support this waste pipe located near the manhole so it is not relying on these bricks.



Photo 37

Tie wire connections were visible between the concrete piles and timber bearers.



Photo 38

Future maintenance could include installing a ground moisture barrier in the subfloor.

ROOF SPACE

The ceiling space was viewed from the top of a ladder via a manhole located in the hallway.

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 - Moisture issues.

Roofing underlay - Bituminous self-supporting paper. Condition - Torn.

Structural alterations - None visible.

Ceiling construction - Not visible.

Vermin and insects - No visible signs during the inspection.

Electrical - None visible.

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

Plumbing - Header tank - decommissioned. Unsecured.

Insulation - Polyester.

Thickness of insulation visible - Over 125mm.

Coverage - Blanket - Fitted between or over joists - Full coverage where visible.

Discharges into the roof space - None.

Stored items - No.

Defects - Refer to the photos below.

Regular maintenance of the property should include periodic visual inspections of the roof space through the manhole. These checks are essential to identify potential issues such as water leaks, signs of pest infestation, or other structural concerns. Conducting these inspections can help detect problems early, allowing for timely repairs and preventing more significant damage or costly remedial work in the future.

Recommendations:

As detailed in the photos below and in the roof system section of this report, masonry tile cracking and chipping was noticed around the roof system. When viewed inside the roof space, signs of moisture staining was noticed in a couple locations. It is recommended to have a licensed roofer to inspect and advise further.



Photo 39

View of inside the roof space.



Photo 40

Acceptable coverage of insulation where visible.



Photo 41

Torn and hanging self supporting roofing underlay was visible in a couple locations.



Photo 42

With signs of moisture staining noticed on the bottom of the masonry tiles.



Photo 43

Moisture staining was also noticed on the timber purlins. Refer back to the recommendations for more information.

WALL FRAMING & NON-INVASIVE MOISTURE TESTING

A base reading was taken to an interior wall using the non-invasive moisture metre - 29.9

Trotec T660 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 40mm 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 - Di-electric

Measurement Range: 0-200 digits

The measurement is effected according to the dielectric measuring principle.

* The measurement results are only to be used as 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

0 to 50 = Dry

Higher than 80 = Limit to the saturated range

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 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.

Values are indicative only (dry, damp, wet).

0 to 50 = Dry

50 to 80 = Damp

Higher than 80 = Wet

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



Photo 44

Example of a base reading that was taken on an internal wall. This is the average moisture reading for this dwelling during the time of inspection.



Photo 45

Moisture testing was done around the external walls.



Photo 46

Moisture testing was done around the external window joinery.



Photo 47

Moisture testing was done around the external window joinery.

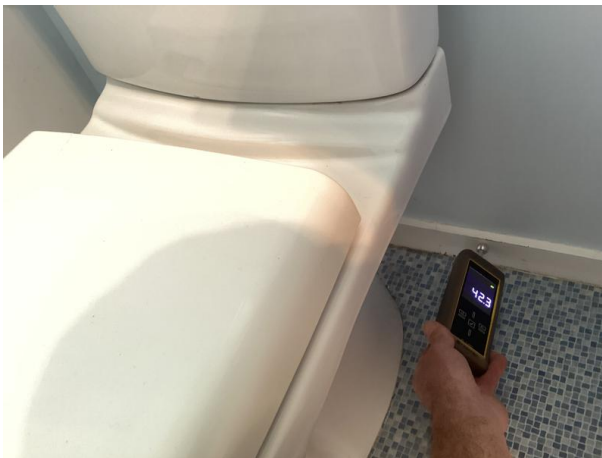


Photo 48

Moisture testing was done around plumbing and wet areas.

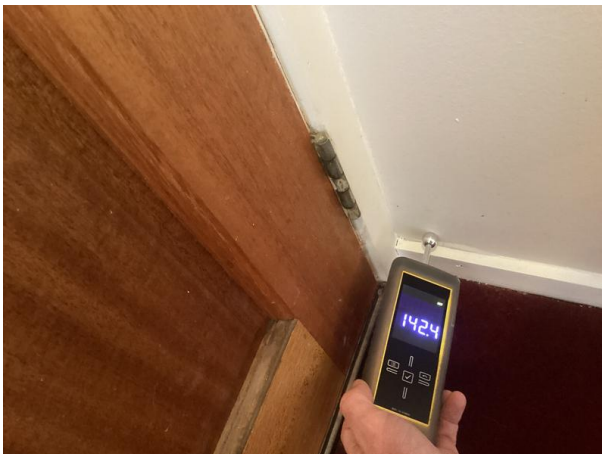


Photo 49

With indications of elevated moisture detected beside the entrance door and either side of the shower enclosure. This is detailed further within this report.

INTERIOR LININGS

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

Entrance and Hallway

Ceiling linings - Softboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

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

Floor coverings - Carpet.

Defects - Refer to the photos below.

Recommendations:

As detailed in the photos below, indications of elevated moisture and thermal abnormalities were discovered on the right-hand side of the entrance door. Moisture testing and thermal imaging were done on the other side of this wall in the bedroom, one wardrobe, with no visible issues identified during the inspection. It is likely that driven rain or cold, damp air may be getting through the entrance door and the reveal junction. It is recommended to have a qualified builder advise further.

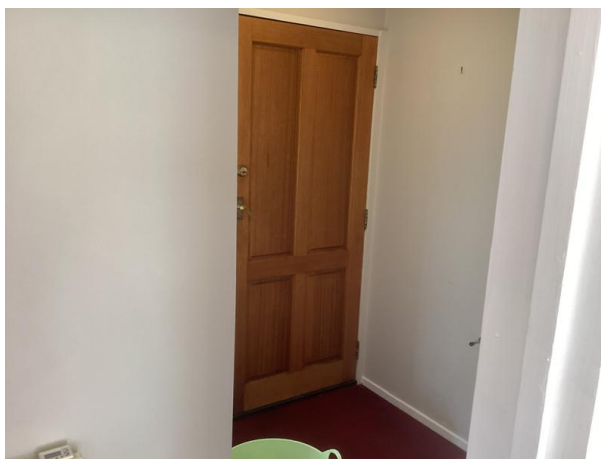


Photo 50
Entrance and hallway.



Photo 51

Indications of elevated moisture were detected on the right hand side of the entrance door.



Photo 52

Moisture testing was then done on the other side of the entrance in the bedroom one wardrobe with no elevated moisture readings detected at the time of the inspection.

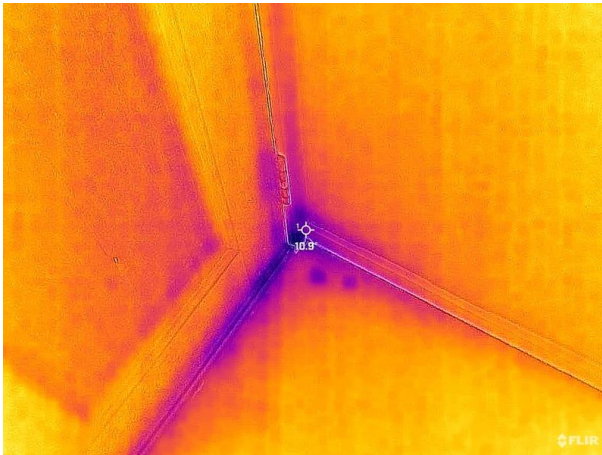


Photo 53

Thermal imaging was done during the inspection with thermal abnormalities discovered beside the entrance door.

Bedroom 1

Ceiling linings - Softboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double - Doors - Hollow core.



Photo 54
Bedroom 1.

Living room

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

Wall defects - Damaged.

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

Internal doors - Hollow core.

Floor coverings - Carpet.



Photo 55
Living room, wall damaged/holes were visible in the living room.

Kitchen and Dining room

Ceiling linings - Plasterboard - Paint finished.

Ceiling wall junction - Coving.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Benchtop - Sealed to cabinet/wall junction - Upstand.

Benchtop material - Laminate.

Benchtops level - Yes.

Damage - None visible at the time of the inspection.

Splashback - Upstand.

Cabinetry - Functional - Yes. Material type - Laminate.

Cabinetry requires maintenance - No.

Water hammer - No noise or vibration noted.

Sink - Leaks or visible issues - No.

Faucet functional - Yes.

Type of plumbing - uPVC waste

Heat shield - Tempered glass.

Cooktop - Gas - No gas connected. Recommend connecting the gas bottles up and testing the cooktop before settlement.

Oven - Powered on only - Functioning - Yes.

Mechanical ventilation - Functional - Yes.

Floor coverings - Vinyl.

Dishwasher - Functional - Yes. 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 56

Dining room and kitchen.

Laundry

Ceiling linings - Softboard - Paint finished.

Ceiling defects - Sagging.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

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

Internal doors - Hollow core.

Floor coverings - Vinyl.

Laundry tub/sink - Built in timber with stainless steel tub. No visible issues.

Taps & waste - Functional - Yes.

Leaks - None visible at the time of the inspection.

Type of plumbing - uPVC waste

Washing machine discharge - Directly into the tub with flexi hose.

Water hammer - No noise or vibration noted.

Cabinets - Moisture damage.

Ventilation - Opening door or window. Mechanical extraction not installed.

Defects - Refer to the photos below.



Photo 57
Laundry.



Photo 58
Swollen cabinetry was visible at the bottom of the laundry cabinet. Likely due to normal laundry use as no elevated moisture readings were detected at the time of the inspection.



Photo 59

Areas of the wet lining sheeting were detaching.

Bedroom 2

Ceiling linings - Softboard - Paint finished.

Ceiling defects - Sagging.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double - Doors - Panel.

Defects - Refer to the photos below.



Photo 60

Bedroom 2.



Photo 61

Hard to tell in this image however, the soft board sheeting was sagging along one of the joints and may require extra fixings to secure it up.

Bedroom 3

Ceiling linings - Softboard - Paint finished.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

Wall defects - Cosmetic issues.

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

Internal doors - Hollow core.

Floor coverings - Carpet.

Cupboards - Double - Doors - Hollow core.

Defects - Refer to the photos below.



Photo 62

Bedroom 3.



Photo 63

A popped ceiling fixing was visible in bedroom 3.

Bathroom

Ceiling linings - Wet area linings - Factory finish.

Ceiling wall junction - Scotia.

Wall linings - Plasterboard - Paint finished.

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

Internal doors - Hollow core.

Floor covering - Vinyl.

Cistern & pan - Floor mounted. Tested - Functional - Yes. No visible issues.

Single or dual flush - Dual.

Vanity - Floor mounted.

Taps and waste - Functional - Yes.

Leakage - None visible at the time of the inspection.

Type of plumbing - uPVC waste

Splashback - Wet-area sheeting. - Sealed edge.

Shower - Enclosure. Moisture damage to exterior corners of shower enclosure.

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.

Defects - Refer to the photos below.

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

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 the inspector's judgment.

Recommendations:

As detailed in the photos below, moisture damage was visible either side of the shower enclosure with elevated moisture readings and thermal abnormalities also discovered. It is recommended to have the shower replaced or repaired and installed by a certified shower installer, it is also recommended for them to check

the surrounding areas of the timber framing due to the water notice coming through and behind the plasterboard linings when directing the showerhead at the bottom corners of the shower enclosure.



Photo 64
Bathroom.



Photo 65
Moisture damage was visible either side of the shower.



Photo 66
When testing the shower for visible leaks, water was noticed coming out of this junction beside the shower enclosure.



Photo 67

Thermal abnormalities were discovered beside the shower enclosure.

OUTBUILDINGS

Garage

Foundation system - Concrete slab on grade.

Timber construction.

Cladding - Fibrous cement sheeting.

Exterior joinery - Timber - Single-glazed Standard glass - No reveals.

Roofing - Profiled metal.

Linings - None.

Garage door - Tilt door - Single - Steel.

Lights/Switch - Light not working.

Electrical sockets - All accessible sockets were operational.

Defects - Refer to the photos below.

Recommendations:

Regular maintenance as per the main dwelling is required.



Photo 68
Garage.



Photo 69
Fibre cement sheet damage and defects were noticed around the garage.



Photo 70

It is recommended to clear the stormwater riser as it appears to be blocked.



Photo 71

Example of the visible fibre cement sheet damage.



Photo 72

The garage window joinery is overdue for maintenance and repairs.



Photo 73

Corrosion and missing gutters were noticed on the east side of the garage.



Photo 74

A profiled metal roof is located over the garage.



Photo 75

Areas of corrosion were visible on the garage roof system.



Photo 76
View of inside the garage.

THERMAL IMAGES

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

Internal imaging of external wall.

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

The images are not conclusive and only indicate temperature variations. A thermal imaging/infrared camera cannot see through walls, nor does it detect moisture. The infrared camera detects infrared radiation.

All images taken are valid for the day of inspection only, due to various conditions outside of our control after the day of inspection.



Photo 77

Entrance. As detailed in the entrance section of this report, thermal abnormalities were discovered below and beside the entrance door.



Photo 78

Bedroom 1, normal and consistent abnormalities were discovered.



Photo 79

Living room, normal and consistent abnormalities were discovered.



Photo 80

Kitchen, normal and consistent abnormalities were discovered.

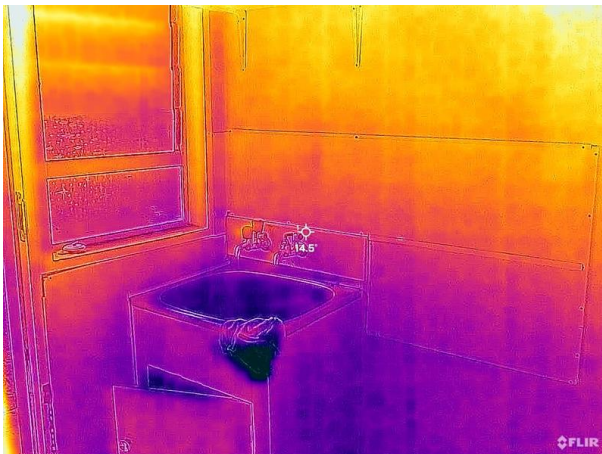


Photo 81

Laundry, normal and consistent abnormalities were discovered.



Photo 82

Bedroom 2, normal and consistent abnormalities were discovered.



Photo 83

Bedroom 3, normal and consistent abnormalities were discovered.

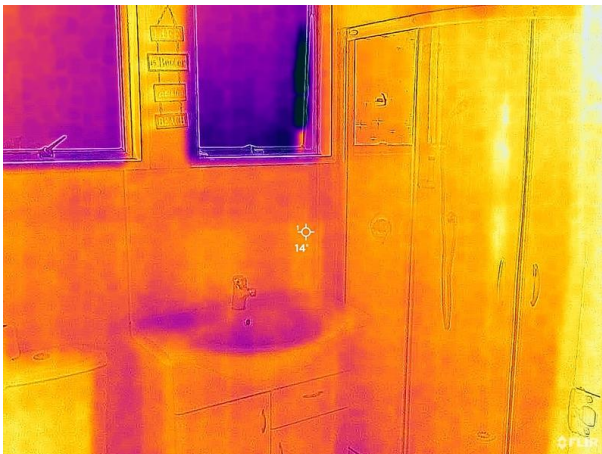


Photo 84

Bathroom.



Photo 85

Thermal abnormalities were discovered either side of the shower enclosure as detailed in the bathroom section of this report.

CONCLUSION

Other than in the entrance and bathroom, normal and consistent thermal imaging was discovered around the dwelling. Some areas had thermal abnormalities however, this is likely due to the sun coming through the window disrupting the temperature changes in the image. When moving the camera closer so the sun was out of frame of the camera these abnormalities went away.

Refer to the entrance and bathroom sections of this report regarding the thermal abnormalities discovered in these areas.

Thermal imagery was not done on the exterior of the dwelling due to showers and rain present during the inspection.

A handheld Flir One thermal sensor and digital camera was used for the inspection.

There are many sources of building moisture, including humidity (during any season), condensation, pipe leaks, rain and snow, and even people and animals breathing. Usually, a low level of moisture is fine, but leaks or heavy condensation can cause serious problems. A thermal imaging camera cannot "see" moisture in walls, but it can detect subtle temperature differences and patterns that reveal the existence of water.

NON-STRUCTURAL SYSTEMS

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

Driveway	Asphalt
Boundary Fences	Timber
Paths	Concrete pavers
Deck	Timber
Electrical	Electrical system
Plumbing, Drainage & Sewerage	water supply, gully-traps and stormwater risers
Heating	Heat pump
Services	Data, gas, smoke detection and aerals

DRIVEWAY

Asphalt with timber edging

Recommendations:

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



Photo 86

Asphalt driveway, water ponding was noticed near the garage indicating inadequate falls.

BOUNDARY FENCES

Painted and Unpainted timber palings fixed to timber rails with timber posts.

Condition of cladding - Palings loose or missing.

Alignment - No visible issues.

Post and rail condition - No visible issues.

Average height - 1.8 metres.

Recommendations:

Ensure regular upkeep and maintenance by keeping vegetation and soil away from exterior timbers. These timbers are treated for external exposure but are not designed for prolonged contact with vegetation or soil, which can trap moisture and accelerate rot. Periodically inspect the area and clear any overgrowth or soil buildup.



Photo 87

A few broken and loose timber palings were noticed on the north side fence.

PATHS

Plain concrete pavers.
Condition - Some uneven pavers noted.

Recommendations:

General upkeep and maintenance.



Photo 88

Some unevenness was noticed on the north side concrete pavers.

DECK

Timber deck over timber substrate with nail fixings.

Connected to dwelling - Unknown.

Condition of visible timbers - Some timbers are splitting from the ends.

Defects - In a condition expected for age.

Recommendations:

General upkeep and maintenance.



Photo 89

North side timber deck, in a condition expected for age.



Photo 90

The glass panels were relatively secure however, did wobble.

ELECTRICAL

Electrical

Electrical sockets - All accessible sockets and light switches throughout the house were tested at the time of the inspection - Lights were not working in the bathroom and bedroom 2 at the time of the inspection.

Distribution board location - Laundry.

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

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

Electrical connection - Underground supply.



Photo 91

Earth connection located on the north side of the dwelling.



Photo 92

Meter box located on the east side of the dwelling.



Photo 93
Switchboard located in the laundry.

PLUMBING, DRAINAGE & SEWERAGE

Water source - Town supply. The water toby is located by the footpath.

Water heating

Type - Gas califont.

Capacity - Continuous flow.

Area serviced - Entire house.

Any visible defects - No gas bottles were installed at the time of the inspection to test any hot water.

Recommend testing before settlement.

The general adequacy of site drainage is not included in the report. Comments on surface water drainage are limited as where there has been either little or no rainfall for a period of time, surface water drainage may appear to be adequate but then during periods of heavy rain, may be found to be inadequate. Any comments made in this section are relevant only in light of the conditions present at the time of inspection.

Recommendations:

Maintain a clear area around drainage systems by ensuring vegetation and soil are kept away. This helps to prevent blockages, maintain proper water flow, and reduce the risk of water pooling or drainage failure. Regularly inspect and remove any overgrowth or debris that may obstruct the drainage.

Earthenware drains were noted at the property. These are prone to tree root blockage. It is recommend that these drains be CCTV inspected and cleared if required.

Surface water needs to be prevented from flowing into a trap by ensuring that the rim of the gully dish is at least: 25 mm higher than a paved surface and/or 75 mm higher than an unpaved surface. As per G13 AS2



Photo 94

South side stormwater riser.



Photo 95

South side gully trap. Refer back to the recommendations regarding gully trap heights.



Photo 96

East side gully trap.



Photo 97

East side stormwater riser.



Photo 98
West side stormwater riser.



Photo 99
Gas hot water Calfont located on the south side of the dwelling.

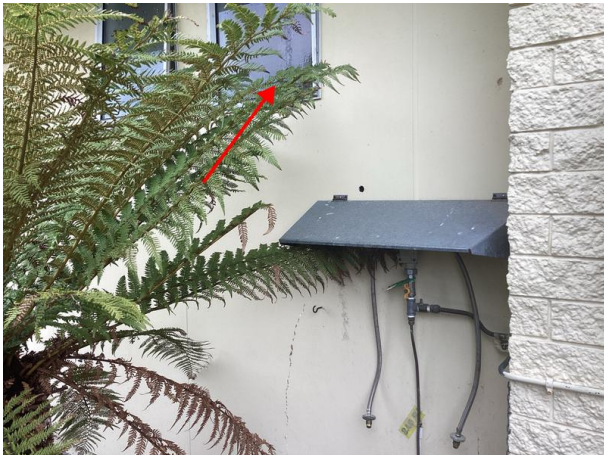


Photo 100
The gas bottle station has been installed within close proximity to an opening window. Recommend having a certified gas installer to advise on this, and its compliance.

HEATING

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

Manufacturer - Mitsubishi.

Location - Living room.

Kilowatt rating - Heating - 6.0kW - Cooling - 5.0kW

Recommendations:

Follow the manufacturer's recommended servicing schedule to ensure the equipment operates efficiently and maintains optimal performance. Adhering to these guidelines helps identify and address potential issues early, reducing the risk of costly repairs and ensuring compliance with warranty requirements.

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 101

External Mitsubishi heatpump system.



Photo 102

Mitsubishi heat pump located in the living area.

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 - Tested - No.
Security cameras - Not applicable.
Electricity services - Tested - Yes.
Gas services - Tested - No.
Gas bottle storage - Tested - No.
Water services - Tested - Yes.
Hot water services - Tested - No.
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 - Not applicable.
Lifts - Disabled access - Not applicable.
Water pump - Not applicable.
Water filters - Not applicable.
Stormwater soak pits - Not applicable.
Distribution board - Tested - No.
Header tank - Tested - No.
Communications hub - Tested - No.
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 103

The east side antenna has corroded and folded over.



Photo 104

Northside satellite aerial.



Photo 105

Communication hub located in the laundry.



Photo 106

Smoke alarms are located around the dwelling. Ensure these have not expired and tested frequently.

CONCLUSION

The data and statistical information presented in this report were gathered from reliable, commonly utilized industry sources for survey purposes. While we have made every effort to ensure the accuracy of the information, in many cases, we cannot directly verify the information at its source and therefore cannot guarantee its accuracy.

We recommend checking the records of the BCA: Building Consent Authority to ensure that all necessary permits, consents, and Code Compliance Certificates are obtained and that the materials and finishes match the approved plans. It is also important to confirm that the floor layout matches the plans.

The age of the 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.

It is important to carry out regular maintenance on a dwelling to identify and rectify minor problems before they become major, and to maintain weathertightness.

It's important when carrying out maintenance or renovations to use licensed practitioners, where required. Hiring licensed builders, electricians, plumbers, gas fitters and drain layer helps make sure the work is done correctly, adheres to safety standards, and meets legal requirements. The use of unlicensed tradespersons may impact your insurance coverage and could ultimately result in higher costs if the work needs fixing later.

There are areas as noted within the report where maintenance is recommended.

Moisture-related issues can potentially cause significant damage to a property's structures, leading to a loss of value. Therefore, it is advisable to conduct a thorough investigation of any highlighted elements and surrounding areas.

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.

Floor levels are spot checked using a self-levelling laser. This is not a comprehensive floor level survey and is not designed to replace an engineer's assessment. These measurements are indicative readings only. Floors are spot checked at different areas of the house. If a more in depth level survey is required, a floor level survey should be commissioned.

It would be advisable to have a drainage inspection completed due to the age of the property.

ASBESTOS IDENTIFICATION

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

Exterior, possible ACM (Asbestos Containing Material).

Fibrous cement sheeting.

Recommendations:

Friable vs non-friable asbestos

Asbestos-containing materials fall into two broad categories: friable and non-friable (also known as bonded).

'Friable' is used to refer to asbestos-containing materials that can be easily reduced to powder when crushed by hand, when dry.

These materials can contain high percentages of asbestos fibres and are more likely to release these fibres into the airborne environment when disturbed. As such, they pose a greater risk to health.

Friable materials must only be handled and removed by an asbestos removalist with an 'A' class licence.

Examples of friable asbestos-containing materials include:

- some sprayed on fire retardants
- sound proofing and insulation
- the lining on some old domestic heaters, stoves and hot water systems and associated pipe lagging
- the backing of sheet vinyl and linoleum floor coverings
- thermal lagging, such as pipe insulation.

'Non-friable', or bonded asbestos is used to refer to asbestos-containing materials in which the asbestos is firmly bound in the matrix of the material. These materials are unlikely to release measurable levels of asbestos fibre into the airborne environment if they are left undisturbed. Therefore, they generally pose a lower risk to health.

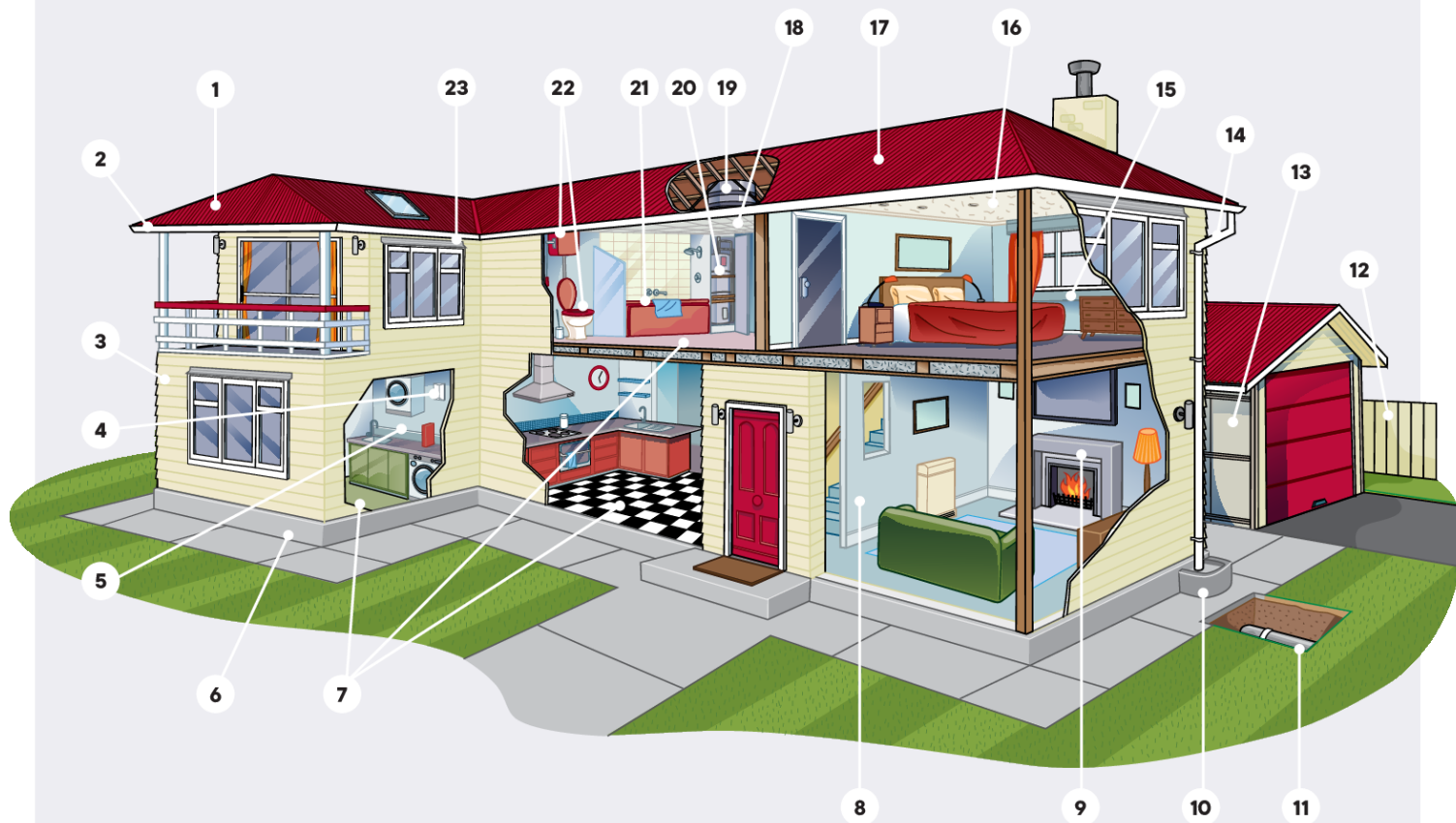
They are mainly made up of asbestos fibres together with a bonding compound (such as cement), and typically contain up to 15 per cent asbestos.

Non-friable materials containing asbestos are solid, quite rigid and the asbestos fibres are tightly bound in the material. Non-friable materials containing asbestos are the most common in domestic houses. They are commonly called 'fibro', 'asbestos cement' and 'AC sheeting'.

Examples of non-friable asbestos-containing materials include:

- asbestos cement products (flat, profiled and corrugated sheeting used in walls, ceilings and roofs, moulded items such as downpipes)
- plaster patching compounds
- textured paint
- vinyl floor coverings.

POTENTIAL ASBESTOS LOCATIONS IN A PRE-2000 HOUSE



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